

CARBON COUNTY

Demographics

The Census Bureau's current census estimates indicate that Carbon County's population decreased from 15,885 in 2010 to 15,854 in 2014, or by 0.2 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 2.9 percent, and the number of people from 55 to 64 years of age increased by 3.3 percent. The white population decreased by 1.9 percent, while the black population increased by 103.4 percent. The Hispanic population increased from 2,668 to 2,750 people between 2010 and 2014, or by 3.1 percent. These data are presented in Table II.4.1, below.

Table II.4.1						
Profile of Population Characteristics						
Wyoming vs. Carbon County						
2010 Census and 2014 Current Census Estimates						
Subject	Carbon County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	15,885	15,854	-0.2%	563,626	584,153	3.6%
Age						
Under 14 years	3,173	3,149	-0.8%	113,371	115,517	1.9%
15 to 24 years	1,798	1,896	5.5%	78,460	80,249	2.3%
25 to 44 years	4,156	4,276	2.9%	144,615	152,555	5.5%
45 to 54 years	2,488	2,049	-17.6%	83,577	73,372	-12.2%
55 to 64 years	2,226	2,300	3.3%	73,513	80,819	9.9%
65 and Over	2,044	2,184	6.8%	70,090	81,641	16.5%
Race						
White	15,203	14,911	-1.9%	529,110	541,596	2.4%
Black	118	240	103.4%	5,135	9,112	77.4%
American Indian and Alaskan Native	214	268	25.2%	14,457	15,541	7.5%
Asian	128	156	21.9%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	14	14	.0%	521	632	21.3%
Two or more races	208	265	27.4%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	2,668	2,750	3.1%	50,231	57,065	13.6%

Table II.4.2, on the following page, presents the population of Carbon County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 8,622 persons, and accounted for 54.4 percent of the population, with the remaining 45.6 percent, or 7,232 persons, being female.

Table II.4.2 Population by Age and Gender Carbon County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,674	1,499	3,173	1,670	1,479	3,149	-0.8%
15 to 24 years	1,004	794	1,798	1,085	811	1,896	5.5%
25 to 44 years	2,339	1,817	4,156	2,447	1,829	4,276	2.9%
45 to 54 years	1,349	1,139	2,488	1,118	931	2,049	-17.6%
55 to 64 years	1,168	1,058	2,226	1,181	1,119	2,300	3.3%
65 and Over	1,019	1,025	2,044	1,121	1,063	2,184	6.8%
Total	8,553	7,332	15,885	8,622	7,232	15,854	-0.2%
% of Total	53.8%	46.2%	.	54.4%	45.6%	.	

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 ⁸⁵	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

⁸⁵ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 4,003 family households, of which 3,243 housed married couple families and 760 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 196 families, or a female householder with no husband present, of which there were 564 families. There were also an estimated 2,074 "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 65.9 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Carbon County, 81.0 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.4.4				
Household Type by Tenure				
Carbon County 2009-2013 5-Year ACS Data				
Family Type	Carbon County		State of Wyoming	
	Carbon County	% of Total	State of Wyoming	% of Total
Family households	4,003	65.9%	147,018	66.0%
Married-couple family	3,243	81.0%	118,096	80.3%
Owner-occupied housing units	2,704	83.4%	98,615	83.5%
Renter-occupied housing units	539	16.6%	19,481	16.5%
Other family	760	19.0%	28,922	19.7%
Male householder, no wife present	196	4.9%	9,489	32.8%
Owner-occupied housing units	107	54.6%	5,628	59.3%
Renter-occupied housing units	89	45.4%	3,861	40.7%
Female householder, no husband present	564	14.1%	19,433	67.2%
Owner-occupied housing units	246	43.6%	9,887	50.9%
Renter-occupied housing units	318	56.4%	9,546	49.1%
Nonfamily households	2,074	34.1%	75,828	34.0%
Owner-occupied housing units	1,420	68.5%	42,072	55.5%
Renter-occupied housing units	654	31.5%	33,756	44.5%
Total	6,077	100.0%	222,846	100.0%

Table II.4.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 2,027 two-person family households, 691 three-person family households and 748 four-person family households. One-person non-family households made up 83.5 percent of all non-family households or an estimated 1,732 households. Carbon County's two-person households made up 36.9 percent of total housing units and four-person households made up an additional 13.0 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.4.5				
Household Type by Household Size				
Carbon County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Carbon County				
One Person	.	1,732	1,732	28.5%
Two Person	2,027	218	2,245	36.9%
Three Person	691	82	773	12.7%
Four Person	748	42	790	13.0%
Five Person	346	0	346	5.7%
Six Person	123	0	123	2.0%
Seven Person	68	0	68	1.1%
Total	4,003	2,074	6,077	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 2,245 two-person households, 1,918 were owner-occupied and 327 were renter-occupied. Of the 790 four-person households, 470 were owner-occupied and 320 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Carbon County				
One Person	1,206	526	1,732	28.5%
Two Person	1,918	327	2,245	36.9%
Three Person	491	282	773	12.7%
Four Person	470	320	790	13.0%
Five Person	249	97	346	5.7%
Six Person	102	21	123	2.0%
Seven Person or more	41	27	68	1.1%
Total	4,477	1,600	6,077	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.4.7, on the following page, Carbon County had a total of 8,557 housing units of which 6,077, or 71.0 percent, were occupied. Of these occupied units, 73.7 percent, or 4,477 units were owner occupied, which compares to a statewide rate of 70.1. A total of 2,480 units, or 29.0 percent, of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.4.7 Housing Units by Tenure Carbon County 2009-2013 5-Year ACS Data				
Tenure	Carbon County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,077	71.0%	222,846	84.7
Owner-Occupied	4,477	73.7%	156,202	70.1
Renter-Occupied	1,600	26.3%	66,644	29.9
Vacant Housing Units	2,480	29.0%	40,194	15.3
Total Housing Units	8,557	100.0%	263,040	100.0

Table II.4.8, below, shows that of the 2,480 housing units in Carbon County as reported in the 2013 ACS data, 247, or 10.0 percent, were for rent and 157, or 6.3 percent, were for sale. An estimated 1,251 units were for seasonal, recreational, or occasional use, and 783, or 31.6 percent, of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.4.8 Disposition of Vacant Housing Units Carbon County 2009-2013 5-Year ACS Data				
Disposition	Carbon County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	247	10.0%	5,920	14.7%
Rented, but not occupied	9	.4%	1,757	4.4%
For sale only	157	6.3%	2,733	6.8%
Sold, but not occupied	24	1.0%	774	1.9%
For seasonal, recreational, or occasional use	1,251	50.4%	17,878	44.5%
For migrant workers	9	.4%	448	1.1%
Other vacant	783	31.6%	10,684	26.6%
Total	2,480	100.0%	40,194	100.0%

Table II.4.9, at right, presents different income statistics for Carbon County. According to the 2013 ACS data averages, median family income for Carbon County was \$65,402 compared to the statewide average of \$70,868. Per capita income for Carbon County, which is calculated by dividing total income by population, was \$25,947, which compared to \$28,902 for the State of Wyoming.

Table II.4.9 Median and Per Capita Income Carbon County 2009-2013 5-Year ACS Data		
Income Type	Carbon County	Wyoming
Median Family Income	65,402	70,868
Median Household Income	55,347	57,406
Per Capita Income	25,947	28,902

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 575 households, or 9.5 percent, with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 850 households that had incomes between \$35,000 and \$49,999, which accounted for 14.0 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 19.8 percent of total households and numbered 1,205 in Carbon County.

Table II.4.10 Households by Income Carbon County 2009-2013 5-Year ACS Data				
Income	Carbon County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	575	9.5%	21,737	9.8%
15,000 - 19,999	235	3.9%	10,770	4.8%
20,000 - 24,999	333	5.5%	10,936	4.9%
25,000 - 34,999	593	9.8%	22,748	10.2%
35,000 - 49,999	850	14.0%	30,917	13.9%
50,000 - 74,999	1,385	22.8%	43,782	19.6%
75,000 - 99,999	901	14.8%	32,050	14.4%
100,000 and above	1,205	19.8%	49,906	22.4%
Total	6,077	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.4.11, below. In total, the poverty rate in Carbon County was 13.5 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Carbon County had a poverty rate of 11.3 percent and the female population had a poverty rate of 15.9 percent. There were 184 males and 169 females in poverty under the age of 5. Overall, 17.8 percent of persons in poverty in Carbon County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 157 individuals with incomes below the poverty level which represented 7.9 percent of the total population in poverty. In the State of Wyoming there were 4,477 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 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Carbon County				
5 and Below	184	169	353	17.8%
6 to 18	225	191	416	21.0%
18 to 64	392	661	1,053	53.2%
65 and Older	63	94	157	7.9%
Total	864	1,115	1,979	100.0%
Poverty Rate	11.3%	15.9%	13.5%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

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 3,855 owner-occupied single-family units compared to 798 single-family rental units. In Carbon County, single-family units comprised 76.6 percent of all households compared with 71.8 percent statewide. Carbon County had a total of 363 apartment rental units and total apartment units accounted for 6.0 percent of all

households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 876 mobile homes in Carbon County, which comprised 14.4 percent of all occupied housing units and compared to 13.4 statewide.

Table II.4.12 Households by Unit Type Carbon County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
Single-Family Unit	3,855	798	4,653	76.6%
Duplex	0	97	97	1.6%
Tri- or Four-Plex	7	60	67	1.1%
Apartments	4	363	367	6.0%
Mobile Homes	594	282	876	14.4%
Boat, RV, Van, Etc.	17	0	17	.3%
Total	4,477	1,600	6,077	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.4.13, below, shows the number of households by year of construction. As shown, 16.5 percent, or 1,000 units, were built in 1939 or earlier in the county, and another 425 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 632, which accounted for 10.4 percent of all households, and an additional 29 households, or 0.5 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.4.13 Households by Year Built Carbon County 2009-2013 5-Year ACS Data				
Year Built	Carbon County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,000	16.5%	24,806	11.1%
1940 to 1949	425	7.0%	10,660	4.8%
1950 to 1959	718	11.8%	22,003	9.9%
1960 to 1969	391	6.4%	18,965	8.5%
1970 to 1979	1,554	25.6%	50,045	22.5%
1980 to 1989	898	14.8%	33,947	15.2%
1990 to 1999	430	7.1%	26,271	11.8%
2000 to 2004	632	10.4%	33,516	15.0%
Built 2005 or Later	29	.5%	2,633	1.2%
Total	6,077	100.0%	222,846	100.0%

Table II.4.14, below, displays housing units for Carbon County and the State of Wyoming. The number of rooms in Carbon County varied between households. Households with one room accounting for only 1.9 percent of total housing units, while households with five and six rooms accounted for 24.6 and 16.5 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 2009-2013 5-Year ACS Data				
Number of Rooms	Carbon County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	163	1.9%	4,380	1.7%
Two	123	1.4%	6,986	2.7%
Three	682	8.0%	19,468	7.4%
Four	1,454	17.0%	43,545	16.6%
Five	2,104	24.6%	52,356	19.9%
Six	1,414	16.5%	40,659	15.5%
Seven	1,059	12.4%	32,683	12.4%
Eight	585	6.8%	25,669	9.8%
Nine or more	973	11.4%	37,294	14.2%
Total	8,557	100.0%	263,040	100.0%
Median Rooms	5	.	6	.

Table II.4.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.3 percent of total households in Carbon County, which compared to 24.2 percent statewide. In Carbon County, the 2,702 households with three bedrooms accounted for 44.5 percent of all households, and there were only 459 five-bedroom or more households, which accounted for 7.6 percent of all households.

Table II.4.15				
Households by Number of Bedrooms				
Carbon County 2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
None	11	0	11	.2%
One	195	169	364	6.0%
Two	939	600	1,539	25.3%
Three	2,123	579	2,702	44.5%
Four	833	169	1,002	16.5%
Five or more	376	83	459	7.6%
Total	4,477	1,600	6,077	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	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 \$124,400, while structures built between 1950 and 1959 had a median value of \$147,100 and those built between 1990 and 1999 had a median value of \$175,000. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$206,600 and \$263,900, respectively. The total average median value in Carbon County was \$143,500, which compared to \$185,900 in the State of Wyoming.

Table II.4.16 Median Value by Year Structure Built Carbon County 2009-2013 5-Year ACS Data		
Year Built	Carbon County	State of Wyoming
1939 or earlier	124,400	154,300
1940 to 1949	123,200	136,700
1950 to 1959	147,100	156,800
1960 to 1969	140,600	176,000
1970 to 1979	146,200	182,000
1980 to 1989	142,400	196,100
1990 to 1999	175,000	225,600
2000 to 2004	206,600	253,100
Built 2005 or Later	263,900	239,800
Total	143,500	185,900

Household mortgage status is reported in Table II.4.17, below. In Carbon County, households with a mortgage accounted for 59.5 percent of all households, or 2,663 housing units, and the remaining 40.5 percent, or 1,814 units had no mortgage. Of those units with a mortgage, 310 had either a second mortgage or home equity loan, 37 had both a second mortgage and home equity loan, and 2,316, or 87.0 percent, had no second mortgage or no home equity loan.

Table II.4.17 Mortgage Status Carbon County 2009-2013 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	2,663	59.5%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	310	11.6%	13,352	14.3%
Second mortgage only	154	49.7%	6,691	50.1%
Home equity loan only	156	50.3%	6,661	49.9%
Both second mortgage and home equity loan	37	1.4%	598	.6%
No second mortgage and no home equity loan	2,316	87.0%	79,545	85.1%
Housing units without a mortgage	1,814	40.5%	62,707	40.1%
Total	4,477	100.0%	156,202	100.00%

The median rent in Carbon County was \$631 as compared to \$647 statewide, as seen in Table II.4.18, below.

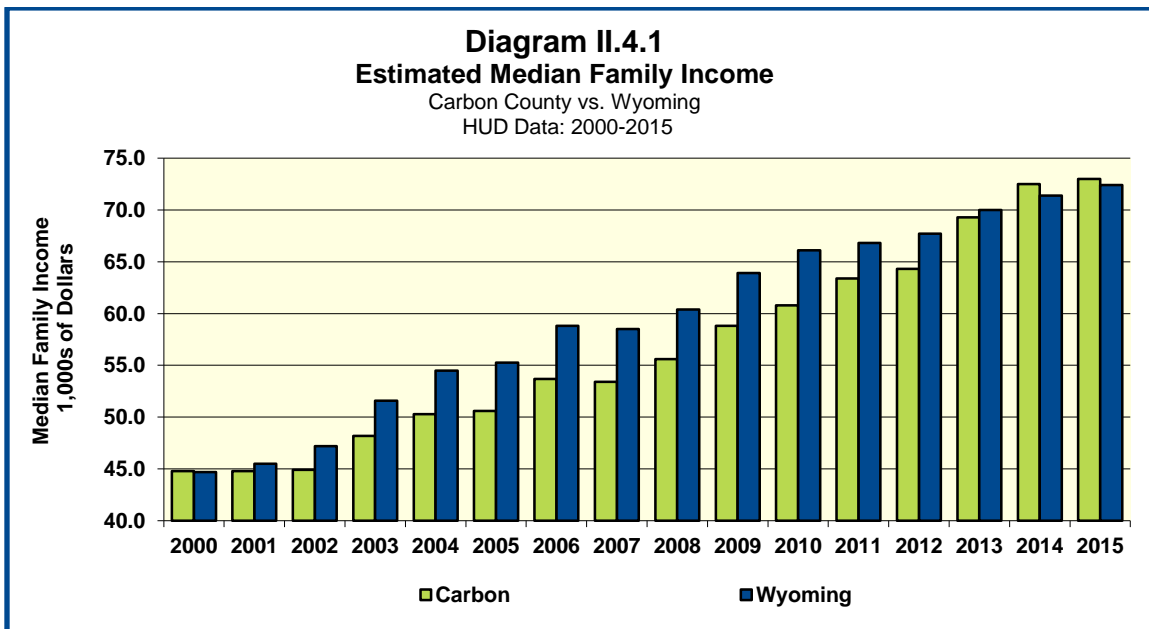
Table II.4.18 Median Rent Carbon County 2009-2013 5-Year ACS Data	
Place	Rent
Carbon County	\$631
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 58 persons during the first half of 2015. 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 2,000 persons over the time period.

Table II.4.19			
Driver’s Licenses Exchanged and Surrendered			
Carbon County			
WYDOT Data, 2000– First Half of 2015			
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 – First Half	277	219	58
Total	7,881	5,881	2,000

Economics

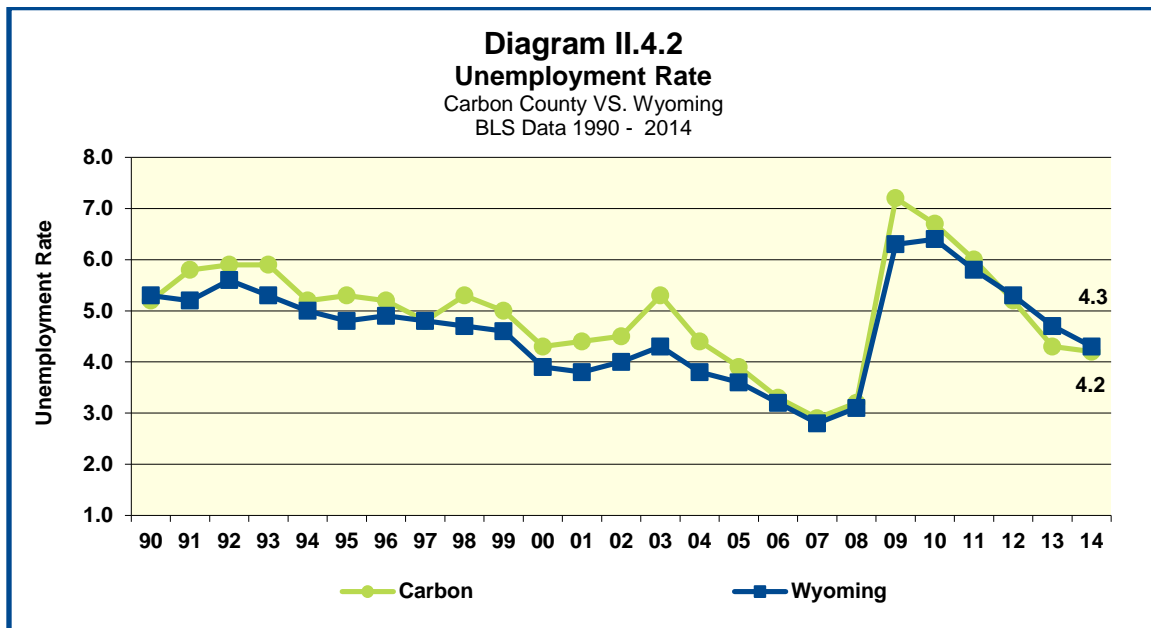
The HUD estimated MFI for Carbon County was \$73,000 in 2015.⁸⁶ This compares to Wyoming’s MFI of \$72,400. Diagram II.4.1, below, illustrates the estimated MFI for 2000 through 2015.



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 42 persons, from 8,384 in 2013 to 8,426 in 2014. Employment increased by 56 persons; unemployment decreased by 14 persons; and the unemployment rate, the number of unemployed

⁸⁶ 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.

persons as a percentage of the labor force, decreased from 4.3 percent in 2013 to 4.2 in 2014, 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. As shown in Table II.4.20, below, annual total monthly employment increased by 2.39 percent between 2013 and 2014, from a total of 7,155 to 7,326 workers.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	5,887	6,132	6,337	7,034	7,894	6,805	6,442	6,377	6,407	6,590	7,111
Feb	5,899	6,159	6,406	7,088	7,840	6,670	6,368	6,467	6,438	6,632	7,102
Mar	5,962	6,218	6,449	7,179	7,673	6,611	6,473	6,528	6,614	6,765	7,027
Apr	6,284	6,352	6,610	7,254	7,465	6,721	6,788	6,423	6,724	6,834	7,073
May	6,533	6,596	6,901	7,569	7,773	6,926	7,142	6,576	6,956	7,290	7,476
Jun	6,833	7,018	7,329	8,024	8,107	7,235	7,151	6,993	7,378	7,876	8,092
Jul	6,535	6,702	7,230	7,761	7,849	7,071	6,799	6,812	7,051	7,582	7,552
Aug	6,539	6,784	7,651	7,877	7,686	7,060	6,658	6,848	7,043	7,139	7,223
Sep	6,570	6,760	7,866	7,938	7,793	7,004	6,935	6,988	7,238	7,297	7,437
Oct	6,453	6,673	7,810	8,251	7,760	6,799	6,849	6,802	7,024	7,358	7,580
Nov	6,268	6,483	7,406	8,232	7,429	6,684	6,607	6,515	6,852	7,253	7,166
Dec	6,214	6,513	7,310	8,131	7,101	6,603	6,600	6,461	6,751	7,249	7,071
Annual	6,331	6,533	7,109	7,695	7,698	6,849	6,734	6,649	6,873	7,155	7,326
% Change	1.67	3.19	8.82	8.24	0.04	-11.03	-1.68	-1.26	3.37	4.10	2.39

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.4.21, on

the following page, annual average weekly wages increased by 5.84 percent between 2013 and 2014, from a total of \$839 to \$888.

Table II.4.21 Average Weekly Wages Carbon County BLS QCEW Data, 2001–2014(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(p)	943	882	833	897	888	5.84

Total business establishments reported by the QCEW are displayed below in Table II.4.22 below. Annual establishments decreased by 2.3 percent between 2013 and 2014, from a total of 695 to 679 establishments.

Table II.4.22 Number of Establishments Carbon County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	657	668	667	656	662	.
2002	652	660	669	673	664	0.30
2003	653	651	656	660	655	-1.36
2004	668	677	674	676	674	2.90
2005	687	702	710	711	703	4.30
2006	706	729	723	722	720	2.42
2007	709	702	709	720	710	-1.39
2008	706	724	733	732	724	1.97
2009	730	732	733	727	731	0.97
2010	722	723	719	719	721	-1.37
2011	697	701	704	694	699	-3.05
2012	689	693	684	686	688	-1.57
2013	695	697	697	692	695	1.02
2014(p)	688	683	678	668	679	-2.30

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Carbon County recorded 10,036 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 \$762,187,000, and real per capita income was \$48,399 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$50,580 in 2013, while Wyoming average earnings per job was \$52,420. 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 \$761 in fourth quarter 2013 to \$782 in fourth quarter 2014, or by 2.8 percent. Detached single-family home rents increased by 8.5 percent and rents for mobile homes on a lot decreased by 5.4 percent between fourth quarter 2013 and fourth 2014.

Carbon County rental prices experienced average annualized increases of 2.0 percent for apartments, 2.2 percent for houses, and 2.8 percent for mobile homes plus a lot since fourth quarter 1986 through fourth quarter 2014. These figures compare to state average annualized increases in rental prices of 1.1 percent for apartments, 1.6 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.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Carbon County decreased from 24 authorizations in 2013 to 21 in 2014.

The real value of single-family building permits increased from \$195,575 in 2013 to \$199,934 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.4.24, on the following page.

Table II.4.23 Semiannual Average Monthly Rental Prices Carbon County EAD Data, 1986:Q4 – 2014:Q4, Real 2014 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	445	227	557	412
Q2.87	435	221	601	419
Q4.87	427	221	541	479
Q2.88	413	214	587	444
Q4.88	395	214	584	431
Q2.89	373	206	550	384
Q4.89	354	215	543	408
Q2.90	358	207	492	491
Q4.90	342	199	518	460
Q2.91	334	193	475	462
Q4.91	350	172	437	419
Q2.92	357	169	460	357
Q4.92	342	173	386	403
Q2.93	401	169	418	0
Q4.93	0	165	551	0
Q2.94	368	183	451	0
Q4.94	321	183	488	0
Q2.95	335	179	467	0
Q4.95	403	154	431	0
Q2.96	410	173	450	0
Q4.96	408	175	454	0
Q2.97	410	198	487	0
Q4.97	401	198	471	344
Q2.98	422	181	513	480
Q4.98	499	181	560	337
Q2.99	488	189	558	427
Q4.99	465	145	542	425
Q2.00	450	145	574	358
Q4.00	453	152	520	447
Q2.01	492	146	600	460
Q4.01	495	153	573	393
Q2.02	447	140	601	446
Q4.02	457	140	601	421
Q2.03	479	144	562	428
Q4.03	492	147	608	454
Q2.04	524	143	593	463
Q4.04	533	158	634	443
Q2.05	597	151	643	466
Q4.05	532	151	660	468
Q2.06	707	158	714	644
Q4.06	788	329	794	700
Q2.07	823	320	890	640
Q4.07	734	321	967	677
Q2.08	770	325	982	754
Q4.08	762	309	1,022	795
Q2.09	782	301	915	767
Q4.09	732	301	914	777
Q2.10	725	.	872	685
Q4.10	718	297	847	784
Q2.11	733	.	829	703
Q4.11	759	.	837	749
Q2.12	746	216	834	804
Q4.12	732	221	891	872
Q2.13	757	226	893	874
Q4.13	761	266	957	870
Q2.14	768	277	928	840
Q4.14	782	312	1,038	917

Table II.4.24 Building Permits and Valuation Carbon County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	86	8	16	.	110	123.6	.
1981	65	.	.	96	161	96.6	67.2
1982	41	2	.	.	43	80.9	.
1983	39	10	.	.	49	88.9	.
1984	25	.	.	.	25	83.5	.
1985	25	.	.	.	25	129.6	.
1986	14	.	.	.	14	328.6	.
1987	16	.	.	.	16	86.6	.
1988	26	.	.	.	26	119.7	.
1989	17	.	.	.	17	99.8	.
1990	9	.	.	.	9	58.3	.
1991	10	.	.	.	10	48.8	.
1992	13	.	.	.	13	122.4	.
1993	12	.	.	.	12	186.8	.
1994	21	.	.	.	21	103.1	.
1995	24	.	.	.	24	71.4	.
1996	49	4	.	.	53	100.4	.
1997	36	.	.	.	36	95.4	.
1998	28	10	.	36	74	116.6	72.5
1999	31	.	.	.	31	85.0	.
2000	33	.	.	.	33	163.4	.
2001	37	.	.	.	37	144.6	.
2002	28	.	.	.	28	130.3	.
2003	33	.	.	.	33	154.0	.
2004	60	.	.	.	60	119.6	.
2005	65	.	.	.	65	161.0	.
2006	56	2	.	.	58	151.0	.
2007	94	2	.	.	96	147.2	.
2008	55	.	.	.	55	169.8	.
2009	24	.	.	.	24	209.7	.
2010	18	.	.	.	18	178.2	.
2011	28	.	.	.	28	232.4	.
2012	27	.	.	.	27	210.8	.
2013	24	.	.	8	32	195.6	50.1
2014	21	.	.	10	31	199.9	49.4

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Carbon County was \$178,757. This represented an increase of 10.1 percent from the previous year. In contrast, Wyoming’s weighted average was \$263,432, a decrease of 6.4 percent over the previous year. A comparison of average sales prices is displayed in Table II.4.25, on the following page.

Table II.4.25 Average Sales Prices Carbon County and Wyoming DOR Data, 2000–2014				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 15 years, with the most recent survey conducted in June 2015.⁸⁷ During June 2015, a total of 55 surveys were completed by property managers in Carbon County. Of the 1,421 rental units surveyed, 54 were vacant, indicating a vacancy rate of 3.8 percent, as shown in Table II.4.26, below. This compares to an 6.5 percent vacancy rate one year ago and a June statewide 2015 vacancy rate of 5.4 percent.

Table II.4.26 Total Units, Vacant Units, and Vacancy Rate Carbon County RVS Data, June 2001–June 2015				
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%

⁸⁷ Those signified as a in the “year” column of Table II.4.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

Diagram II.4.3, below, shows the historical vacancy rate for Carbon County and Wyoming. Since 2008, the vacancy rate in Carbon County was higher than the statewide rate, except for the December 2012 survey and the most recent June 2015 survey.

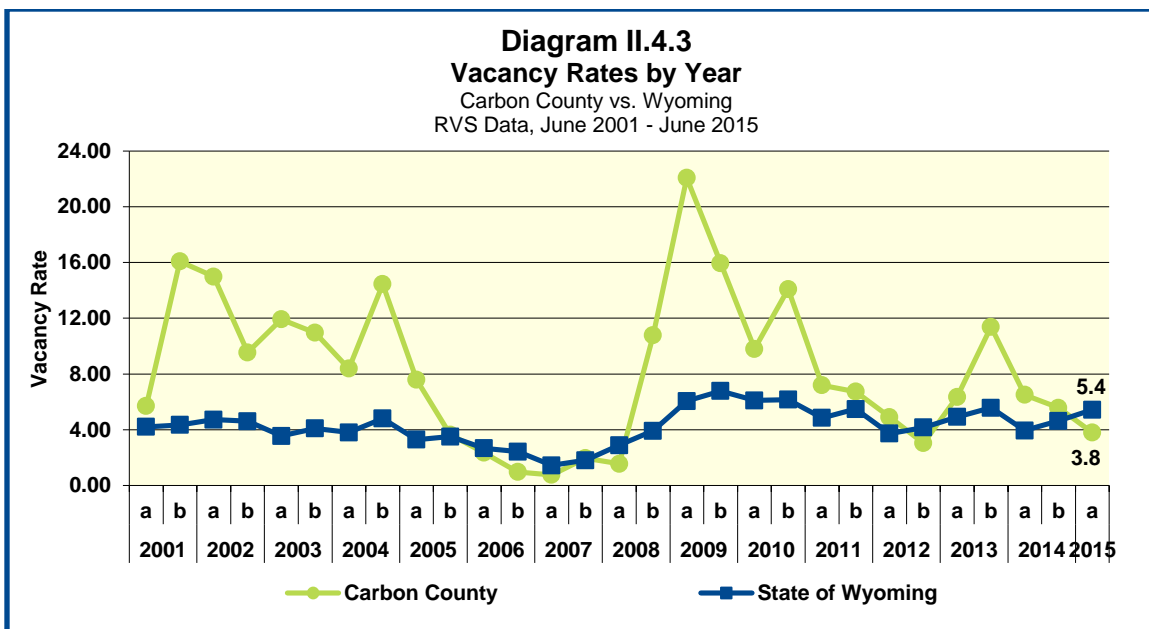


Diagram II.4.4, below, shows the average rent of single-family and apartment units in Carbon County. In the first half of 2015, average rents for single-family units rose to \$925 and average rents for apartments decreased, to \$752.

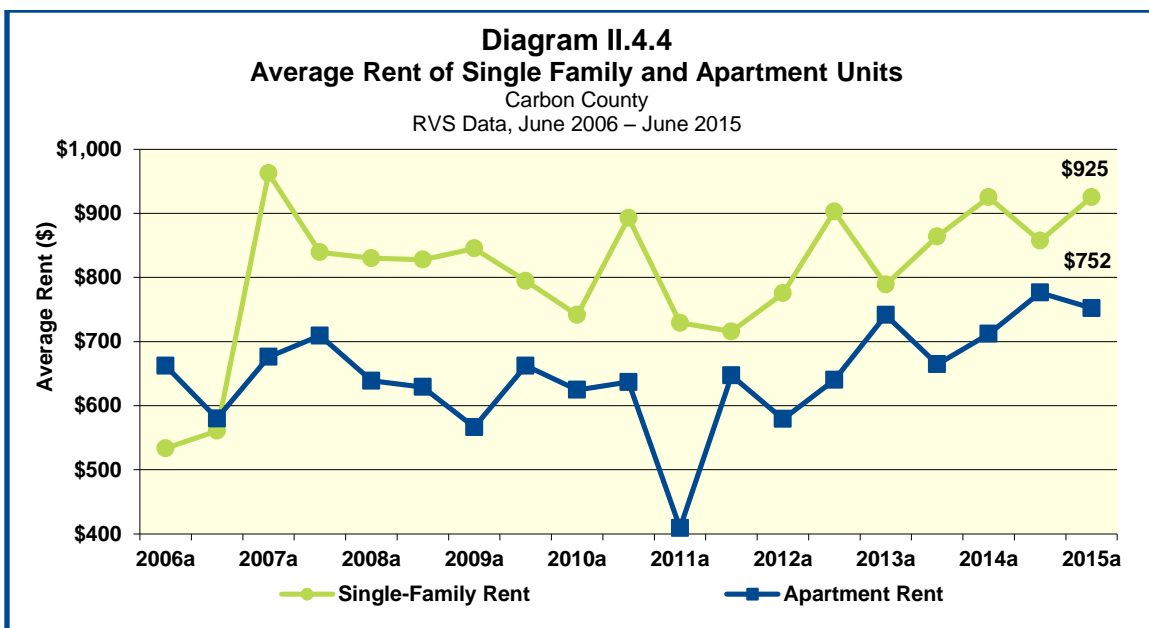


Table II.4.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 71 single family units in Carbon County, with 14 of them available. This translates into a vacancy rate of 19.7 percent in Carbon County, which compares to a single family vacancy rate of 4.7 percent for the State of Wyoming. There were 421 apartment units reported in the survey, with 34 of them available, which resulted in a vacancy rate of 8.1 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

Table II.4.27			
Rental Vacancy Survey by Type			
Carbon County			
RVS Data, June 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	71	14	19.7%
Duplex units	33	1	3.0%
Apartments	421	34	8.1%
Mobile Homes	685	2	.3%
“Other” Units	1	0	.0%
Don't Know	210	3	1.4%
Total	1,421	54	3.8%

Table II.4.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 30 units. The most common apartment units were two bedroom units, with 205 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 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	6	0	0	.	6
One	2	5	62	2	1	.	72
Two	30	17	205	3	0	.	255
Three	17	4	101	380	0	.	502
Four	3	2	0	0	0	.	5
Five	0	0	0	0	0	.	0
Don't Know	19	5	47	300	0	210	581
Total	71	33	421	685	1	210	1,421

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 four bedroom units being the most available single family units .

Table II.4.29							
Available Rental Units by Bedroom Size							
Carbon County RVS Data, June 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	0	0	0	.	0
Two	1	0	26	0	0	.	27
Three	0	0	0	0	0	.	0
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	12	1	8	2	0	3	26
Total	14	1	34	2	0	3	54

Table II.4.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 12.7 percent, with four bedroom single family units having the highest vacancy rate at 33.3 percent.

Table II.4.30							
Vacancy Rates by Bedroom Size							
Carbon County RVS Data, June 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	.0%	.0%	.0%	.0%	.0%		.0%
Two	3.3%	.0%	12.7%	.0%	%		10.6%
Three	.0%	.0%	.0%	.0%	%		.0%
Four	33.3%	.0%	%	%	%		20.0%
Five	%	%	%	%	%		%
Don't Know	63.2%	20.0%	17.0%	.7%	%	1.4%	4.5%
Total	19.7%	3.0%	8.1%	.3%	.0%	1.4%	3.8%

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 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$600	\$	\$	\$600
One	\$600	\$600	\$619	\$285	\$500	\$560
Two	\$859	\$842	\$806	\$775	\$750	\$835
Three	\$923	\$1,100	\$1,017	\$842	\$	\$922
Four	\$1,367	\$	\$	\$	\$	\$1,367
Five	\$	\$	\$	\$	\$	\$
Total	\$925	\$792	\$752	\$832	\$625	\$847

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 above 1,500 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 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	50	8	16.0%
\$1,000 to \$1,500	12	2	16.7%
Above \$1,500	1	0	.0%
Missing	8	4	50.0%
Total	71	14	19.7%

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 1,000 to 1,500 dollars, with a vacancy rate of 4.8 percent.

Table II.4.33			
Apartment Market Rate Rents by Vacancy Status			
Carbon County			
RVS Data, June 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	132	27	20.5%
\$1,000 to \$1,500	84	4	4.8%
Above \$1,500			%
Missing	205	3	1.5%
Total	421	34	8.1%

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 less than 500, with a vacancy rate of .0 percent.

Table II.4.34			
Mobile Home Market Rate Rents by Vacancy Status			
Carbon County			
RVS Data, June 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	5	0	.0%
\$500 to \$1,000	378	1	.3%
\$1,000 to \$1,500	2	1	50.0%
Above \$1,500			%
Missing	300	0	.0%
Total	685	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 good condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.4.35 Condition by Unit Type Carbon County RVS Data, June 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	1	0	0	0	0	.	1
Average	7	0	83	2	1	.	93
Good	45	29	218	8	0	.	300
Excellent	10	4	104	375	0	.	493
Don’t Know	8	0	16	300	0	210	534
Total	71	33	421	685	1	210	1,421

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 fair condition, with a vacancy rate of .0 percent.

Table II.4.36 Condition of Single Family Units by Vacancy Status Carbon County RVS Data, June 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	7	1	14.3%
Good	45	11	24.4%
Excellent	10	1	10.0%
Don’t Know	8	1	12.5%
Total	71	14	19.7%

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 excellent condition, and had a vacancy rate of .0 percent.

Table II.4.37 Condition of Apartment Units by Vacancy Status Carbon County RVS Data, June 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	83	5	6.0%
Good	218	28	12.8%
Excellent	104	0	.0%
Don’t Know	16	1	6.3%
Total	421	34	8.1%

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 good condition, with a vacancy rate of .0 percent.

Table II.4.38			
Condition of Mobile Home Units by Vacancy Status			
Carbon County			
RVS Data, June 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	2	0	.0%
Good	8	0	.0%
Excellent	375	2	.5%
Don't Know	300	0	.0%
Total	685	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, on the following page, respondents in Carbon County said they would prefer 18 more single family units, 77 more apartment units, and 34 units of all types. In total, respondents indicated they wished to own or manage an additional 167 units.

Table II.4.39	
If you had the opportunity to own/manage more units, how many would you prefer	
Carbon County	
RVS Data, June 2015	
Unit Type	More Units
Single family units	18
Duplex Units	2
Apartments	77
Mobile homes	26
Other	0
Don't Know	10
All types	34
Total	167

Table, II.4.40, on the following page, shows the most common answers from the 2015 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 52 respondents, with an average persons per household of 2.8 people. Of new residents to Carbon County, 58.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 46.2 percent of respondents renting their residence. The average mortgage payment in Carbon County was \$647 and the average rent was \$510. When asked if they were satisfied with their current housing, 88.5 percent said they were satisfied with their current housing.

Table II.4.40 Most Replied Response Carbon County HNA Survey: Fiscal Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	52
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (32.7%)
Marital status	Married (58.0%)
Primary reason for moving to Wyoming	New job (34.6%)
In which industry are you primarily employed	Other (34.6%)
Highest education level completed	High School Diploma/GED (25.0%)
Total household income from all sources	\$40,000 to \$49,999 dollars (21.2%)
Current Housing Characteristics	
Current Residence	Single family home (61.5%)
Do you own or rent	Rent (46.2%)
How many bedrooms (Average)	2.6
How many full bathrooms (Average)	1.4
Average mortgage payment	\$647
Average rental payment	\$510
Are you satisfied with your current housing	Satisfied with current housing (88.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (50.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (50.0%)
Type of tenure seeking	Seeking to buy (50.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected buying price	.
Expected building price	\$150,000 to \$199,999 dollars (100.0%)
Expected rental price	\$701 to \$800 dollars (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the rent or mortgage is too high. When asked what type of unit they were seeking, the most common response, 50.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 50.0 percent wanted to buy and 50.0 wanted to rent their next residence. Most residents wishing to build new a house anticipated spending if between \$150,000 to \$199,999 dollars. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$701 to \$800 dollars. Additional survey data are presented in **Volume II. Technical Appendix**⁸⁸.

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 2013 5-year ACS data, 165, or 2.7 percent of households in Carbon County, were overcrowded and another 9, or 0.1 percent of units, were severely overcrowded, as shown in Table II.4.41, below. This housing problem was far more prevalent in renter households as compared to owner households.

⁸⁸ 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 2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Carbon County				
Owner				
Households	4,413	55	9	4,477
Percentage	98.6%	1.2%	.2%	100.0%
Renter				
Households	1,490	110	0	1,600
Percentage	93.1%	6.9%	.0%	100.0%
Total				
Households	5,903	165	9	6,077
Percentage	97.1%	2.7%	.1%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	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 2013 5-year ACS, a total of 640 units, or 7.5 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 2009-2013 5-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Kitchen Facilities	7,917	256,276
Lacking Complete Kitchen Facilities	640	6,764
Total Housing Units	8,557	263,040
Percent Lacking	7.5%	2.6%

At the time of the 2013 ACS, a total of 682 units, or 8.0 percent of all housing units in Carbon County were lacking complete plumbing facilities. This compared to 2.0 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 2009-2013 5-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Plumbing Facilities	7,875	257,728
Lacking Complete Plumbing Facilities	682	5,312
Total Households	8,557	263,040
Percent Lacking	8.0%	2.0%

The third type of housing problem reported in the 2013 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Carbon County, 11.3 percent of households had a cost burden and 8.4 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 11.1 percent of homeowners with a mortgage in Carbon County experienced a cost burden and 9.7 percent experienced a severe cost burden, while 15.9 percent of renters had a cost burden and 8.8 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 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Carbon County					
Owner With a Mortgage					
Households	2,066	295	259	43	2,663
Percent	77.6%	11.1%	9.7%	1.6%	100.0%
Owner Without a Mortgage					
Households	1,564	136	114	0	1,814
Percent	86.2%	7.5%	6.3%	.0%	100.0%
Renter					
Households	799	254	140	407	1,600
Percent	49.9%	15.9%	8.8%	25.4%	100.0%
Total					
Households	4,429	685	513	450	6,077
Percent	72.9%	11.3%	8.4%	7.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 1,673 loans purchased in Carbon County between 1979 and 2015, with 19 occurring in fiscal 2015. The average home size over the period was 1,217 square feet and 1,221 square feet in fiscal 2015. For homes receiving a WCDA loan in fiscal 2015, the average year a home was built was 1966. The average household income in fiscal 2015 in nominal terms, without the effects of inflation being taken into consideration, was \$52,194. The average purchase price in fiscal 2015 was \$142,271. In fiscal 2015, 0.0 percent of loans purchased were for new construction, and 42.1 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.**

Additional Comments

Carbon County was hit by the recent decline in energy prices. Carbon County saw a 14.7 percent decline in taxable sales last year, mainly attributed to the decline in the mining sector.⁸⁹

In addition, reflecting the fact that Wyoming has seen an increase in minority populations, Carbon County is tied for second with a minority population of 21.9 percent.⁹⁰

⁸⁹ <http://www.mysanantonio.com/business/energy/article/Low-oil-and-gas-prices-show-up-in-Wyoming-economy-6380490.php>

⁹⁰ http://www.starherald.com/news/regional_statewide/wyoming-home-to-more-minorities/article_45d4ada1-1344-5917-b4bd-589fd4beb4df.html