

CARBON COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Carbon County's population decreased from 15,885 in 2010 to 15,786 in 2011, or by 0.6 percent. This compares to a statewide population growth of 0.8 percent over the period.⁶⁹ The number of people from 15 to 24 years of age increased by 1.4 percent, and the number of people from 55 to 64 years of age increased by 1.7 percent. The white population decreased by 1.5 percent, while the black population increased by 34.7 percent. The Hispanic population increased from 2,668 to 2,641 people between 2010 and 2011 or by 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 2011 Intercensal Estimates						
Subject	Carbon County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	15,885	15,786	-0.6%	563,626	568,158	0.8%
Age						
Under 14 years	3,173	3,130	-1.4%	113,371	113,462	0.1%
15 to 24 years	1,798	1,824	1.4%	78,460	78,704	0.3%
25 to 44 years	4,156	4,156	0.0%	144,615	145,669	0.7%
45 to 54 years	2,488	2,356	-5.3%	83,577	80,936	-3.2%
55 to 64 years	2,226	2,263	1.7%	73,513	77,120	4.9%
65 and Over	2,044	2,057	0.6%	70,090	72,267	3.1%
Race						
White	15,203	14,976	-1.5%	529,110	531,484	0.4%
Black	118	159	34.7%	5,135	6,024	17.3%
American Indian and Alaskan Native	214	253	18.2%	14,457	14,774	2.2%
Asian	128	138	7.8%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	14	16	14.3%	521	551	5.8%
Two or more races	208	244	17.3%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	2,668	2,641	-1.0%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Carbon County's population increased from 15,639 persons in 2000 to 15,885 in 2010, or by 1.6 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 0.1 percent, while the black population increased by 10.5 percent. The Hispanic population increased from 2,163 to 2,668 persons between 2000 and 2010, or by 23.3 percent. These data are presented in Table II.4.2, on the following page.

⁶⁹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.4.2						
Population by Race and Ethnicity						
Carbon County						
2000 SF1 and 2010 Census Data						
Race	2000 Census			2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total		
White	14,092	90.1%	14,103	88.8%		0.1%
Black	105	0.7%	116	0.7%		10.5%
American Indian	199	1.3%	160	1.0%		-19.6%
Asian	105	0.7%	109	0.7%		3.8%
Native Hawaiian/Pacific Islander	9	0.1%	14	0.1%		55.6%
Other	808	5.2%	1,026	6.5%		27.0%
Two or More Races	321	2.1%	357	2.2%		11.2%
Total	15,639	100.0%	15,885	100.0%		1.6%
Hispanic (Ethnicity)	2,163	13.8%	2,668	16.8%		23.3%

Table II.4.3, below, presents the population of Carbon County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 1.6 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 631 persons, or by 39.6 percent. In 2010, the largest age group in Carbon County was the group aged 35 to 54, which accounted for 27.8 percent of the entire population. 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.

Table II.4.3							
Population by Age and Gender							
Carbon County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	481	415	896	602	531	1,133	26.5%
5 to 19	1,710	1,587	3,297	1,547	1,378	2,925	-11.3%
20 to 24	540	379	919	529	384	913	-.7%
25 to 34	1,033	756	1,789	1,258	974	2,232	24.8%
35 to 54	2,860	2,363	5,223	2,430	1,982	4,412	-15.5%
55 to 64	845	750	1,595	1,168	1,058	2,226	39.6%
65 and Over	907	1,013	1,920	1,019	1,025	2,044	6.5%
Total	8,376	7,263	15,639	8,553	7,332	15,885	1.6%

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.4.4, on the following page.

Table II.4.4			
Group Quarters Population			
Carbon County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁷⁰	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 Noninstitutions	11	5	-54.5%
Total	11	5	-54.5%
Group Quarters Population	973	780	-19.8%

Table II.4.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 4,109 family households, 3,292 of which housed married couple families and 817 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 321 families, or a female householder with no husband present, of which there were 496 families. There were also an estimated 2,279 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households decreased by 0.6 percent, and the number of married couple families decreased by 2.5 percent. The number of male households with no wife present increased by 27.9 percent, the number of female households with no husband present decreased by 2 percent, and non-family households increased by 14.2 percent.

Table II.4.5			
Household Type by Tenure			
Carbon County			
2000 SF1 and 2010 Census Data			
Family Type	2000	2010	% Change 00-10
Family households	4,134	4,109	-0.6%
Married couple family	3,377	3,292	-2.5%
Owner-occupied housing units	2,798	2,694	-3.7%
Renter-occupied housing units	579	598	3.3%
Other family	757	817	7.9%
Male householder, no wife present	251	321	27.9%
Owner-occupied housing units	162	197	21.6%
Renter-occupied housing units	89	124	39.3%
Female householder, no husband present	506	496	-2.0%
Owner-occupied housing units	264	259	-1.9%
Renter-occupied housing units	242	237	-2.1%
Non-family households	1,995	2,279	14.2%
Owner-occupied housing units	1,130	1,402	24.1%
Renter-occupied housing units	865	877	1.4%
Total	6,129	6,388	4.2%

⁷⁰ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.4.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 2,025 two-person family households, 863 three-person family households, and 682 four-person family households. One-person non-family households made up 82.8 percent of all non-family households, or an estimated 1,888 households. Between 2000 and 2010, the number of four-person households decreased by 9.5 percent, or from 769 to 696 households.

Table II.4.6⁷¹							
Household Type by Household Size							
Carbon County							
2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	1,685	1,685	.	1,888	1,888	12.0%
Two Person	2,030	257	2,287	2,025	333	2,358	3.1%
Three Person	895	30	925	863	41	904	-2.3%
Four Person	753	16	769	682	14	696	-9.5%
Five Person	304	4	308	355	1	356	15.6%
Six Person	97	3	100	118	1	119	19.0%
Seven Person	55	0	55	66	1	67	21.8%
Total	4,134	1,995	6,129	4,109	2,279	6,388	4.2%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 2,358 two-person households, 1,902 were owner-occupied and 456 were renter-occupied. Of the 696 four-person households, 481 were owner-occupied and 215 were renter-occupied. Further household size data by tenure are presented in Table II.4.7, below.

Table II.4.7							
Tenure by Household Size							
Carbon County							
2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	968	717	1,685	1,179	709	1,888	12.0%
Two Person	1,830	457	2,287	1,902	456	2,358	3.1%
Three Person	651	274	925	629	275	904	-2.3%
Four Person	578	191	769	481	215	696	-9.5%
Five Person	220	88	308	228	128	356	15.6%
Six Person	70	30	100	88	31	119	19.0%
Seven Person or More	37	18	55	45	22	67	21.8%
Total	4,354	1,775	6,129	4,552	1,836	6,388	4.2%

⁷¹ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.4.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 4.5 percent, or from 4,354 to 4,552 households. The number of renter units increased from 1,775 to 1,836 households, or by 3.4 percent. In 2010, Carbon County had a total of 8,576 housing units, of which 6,388, or 74.5 percent, were occupied. A total of 2,188 units, or 25.5 percent of all units, were vacant, which was an increase of 0.5 percent from the 2000 Census.

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	6,129	6,388	4.2%
Owner-Occupied	4,354	4,552	4.5%
Renter-Occupied	1,775	1,836	3.4%
Vacant Housing Units	2,178	2,188	0.5%
Total Housing Units	8,307	8,576	3.2%
Homeownership Rate	71.0%	71.3%	.

Table II.4.9, below, shows that, of the 2,188 vacant housing units in Carbon County at the time of the 2010 Census, 365, or 16.7 percent, were for rent and 162, or 7.4 percent, were for sale. An estimated 1,070 units were for seasonal, recreational, or occasional use, and 469, or 21.4 percent of all vacant units, were listed as "other vacant." Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied increased from 71 to 77 units, or by 8.5 percent, and units listed as "other vacant" increased from 467 to 469 units, or by 0.4 percent.

Disposition	2000	2010	% Change 00-10
For rent	360	365	1.4%
For sale only	217	162	-25.3%
Rented or sold but not occupied	71	77	8.5%
For seasonal, recreational, or occasional use	1,050	1,070	1.9%
For migrant workers	13	45	246.2%
Other vacant	467	469	0.4%
Total	2,178	2,188	0.5%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau’s position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.4.10, below, presents different income statistics for Carbon County. According to the 2010 ACS data averages, Median Family Income (MFI) for Carbon County was \$65,171 compared to the statewide average of \$65,964. Per capita income for Carbon County, which is calculated by dividing total income by population, was \$26,122, which compared to \$27,860 for the State of Wyoming.

Table II.4.10 Median and Per Capita Income Carbon County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Carbon County	Wyoming
Median Family Income	65,171	65,964
Median Household Income	56,565	53,802
Per Capita Income	26,122	27,860

Table II.4.11, below, shows households by income for Carbon County and the State of Wyoming in 2010. In Carbon County, there were a total of 490 households, or 7.9 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 1,051 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 16.9 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.5 percent of total households and numbered 1,021 in Carbon County.

Table II.4.11 Households by Income Carbon County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Carbon County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	490	7.9%	21,963	10.1%
\$15,000–\$19,999	249	4.0%	10,477	4.8%
\$20,000–\$24,999	302	4.9%	11,850	5.4%
\$25,000–\$34,999	587	9.5%	23,902	11.0%
\$35,000–\$49,999	1,051	16.9%	32,677	15.0%
\$50,000–\$74,999	1,413	22.8%	44,279	20.3%
\$75,000–\$99,999	1,092	17.6%	30,595	14.1%
\$100,000 and Above	1,021	16.5%	41,945	19.3%
Total	6,205	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.4.12, on the following page. In total, the poverty rate in Carbon County was 8.2 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Carbon County had a poverty rate of 5.7 percent, and the female population had a poverty rate of 10.6 percent. There were 56 males and 120 females in poverty aged 5 and under. Overall, 15.3

percent of persons in poverty in Carbon County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 172 persons, which represented 14.9 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.4.12				
Poverty by Age				
Carbon County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Carbon County				
5 and Under	56	120	176	15.3%
6 to 17	67	89	156	13.5%
18 to 64	228	422	650	56.3%
65 and Older	53	119	172	14.9%
Total	404	750	1,154	100.0%
Poverty Rate	5.7%	10.6%	8.2%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.4.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Carbon County saw an average of 3,871 owner-occupied single-family units compared to 927 single-family rental units. In Carbon County, single-family units represented 77.3 percent of all households compared to 70.8 percent statewide. Carbon County had a total of 435 apartment rental units, and total apartment units accounted for 7 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 647 mobile homes in Carbon County, which made up 10.4 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.4.13				
Households by Unit Type				
Carbon County and the State of Wyoming 2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
Single-Family Unit	3,871	927	4,798	77.3%
Duplex	.	76	76	1.2%
Tri- or Four-Plex	6	227	233	3.8%
Apartment	.	435	435	7.0%
Mobile Home	531	116	647	10.4%
Boat, RV, Van, Etc.	16	.	16	0.3%
Total	4,424	1,781	6,205	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	0.1%
Total	152,806	64,882	217,688	100.0%

Table II.4.14, below, shows the number of households by year of construction. As shown, 18.2 percent, or 1,131 units, were built in 1939 or earlier in the county and another 5.3 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 328, which accounted for 5.3 percent of all households, and an additional 219 households, or 3.5 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.4.14				
Households by Year Built				
Carbon County and the State of Wyoming 2010 Five-Year ACS Data				
Year Built	Carbon County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,131	18.2%	25,116	11.5%
1940 to 1949	329	5.3%	11,481	5.3%
1950 to 1959	780	12.6%	21,920	10.1%
1960 to 1969	411	6.6%	19,433	8.9%
1970 to 1979	1,669	26.9%	53,519	24.6%
1980 to 1989	910	14.7%	34,949	16.1%
1990 to 1999	428	6.9%	26,791	12.3%
2000 to 2004	328	5.3%	14,090	6.5%
2005 or Later	219	3.5%	10,389	4.8%
Total	6,205	100.0%	217,688	100.0%

Table II.4.15, on the following page, 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 2.6 percent of total housing units, while households with five and six rooms accounted for 24.1 and 16.3 percent, respectively, in the county. The median number of rooms in Carbon County was five rooms, which compared to six statewide.

Table II.4.15				
Housing Units by Number of Rooms				
Carbon County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Carbon County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	226	2.6%	3,804	1.5%
Two	86	1.0%	6,391	2.5%
Three	532	6.2%	18,634	7.3%
Four	1,613	18.9%	45,335	17.8%
Five	2,058	24.1%	52,421	20.5%
Six	1,394	16.3%	39,475	15.5%
Seven	1,060	12.4%	31,509	12.4%
Eight	698	8.2%	25,135	9.9%
Nine or More	865	10.1%	32,392	12.7%
Total	8,532	100.0%	255,096	100.0%
Median Rooms	5	.	6	.

Table II.4.16, below, shows households in the county by number of bedrooms and tenure. There were 45 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 25.5 percent statewide. In Carbon County, the 2,570 households with three bedrooms accounted for 41.4 percent of all households, and there were only 502 five-bedroom or more households, which accounted for 8.1 percent of all households.

Table II.4.16				
Households by Number of Bedrooms				
Carbon County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
None	24	45	69	1.1%
One	107	188	295	4.8%
Two	943	756	1,699	27.4%
Three	2,037	533	2,570	41.4%
Four	909	161	1,070	17.2%
Five or More	404	98	502	8.1%
Total	4,424	1,781	6,205	100.0%
State of Wyoming				
None	275	1,668	1,943	0.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.4.17, at right, structures built in 1939 or earlier had a median value of \$104,400, while structures built between 1950 and 1959 had a median value of \$149,700 and those built between 1990 and 1999 had a median value of \$185,300. 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 \$248,800 and \$65,800, respectively. The median value in Carbon County was \$129,100, which compared to \$174,000 in the State of Wyoming.

Table II.4.17		
Median Value by Year Structure Built		
Carbon County and the State of Wyoming		
2010 Five-Year ACS Data		
Year Built	Carbon County	State of Wyoming
1939 or Earlier	104,400	141,200
1940 to 1949	127,700	129,500
1950 to 1959	149,700	151,800
1960 to 1969	127,800	166,500
1970 to 1979	122,700	169,900
1980 to 1989	130,700	187,000
1990 to 1999	185,300	224,000
2000 to 2004	248,800	243,500
2005 or Later	65,800	244,600
Median Value	129,100	174,000

Household mortgage status is reported in Table II.4.18, below. In Carbon County, households with a mortgage accounted for 58.5 percent of all households, or 2,587 housing units, and the remaining 41.5 percent, or 1,837 units, had no mortgage. Of those units with a mortgage, 417 had either a second mortgage or home equity loan, 68 had both a second mortgage and home equity loan, and 2,102, or 81.3 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.4.18				
Mortgage Status				
Carbon County and the State of Wyoming				
2010 Five-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	2,587	58.5%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	417	16.1%	17,932	19.1%
Second mortgage only	149	35.7%	8,629	48.1%
Home equity loan only	268	64.3%	9,303	51.9%
Both second mortgage and home equity loan	68	2.6%	741	0.8%
No second mortgage and no home equity loan	2,102	81.3%	75,088	80.1%
Housing units without a mortgage	1,837	41.5%	59,045	38.6%
Total	4,424	100.0%	152,806	100.00%

The median rent in Carbon County was \$534 compared to \$552 statewide, as shown in Table II.4.19, below. These figures show that rents were very comparable.

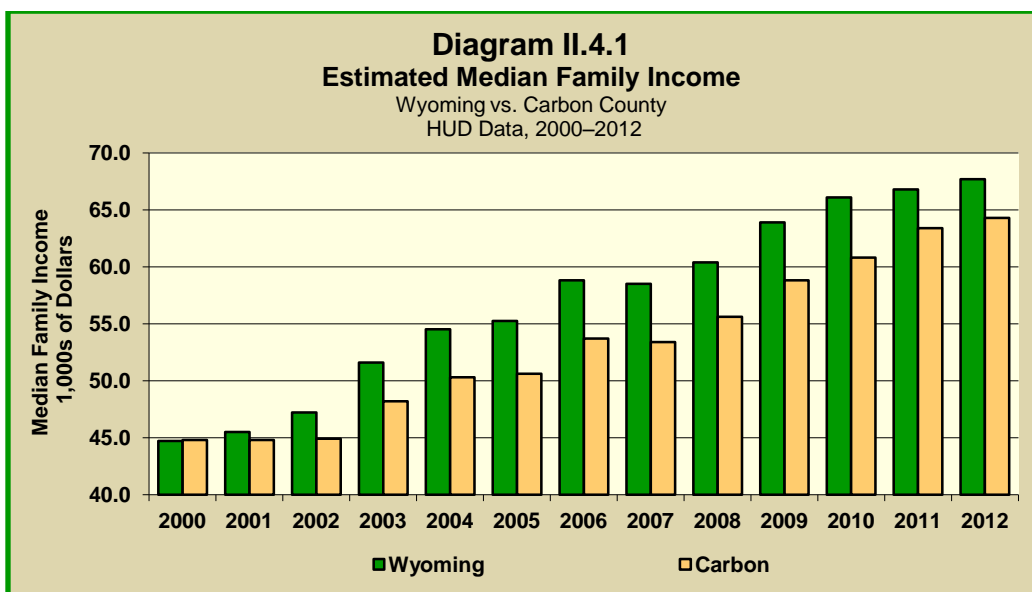
Table II.4.19	
Median Rent	
Carbon County and the State of Wyoming	
2010 Five-Year ACS Data	
Place	Rent
Carbon County	\$534
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 44 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Carbon County are presented below in Table II.4.20 and indicate a net increase of 1,775 persons over the time period.

Table II.4.20			
Driver’s Licenses Exchanged and Surrendered			
Carbon County			
WYDOT Data, 2000–Second Quarter 2012			
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 – First Half	236	192	44
Total	6,256	4,481	1,775

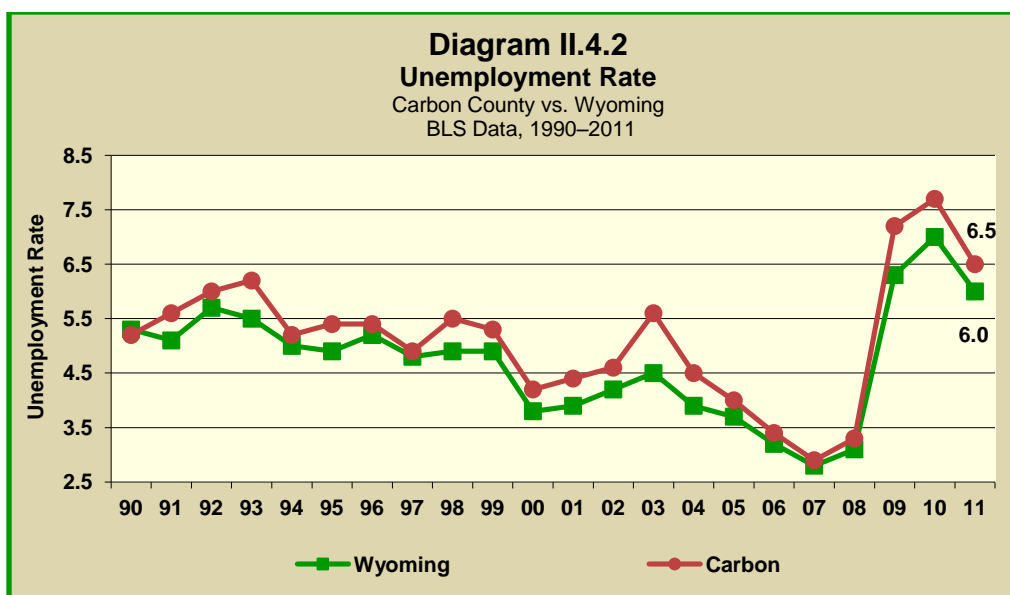
Economics

The HUD estimated MFI for Carbon County was \$64,300 in 2011.⁷² This compares to Wyoming’s MFI of \$67,700. Diagram II.4.1, below, illustrates the estimated MFI for 2000 through 2011.



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, decreased by 128 persons, from 7,955 in 2010 to 7,827 in 2011. Employment decreased by 22 persons; unemployment decreased by 106 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 7.7 percent in 2010 to 6.5 in 2011, as shown on the following page in Diagram II.4.2.

⁷² Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, 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.4.21, below, with 2011 information considered preliminary (p), with 2011 information considered preliminary (p), annual total monthly employment decreased by 1.38 percent between 2010 and 2011, from a total of 6,734 to 6,641 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	5,959	6,002	5,979	5,887	6,132	6,337	7,034	7,894	6,805	6,442	6,377
Feb	5,870	5,913	5,860	5,899	6,159	6,406	7,088	7,840	6,670	6,368	6,467
Mar	5,895	6,049	5,867	5,962	6,218	6,449	7,179	7,673	6,611	6,473	6,528
Apr	6,101	6,106	5,973	6,284	6,352	6,610	7,254	7,465	6,721	6,788	6,423
May	6,319	6,399	6,319	6,533	6,596	6,901	7,569	7,773	6,926	7,142	6,576
Jun	6,709	6,861	6,703	6,833	7,018	7,329	8,024	8,107	7,235	7,151	6,993
Jul	6,649	6,719	6,424	6,535	6,702	7,230	7,761	7,849	7,071	6,799	6,812
Aug	6,604	6,604	6,426	6,539	6,784	7,651	7,877	7,686	7,060	6,658	6,848
Sep	6,575	6,606	6,599	6,570	6,760	7,866	7,938	7,793	7,004	6,935	6,988
Oct	6,506	6,499	6,432	6,453	6,673	7,810	8,251	7,760	6,799	6,849	6,774
Nov	6,240	6,210	6,112	6,268	6,483	7,406	8,232	7,429	6,684	6,607	6,483
Dec	6,193	6,140	6,024	6,214	6,513	7,310	8,131	7,101	6,603	6,600	6,426
Annual	6,302	6,342	6,227	6,331	6,533	7,109	7,695	7,698	6,849	6,734	6,641
% Change	.	0.63	-1.81	1.67	3.19	8.82	8.24	0.04	-11.03	-1.68	-1.38

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.4.22, on the following page, annual average weekly wages increased by 3.74 percent between 2010 and 2011, from a total of \$748 to \$776.

Table II.4.22						
Average Weekly Wages						
Carbon County						
BLS QCEW Data, 2001–2011(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(p)	745	750	742	868	776	3.74

Total business establishments reported by the QCEW are displayed below in Table II.4.23. Annual establishments decreased by 2.91 percent between 2010 and 2011, from a total of 721 to 700 establishments.

Table II.4.23						
Number of Establishments						
Carbon County						
BLS QCEW Data, 2001–2011(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(p)	697	701	704	699	700	-2.91

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Carbon County recorded 9,919 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 \$619,239,000, and real per capita income was \$39,108 in 2010. The average earnings per job in the county was \$44,687 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Carbon County increased from \$671 in fourth quarter 2010 to \$724 in fourth quarter 2011, or by 7.9 percent. Detached single-family home rents decreased by 0.9 percent and rents for mobile homes on a lot decreased by 2.5 percent between 2010 and 2011.

Carbon County rental prices experienced average annualized increases of 4.5 percent for apartments, 4 percent for houses, and 4.8 percent for mobile homes plus a lot since fourth quarter 1986 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same time period. Table II.4.24, at right, presents the Carbon County data for each rental type.⁷³

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 18 authorizations in 2010 to 28 in 2011.

The real value of single-family building permits decreased from \$170,100 in 2010 to \$221,700 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$200,100 in 2009 to a low of \$115,400 in 2004. Additional details of permit activity and per unit valuations are given in Table II.4.25, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	240	123	301	222
Q2.87	241	123	333	232
Q4.87	237	123	300	265
Q2.88	236	123	337	255
Q4.88	227	123	335	247
Q2.89	222	123	327	229
Q4.89	211	128	323	243
Q2.90	221	128	304	303
Q4.90	211	123	320	284
Q2.91	213	123	303	295
Q4.91	223	110	279	267
Q2.92	233	110	300	233
Q4.92	223	113	252	263
Q2.93	268	113	279	.
Q4.93	.	110	368	.
Q2.94	251	125	308	.
Q4.94	219	125	333	.
Q2.95	233	125	325	.
Q4.95	281	107	300	.
Q2.96	291	123	319	.
Q4.96	289	124	322	.
Q2.97	296	143	351	.
Q4.97	289	143	340	248
Q2.98	308	132	374	350
Q4.98	364	132	408	246
Q2.99	361	140	413	316
Q4.99	344	107	401	314
Q2.00	340	110	434	271
Q4.00	343	115	393	338
Q2.01	381	113	464	356
Q4.01	383	118	443	304
Q2.02	351	110	472	350
Q4.02	359	110	472	331
Q2.03	384	115	450	343
Q4.03	394	118	487	364
Q2.04	431	118	488	381
Q4.04	439	130	522	365
Q2.05	507	128	546	396
Q4.05	452	128	561	398
Q2.06	619	138	625	564
Q4.06	690	288	695	613
Q2.07	740	288	800	575
Q4.07	660	289	869	609
Q2.08	706	298	900	691
Q4.08	698	283	937	729
Q2.09	722	278	845	708
Q4.09	676	278	844	718
Q2.10	678	.	815	640
Q4.10	671	278	792	733
Q2.11	699	.	791	671
Q4.11	724	.	799	715

⁷³ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.4.25 Building Permits and Valuation Carbon County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	86	8	16	.	110	.	.	120.3
1981	65	.	.	96	161	.	.	94.0
1982	41	2	.	.	43	.	.	78.8
1983	39	10	.	.	49	.	.	86.6
1984	25	.	.	.	25	.	.	81.2
1985	25	.	.	.	25	.	.	126.2
1986	14	.	.	.	14	.	.	319.3
1987	16	.	.	.	16	.	.	83.9
1988	26	.	.	.	26	.	.	116.0
1989	17	.	.	.	17	.	.	96.8
1990	9	.	.	.	9	.	.	56.5
1991	10	.	.	.	10	.	.	47.2
1992	13	.	.	.	13	.	.	118.2
1993	12	.	.	.	12	.	.	180.6
1994	21	.	.	.	21	.	.	99.7
1995	24	.	.	.	24	.	.	69.1
1996	49	4	.	.	53	.	.	97.0
1997	36	.	.	.	36	.	.	92.1
1998	28	10	.	36	74	.	30	112.6
1999	31	.	.	.	31	28	.	82.1
2000	33	.	.	.	33	36	.	158.0
2001	37	.	.	.	37	.	.	139.8
2002	28	.	.	.	28	.	.	125.9
2003	33	.	.	.	33	.	.	148.6
2004	60	.	.	.	60	.	.	115.4
2005	65	.	.	.	65	.	.	155.1
2006	56	2	.	.	58	.	.	145.2
2007	94	2	.	.	96	.	.	141.2
2008	55	.	.	.	55	.	.	162.5
2009	24	.	.	.	24	.	.	200.1
2010	18	.	.	.	18	.	.	170.1
2011	28	.	.	.	28	.	.	221.7

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Carbon County was \$137,302. This represented a decrease of 8.6 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices is displayed in Table II.4.26, below.

Table II.4.26 Average Sales Prices Carbon County and Wyoming DOR Data, 1999–2011				
Year	Carbon County Average Price (\$)	Carbon County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	70,471	3.40	101,517	4.76
2000	71,526	1.50	111,437	9.77
2001	85,176	19.08	116,469	4.52
2002	78,436	-7.91	121,140	4.01
2003	88,123	12.35	132,708	9.55
2004	94,377	7.10	142,501	7.38
2005	96,200	1.93	159,776	12.12
2006	118,335	23.01	187,869	17.58
2007	148,813	25.76	265,044	41.08
2008	151,093	1.5	256,045	-3.4
2009	155,259	2.8	241,622	-5.6
2010	150,244	-3.23	250,958	3.9
2011	137,302	-8.6	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 11 years, with the most recent survey conducted in June 2012.⁷⁴ During June 2012, a total of 42 surveys were completed by property managers in Carbon County. Of the 793 rental units surveyed, 40 were vacant, indicating a vacancy rate of 5.04 percent, as shown in Table II.4.27, below. This compares to a 7.2 percent vacancy rate one year ago and a statewide 2012 vacancy rate of 3.74 percent.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	14	508	29	5.71
2001b	12	541	87	16.08
2002a	7	307	46	14.98
2002b	9	335	32	9.55
2003a	7	285	34	11.93
2003b	17	438	48	10.96
2004a	22	596	50	8.39
2004b	21	533	77	14.45
2005a	22	369	28	7.59
2005b	16	740	27	3.65
2006a	16	298	7	2.35
2006b	17	512	5	0.98
2007a	19	653	5	0.77
2007b	16	610	12	1.97
2008a	17	834	13	1.56
2008b	21	566	61	10.78
2009a	25	562	124	22.06
2009b	29	658	105	15.96
2010a	35	959	94	9.80
2010b	30	731	103	14.09
2011a	43	611	44	7.20
2011b	43	1,010	68	6.73
2012a	42	793	40	5.04

Diagram II.4.3, on the following page, shows the historical vacancy rate for Carbon County and Wyoming. As can be seen, the vacancy rate in Carbon County was higher than the statewide rate except for the period between 2006 to 2008, where it was at or below the statewide rate.

⁷⁴ 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.

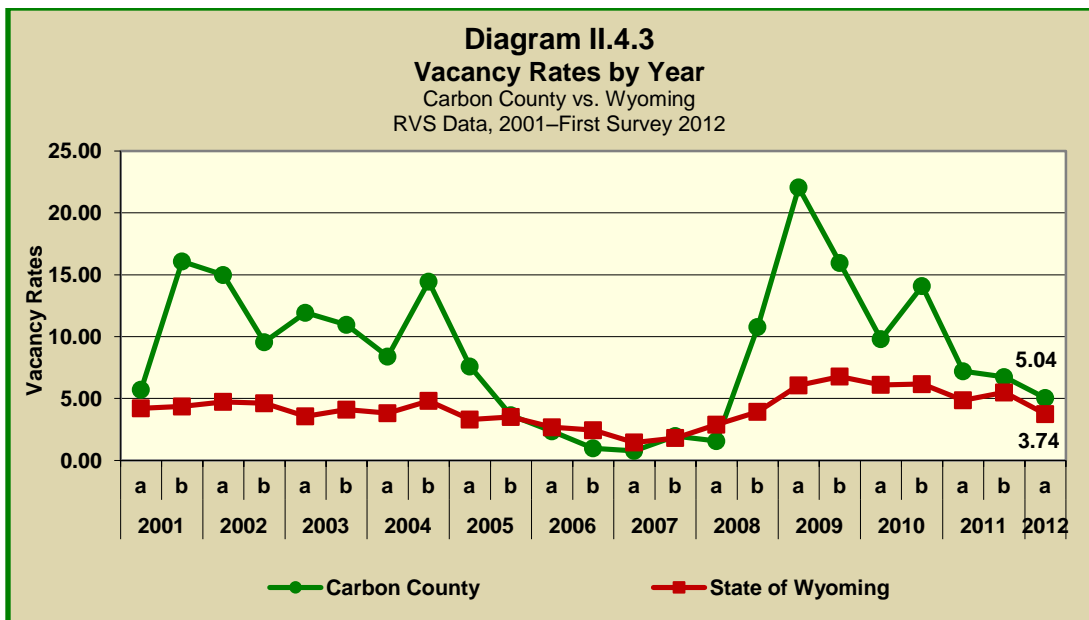
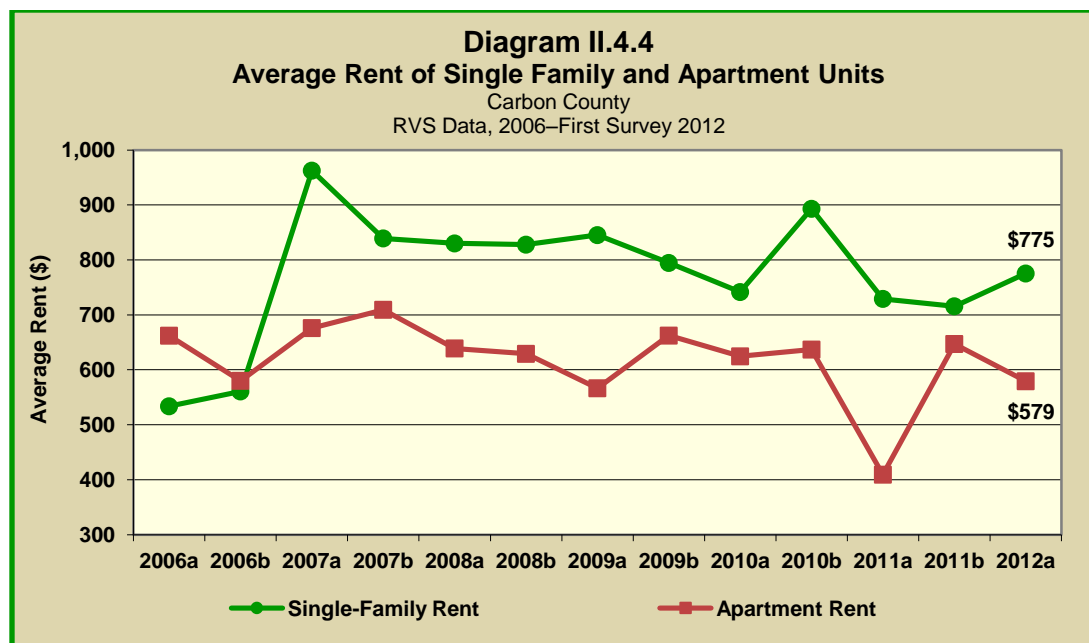


Diagram II.4.4, below, shows the average rent of single-family and apartment units in Carbon County. In the first half of 2012, average rents for single-family units fell to \$579 and average rents for apartments rose sharply, to \$775.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 25 respondents in Carbon County. Of the incoming persons who were unsatisfied with their current housing, 60 percent said they were seeking to own a home and 40 percent of respondents wished to rent. Of those seeking to own a home, 50 percent wished to buy existing units, with 100 percent anticipated between \$100,000 and \$249,999. The remainder of those seeking to own a home, 50 percent, wished to build, of which 100 percent expected to build for above \$250,000.

Of those currently renting or seeking to rent, 100 percent anticipated spending between \$475 and \$849. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 1,634 loans purchased in Carbon County between 1979 and 2012, with 8 occurring in fiscal 2012. The average home size over the period was 1,217 square feet and 1,371 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1967. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$39,598. The average purchase price in fiscal 2012 was \$112,988. In fiscal 2012, 25 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**.

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 more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 183, or 2.9 percent of households in Carbon County, were overcrowded and another 22, or 0.4 percent of units, were severely overcrowded, as shown in Table II.4.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.4.28				
Overcrowding and Severe Overcrowding				
Carbon County and the State of Wyoming				
2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Carbon County				
Owner				
Households	4,346	71	7	4,424
Percentage	98.2%	1.6%	0.2%	100.0%
Renter				
Households	1,654	112	15	1,781
Percentage	92.9%	6.3%	0.8%	100.0%
Total				
Households	6,000	183	22	6,205
Percentage	96.7%	2.9%	0.4%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 2010 ACS, a total of 670 units, or 7.9 percent of all housing units in Carbon County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.4.29, below.

Table II.4.29		
Housing Units with Incomplete Kitchen Facilities		
Carbon County and the State of Wyoming		
2010 Five-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Kitchen Facilities	7,862	247,608
Lacking Complete Kitchen Facilities	670	7,488
Total Housing Units	8,532	255,096
Percent Lacking	7.9%	2.9%

At the time of the 2010 ACS, a total of 705 units, or 8.3 percent of all housing units in Carbon County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.4.30, on the following page.

Table II.4.30 Housing Units with Incomplete Plumbing Facilities Carbon County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Plumbing Facilities	7,827	249,046
Lacking Complete Plumbing Facilities	705	6,050
Total Households	8,532	255,096
Percent Lacking	8.3%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 10 percent of households had a cost burden and 5.3 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 9.9 percent of homeowners with a mortgage in Carbon County experienced a cost burden and 7.3 percent experienced a severe cost burden, while 13 percent of renters had a cost burden and 4.3 percent had a severe cost burden, as shown in Table II.4.31, below.

Table II.4.31 Cost Burden and Severe Cost Burden by Tenure Carbon County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Carbon County					
Owner with a Mortgage					
Households	2,131	256	190	10	2,587
Percent	82.4%	9.9%	7.3%	0.4%	100.0%
Owner without a Mortgage					
Households	1,639	136	62	.	1,837
Percent	89.2%	7.4%	3.4%	.	100.0%
Renter					
Households	1,038	231	77	435	1,781
Percent	58.3%	13.0%	4.3%	24.4%	100.0%
Total					
Households	4,808	623	329	445	6,205
Percent	77.5%	10.0%	5.3%	7.2%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%