

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.⁶⁸ 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 1.0 percent. These data are presented in Table II.4.1, below.

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.

⁶⁸ 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	-0.7%
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 ⁶⁹	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%

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 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.4.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 4,259 family households, of which 3,440 housed married couple families and 819 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 283 families, or a female householder with no husband present, of which there were 536 families. There were also an estimated 1,958 "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 68.5 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Carbon County, 80.8 percent were married households, which compared to 80.5 percent in the State of Wyoming.

⁶⁹ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.4.5 Household Type by Tenure Carbon County 2007-2011 Five-Year ACS Data				
Family Type	Carbon County		State of Wyoming	
	Carbon County	% of Total	State of Wyoming	% of Total
Family households	4,259	68.5%	145,279	66.1%
Married-couple family	3,440	80.8%	116,920	80.5%
Owner-occupied housing units	2,842	82.6%	97,958	83.8%
Renter-occupied housing units	598	17.4%	18,962	16.2%
Other family	819	19.2%	28,359	19.5%
Male householder, no wife present	283	6.6%	9,289	32.8%
Owner-occupied housing units	143	50.5%	5,532	59.6%
Renter-occupied housing units	140	49.5%	3,757	40.4%
Female householder, no husband present	536	12.6%	19,070	67.2%
Owner-occupied housing units	287	53.5%	10,181	53.4%
Renter-occupied housing units	249	46.5%	8,889	46.6%
Nonfamily households	1,958	31.5%	74,349	33.9%
Owner-occupied housing units	1,350	68.9%	41,217	55.4%
Renter-occupied housing units	608	31.1%	33,132	44.6%
Total	6,217	100.0%	219,628	100.0%

Table II.4.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 2,144 two-person family households, 801 three-person family households and 711 four-person family households. One-person non-family households made up 81.3 percent of all non-family households or an estimated 1,591 households. Carbon County’s two persons households made up 38.4 percent of total housing units and four person households made up an additional 11.7 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.4.6 Household Type by Household Size Carbon County 2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Carbon County				
One Person	.	1,591	1,591	25.6%
Two Person	2,144	244	2,388	38.4%
Three Person	801	104	905	14.6%
Four Person	711	19	730	11.7%
Five Person	345	0	345	5.5%
Six Person	165	0	165	2.7%
Seven Person	93	0	93	1.5%
Total	4,259	1,958	6,217	100.0%
State of Wyoming				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
Total	145,279	74,349	219,628	100.0%

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 2,388 two-person households, 1,990 were owner-occupied and 398 were renter-occupied. Of the 730 four-person households, 460 were owner-occupied and 270 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 2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Carbon County				
One Person	1,120	471	1,591	25.6%
Two Person	1,990	398	2,388	38.4%
Three Person	585	320	905	14.6%
Four Person	460	270	730	11.7%
Five Person	241	104	345	5.5%
Six Person	157	8	165	2.7%
Seven Person or more	69	24	93	1.5%
Total	4,622	1,595	6,217	100.0%
State of Wyoming				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
Total	154,888	64,740	219,628	100.0%

As shown in Table II.4.8, below, Carbon County had a total of 8,546 housing units of which 6,217 or 72.7 percent were occupied. Of these occupied units, 74.3 percent, or 4,622 units were owner-occupied, which compares to a statewide rate of 70.5 percent. A total of 2,329 units or 27.3 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.4.8 Housing Units by Tenure				
Carbon County 2007-2011 Five-Year ACS Data				
Tenure	Carbon County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,217	72.7%	219,628	84.8%
Owner-Occupied	4,622	74.3%	154,888	70.5%
Renter-Occupied	1,595	25.7%	64,740	29.5%
Vacant Housing Units	2,329	27.3%	39,362	15.2%
Total Housing Units	8,546	100.0%	258,990	100.0%

Table II.4.9, on the following page, shows that of the 2,329 housing units in Carbon County as reported in the 2011 ACS data, 204 or 8.8 percent were for rent and 126 or 5.4 percent were for sale. An estimated 1,276 units were for seasonal, recreational, or occasional use, and 579 or 24.9 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

Table II.4.9 Disposition of Vacant Housing Units Carbon County 2007-2011 Five Year ACS Data				
Disposition	Carbon County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	204	8.8%	5,138	13.1%
Rented, but not occupied	73	3.1%	2,072	5.3%
For sale only	126	5.4%	2,921	7.4%
Sold, but not occupied	32	1.4%	983	2.5%
For seasonal, recreational, or occasional use	1,276	54.8%	17,501	44.5%
For migrant workers	39	1.7%	498	1.3%
Other vacant	579	24.9%	10,249	26.0%
Total	2,329	100.0%	39,362	100.0%

Table II.4.10, at right, presents different income statistics for Carbon County. According to the 2011 ACS data averages, median family income for Carbon County was \$69,679 compared to the statewide average of \$69,058. Per capita income for Carbon County, which is calculated by dividing total income by population, was \$27,962, which compared to \$28,952 for the State of Wyoming.

Table II.4.10 Median and Per Capita Income Carbon County 2007-2011 Five-Year ACS Data		
Income Type	Carbon County	Wyoming
Median Family Income	69,679	69,058
Median Household Income	58,655	56,380
Per Capita Income	27,962	28,952

Table II.4.11, below, shows households by income for Carbon County and the State of Wyoming. In Carbon County, there were a total of 507 households or 8.2 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 1,060 households that had incomes between \$35,000 and \$49,999, which accounted for 17.1 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 21.5 percent of total households and numbered 1,334 in Carbon County.

Table II.4.11 Households by Income Carbon County 2007-2011 Five-Year ACS Data				
Income	Carbon County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	507	8.2%	21,222	9.7%
15,000 - 19,999	224	3.6%	10,180	4.6%
20,000 - 24,999	234	3.8%	10,638	4.8%
25,000 - 34,999	626	10.1%	23,696	10.8%
35,000 - 49,999	1,060	17.1%	31,275	14.2%
50,000 - 74,999	1,265	20.3%	44,469	20.2%
75,000 - 99,999	967	15.6%	31,675	14.4%
100,000 and above	1,334	21.5%	46,473	21.2%
Total	6,217	100.0%	219,628	100.0%

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.4.12, below. In total, the poverty rate in Carbon County was 8.8 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Carbon County had a poverty rate of 6.6 percent and the female population had a poverty rate of 11.1 percent. There were 115 males and 103 females in poverty under the age of 5. Overall, 17.0 percent of persons in poverty in Carbon County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 187 individuals with incomes below the poverty level which represented 14.6 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

Table II.4.12				
Poverty by Age				
Carbon County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Carbon County				
5 and Below	115	103	218	17.0%
6 to 18	100	127	227	17.7%
18 to 64	203	445	648	50.6%
65 and Older	72	115	187	14.6%
Total	490	790	1,280	100.0%
Poverty Rate	6.6%	11.1%	8.8%	.
State of Wyoming				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
Total	24,335	30,565	54,900	100.0%
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.4.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Carbon County saw an average of 3,989 owner-occupied single-family units compared to 775 single-family rental units. In Carbon County, single-family units comprised 76.6 percent of all households compared with 71.7 percent statewide. Carbon County had a total of 381 apartment rental units and total apartment units accounted for 6.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 807 mobile homes in Carbon County, which comprised 13.0 percent of all occupied housing units and compared to 13.8 statewide.

Table II.4.13				
Households by Unit Type				
Carbon County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
Single-Family Unit	3,989	775	4,764	76.6%
Duplex	0	77	77	1.2%
Tri- or Four-Plex	7	160	167	2.7%
Apartments	0	381	381	6.1%
Mobile Homes	605	202	807	13.0%
Boat, RV, Van, Etc.	21	0	21	0.3%
Total	4,622	1,595	6,217	100.0%
State of Wyoming				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
Total	154,888	64,740	219,628	100.0%

Table II.4.14, below, shows the number of households by year of construction. As shown, 17.5 percent, or 1,090 units, were built in 1939 or earlier in the county, and another 334 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 305, which accounted for 4.9 percent of all households, and an additional 349 households, or 5.6 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.4.14				
Households by Year Built				
Carbon County 2007-2011 Five-Year ACS Data				
Year Built	Carbon County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,090	17.5%	25,099	11.4%
1940 to 1949	334	5.4%	10,841	4.9%
1950 to 1959	697	11.2%	22,067	10.0%
1960 to 1969	435	7.0%	19,430	8.8%
1970 to 1979	1,663	26.7%	52,134	23.7%
1980 to 1989	916	14.7%	34,742	15.8%
1990 to 1999	428	6.9%	26,856	12.2%
2000 to 2004	305	4.9%	14,190	6.5%
Built 2005 or Later	349	5.6%	14,269	6.5%
Total	6,217	100.0%	219,628	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 accounting for only 2.2 percent of total housing units, while households with five and six

rooms accounted for 22.7 and 15.8 percent, respectively. The median number of rooms in Carbon County was 5 rooms, which compared to 6 statewide.

Table II.4.15 Housing Units by Number of Rooms				
Carbon County 2007-2011 Five-Year ACS Data				
Number of Rooms	Carbon County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	191	2.2%	4,252	1.6%
Two	79	0.9%	6,593	2.5%
Three	578	6.8%	19,112	7.4%
Four	1,638	19.2%	44,741	17.3%
Five	1,938	22.7%	52,369	20.2%
Six	1,352	15.8%	40,122	15.5%
Seven	1,219	14.3%	31,810	12.3%
Eight	604	7.1%	25,589	9.9%
Nine or more	947	11.1%	34,402	13.3%
Total	8,546	100.0%	258,990	100.0%
Median Rooms	5	.	6	.

Table II.4.16, below, 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 26.5 percent of total households in Carbon County, which compared to 24.8 percent statewide. In Carbon County, the 2,673 households with three bedrooms accounted for 43.0 percent of all households, and there were only 487 five-bedroom or more households, which accounted for 7.8 percent of all households.

Table II.4.16 Households by Number of Bedrooms				
Carbon County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
None	23	0	23	0.4%
One	133	141	274	4.4%
Two	921	729	1,650	26.5%
Three	2,182	491	2,673	43.0%
Four	968	142	1,110	17.9%
Five or more	395	92	487	7.8%
Total	4,622	1,595	6,217	100.0%
State of Wyoming				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	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 \$115,900, while structures built between 1950 and 1959 had a median value of \$147,800 and those built between 1990 to 1999 had a median value of \$175,900. 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 \$244,700 and \$75,000, respectively. The total average median value in Carbon County was \$139,200, which compared to \$181,900 in the State of Wyoming.

Table II.4.17 Median Value by Year Structure Built Carbon County 2007-2011 Five-Year ACS Data		
Year Built	Carbon County	State of Wyoming
1939 or earlier	115,900	148,000
1940 to 1949	126,800	130,200
1950 to 1959	147,800	155,800
1960 to 1969	128,800	171,100
1970 to 1979	145,100	180,100
1980 to 1989	134,500	194,300
1990 to 1999	175,900	224,800
2000 to 2004	244,700	247,900
Built 2005 or Later	75,000	245,700
Total	139,200	181,900

Household mortgage status is reported in Table II.4.18, below. In Carbon County, households with a mortgage accounted for 61.3 percent of all households or 2,832 housing units, and the remaining 38.7 percent or 1,790 units had no mortgage. Of those units with a mortgage, 441 had either a second mortgage or home equity loan, 51 had both a second mortgage and home equity loan, and 2,340 or 82.6 percent had no second mortgage or no home equity loan.

Table II.4.18 Mortgage Status Carbon County 2007-2011 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	2,832	61.3%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	441	15.6%	16,846	17.7%
Second mortgage only	159	36.1%	8,326	49.4%
Home equity loan only	282	63.9%	8,520	50.6%
Both second mortgage and home equity loan	51	1.8%	733	0.8%
No second mortgage and no home equity loan	2,340	82.6%	77,715	81.6%
Housing units without a mortgage	1,790	38.7%	59,594	38.5%
Total	4,622	100.0%	154,888	100.00%

The median rent in Carbon County was \$546 as compared to \$591 statewide, as shown in Table II.4.19, below.

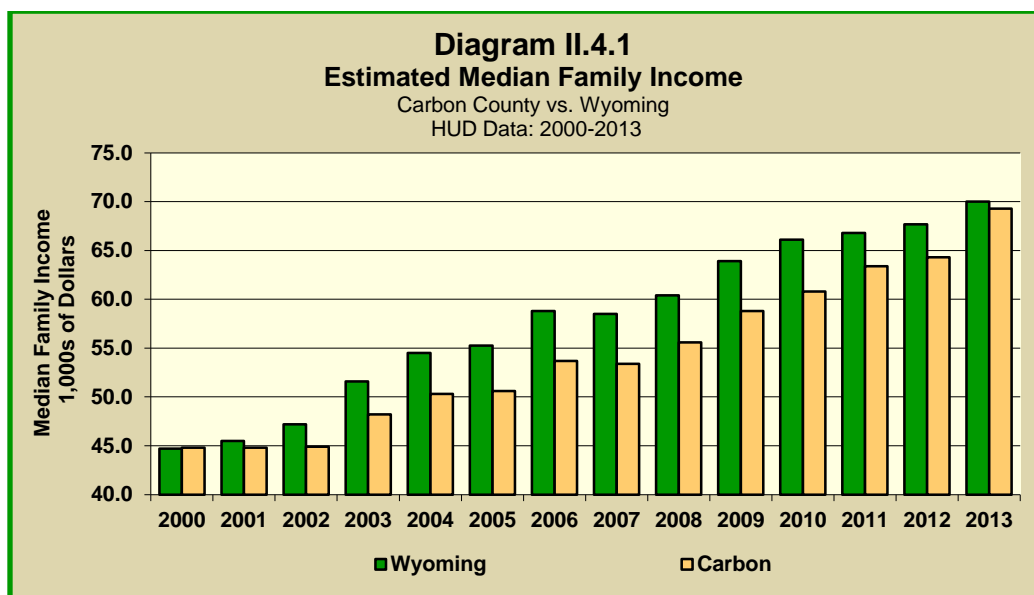
Table II.4.19 Median Rent Carbon County 2007-2011 Five-Year ACS Data	
Place	Rent
Carbon County	\$546
State of Wyoming	\$591

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.

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

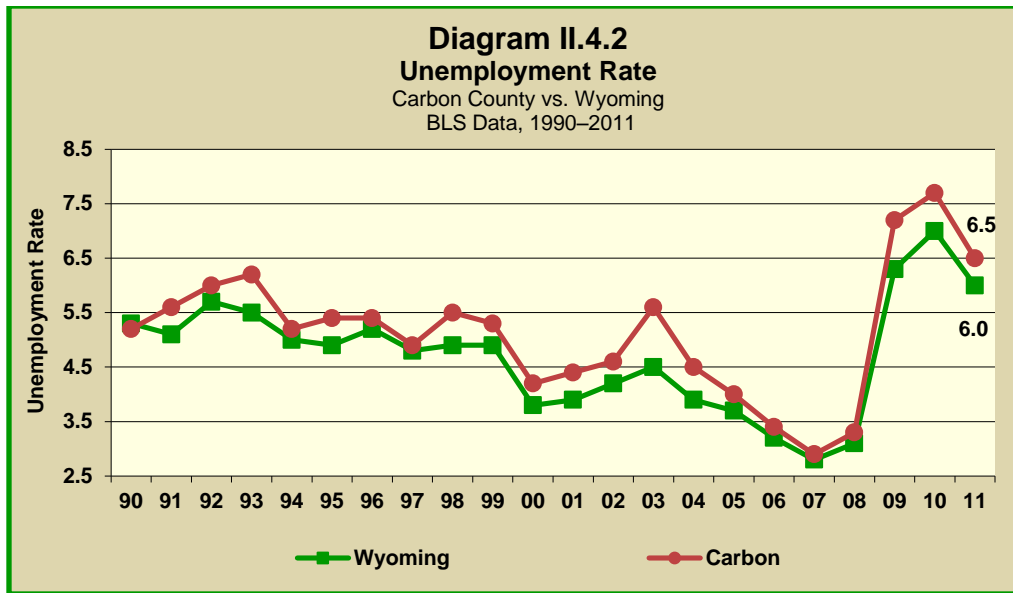
Economics

The HUD estimated MFI for Carbon County was \$69,300 in 2013.⁷⁰ This compares to Wyoming’s MFI of \$70,000. Diagram II.4.1, below, illustrates the estimated MFI for 2000 through 2013.



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.

⁷⁰ 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, annual total monthly employment decreased by 1.26 percent between 2010 and 2011, from a total of 6,734 to 6,649 workers. Preliminary estimates shows employment increased to 7,335 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	6,002	5,979	5,887	6,132	6,337	7,034	7,894	6,805	6,442	6,377	6,407
Feb	5,913	5,860	5,899	6,159	6,406	7,088	7,840	6,670	6,368	6,467	6,438
Mar	6,049	5,867	5,962	6,218	6,449	7,179	7,673	6,611	6,473	6,528	6,614
Apr	6,106	5,973	6,284	6,352	6,610	7,254	7,465	6,721	6,788	6,423	6,721
May	6,399	6,319	6,533	6,596	6,901	7,569	7,773	6,926	7,142	6,576	6,929
Jun	6,861	6,703	6,833	7,018	7,329	8,024	8,107	7,235	7,151	6,993	7,335
Jul	6,719	6,424	6,535	6,702	7,230	7,761	7,849	7,071	6,799	6,812	.
Aug	6,604	6,426	6,539	6,784	7,651	7,877	7,686	7,060	6,658	6,848	.
Sep	6,606	6,599	6,570	6,760	7,866	7,938	7,793	7,004	6,935	6,988	.
Oct	6,499	6,432	6,453	6,673	7,810	8,251	7,760	6,799	6,849	6,802	.
Nov	6,210	6,112	6,268	6,483	7,406	8,232	7,429	6,684	6,607	6,515	.
Dec	6,140	6,024	6,214	6,513	7,310	8,131	7,101	6,603	6,600	6,461	.
Annual	6,342	6,227	6,331	6,533	7,109	7,695	7,698	6,849	6,734	6,649	.
% Change	0.63	-1.81	1.67	3.19	8.82	8.24	0.04	-11.03	-1.68	-1.26	.

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 3.61 percent between 2010 and 2011, from a total of \$748 to \$775. Preliminary estimates show average weekly wages increased to \$803 in the second quarter 2012.

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	745	750	742	864	775	3.61
2012(p)	782	803

Total business establishments reported by the QCEW are displayed below in Table II.4.23. Annual establishments decreased by 3.05 percent between 2010 and 2011, from a total of 721 to 699 establishments. Preliminary estimate show business establishments decreased to 693 in the second quarter of 2012.

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	697	701	704	694	699	-3.05
2012p	689	693

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Carbon County recorded 9,708 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 \$649,829,000, and real per capita income was \$41,165 in 2011. The average earnings per job in the county was \$47,523 in 2011. 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 \$699 in second quarter 2011 to \$725 in second quarter 2012, or by 3.7 percent. Detached single-family home rents decreased by 2.4 percent and rents for mobile homes on a lot increased by 16.4 percent between 2010 and 2011.

Carbon County rental prices experienced average annualized increases of 4.3 percent for apartments, 3.9 percent for houses, and 5.0 percent for mobile homes plus a lot since fourth quarter 1986 through second quarter 2012. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 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.

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
Q2.12	725	210	810	781

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 December 2012.⁷¹ During December 2012, a total of 40 surveys were completed by property managers in Carbon County. Of the 886 rental units surveyed, 27 were vacant, indicating a vacancy rate of 3.05 percent, as shown in Table II.4.27, below. This compares to a 6.73 percent vacancy rate one year ago and a statewide 2012 vacancy rate of 4.17 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%
2012b	40	886	27	3.05%

Diagram II.4.3, on the following page, shows the historical vacancy rate for Carbon County and Wyoming. Since 2008, the vacancy rate in Carbon County was higher than the statewide rate, but fell below the state vacancy rate in the most recent 2012 survey.

⁷¹ Those signified as a in the “year” column of Table II.4.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

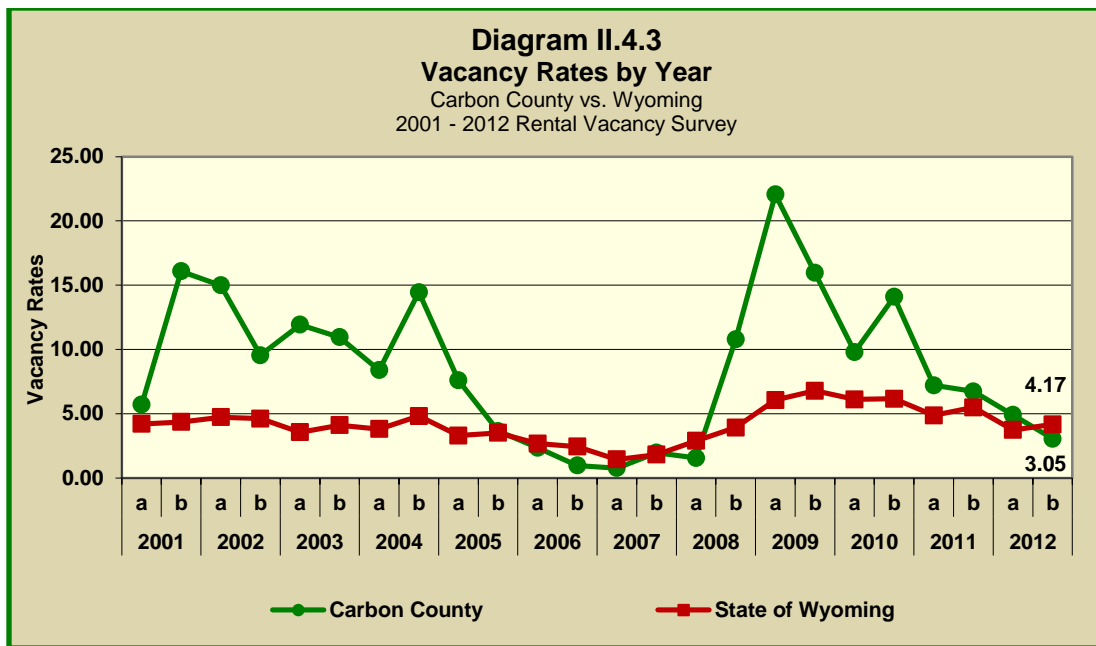
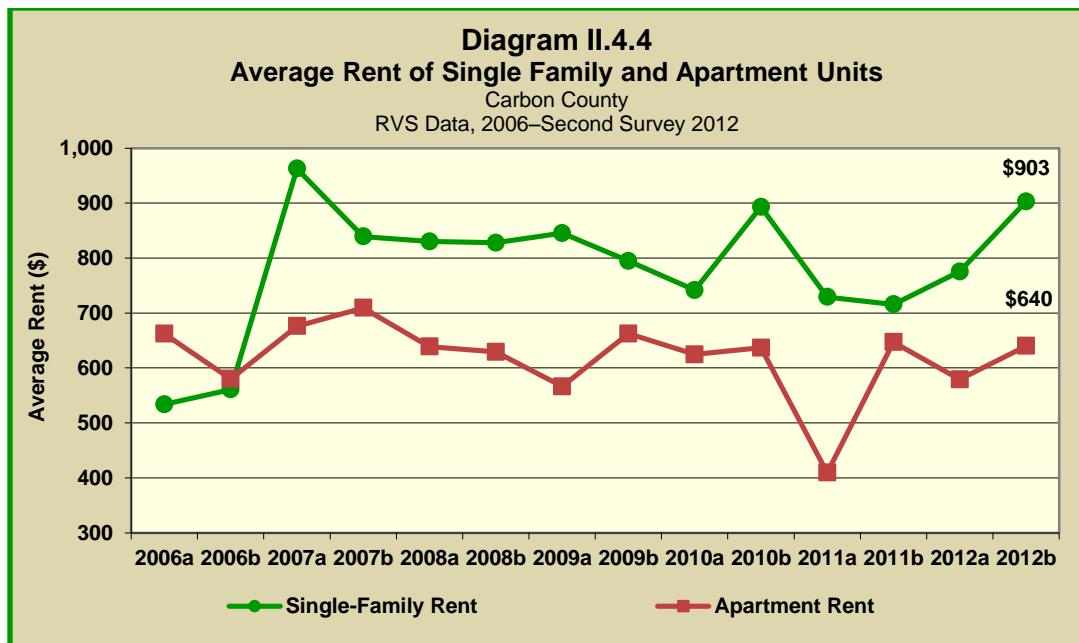


Diagram II.4.4, below, shows the average rent of single-family and apartment units in Carbon County. In the second half of 2012, average rents for single-family units rose \$903 and average rents for apartments rose, to \$640.



The calendar 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 57 respondents in Carbon County. Of the incoming persons who were unsatisfied with their current housing, 100.0 percent of respondents wished to rent. Of those currently renting or seeking to rent, 100 percent anticipated spending above \$850. Additional survey data are presented 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 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 2011 five-year ACS data, 174 or 2.8 percent of households in Carbon County were overcrowded and another 6 or 0.1 percent of units were severely overcrowded, as shown in Table II.4.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.4.28				
Overcrowding and Severe Overcrowding				
Carbon County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Carbon County				
Owner				
Households	4,528	88	6	4,622
Percentage	98.0%	1.9%	0.1%	100.0%
Renter				
Households	1,509	86	0	1,595
Percentage	94.6%	5.4%	0.0%	100.0%
Total				
Households	6,037	174	6	6,217
Percentage	97.1%	2.8%	0.1%	100.0%
State of Wyoming				
Owner				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
Renter				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
Total				
Households	215,250	3,486	892	219,628
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 2011 five-year ACS, a total of 702 units or 8.2 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, at right.

Table II.4.29 Housing Units with Incomplete Kitchen Facilities Carbon County 2007-2011 Five-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Kitchen Facilities	7,844	251,420
Lacking Complete Kitchen Facilities	702	7,570
Total Housing Units	8,546	258,990
Percent Lacking	8.2%	2.9%

At the time of the 2011 ACS, a total of 717 units or 8.4 percent of all housing units in Carbon County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.4.30, at right.

Table II.4.30 Housing Units with Incomplete Plumbing Facilities Carbon County 2007-2011 Five-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Plumbing Facilities	7,829	252,719
Lacking Complete Plumbing Facilities	717	6,271
Total Households	8,546	258,990
Percent Lacking	8.4%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 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, 10.6 percent of households had a cost burden and 6.9 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 11.7 percent of homeowners with a mortgage in Carbon County experienced a cost burden and 8.5 percent experienced a severe cost burden, while 13.0 percent of renters had a cost burden and 6.1 percent had a severe cost burden, as shown in Table II.4.31, on the following page.

Table II.4.31					
Cost Burden and Severe Cost Burden by Tenure					
Carbon County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Carbon County					
Owner With a Mortgage					
Households	2,252	330	240	10	2,832
Percent	79.5%	11.7%	8.5%	0.4%	100.0%
Owner Without a Mortgage					
Households	1,577	123	90	0	1,790
Percent	88.1%	6.9%	5.0%	0.0%	100.0%
Renter					
Households	862	208	98	427	1,595
Percent	54.0%	13.0%	6.1%	26.8%	100.0%
Total					
Households	4,691	661	428	437	6,217
Percent	75.5%	10.6%	6.9%	7.0%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
Owner Without a Mortgage					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
Renter					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
Total					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

2013 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2012 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 1,484 households in Carbon County, from 6,388 in 2010 to 7,872 in 2040. Homeowners are expected to increase from 4,552 households in 2010 to 5,601 by 2040. Renters are anticipated to increase from 1,836 households in 2010 to 2,270 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 94 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 90 households and by 165 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 58 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 59 households over the period. Table II.4.32, on the following page, provides details of the household forecast by tenure and income.

Table II.4.32						
Household Forecast by Tenure and Income						
Carbon County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	409	389	717	386	2,650	4,552
2015	412	392	722	389	2,669	4,584
2020	427	406	749	404	2,768	4,755
2025	446	424	782	421	2,890	4,963
2030	465	442	815	439	3,013	5,174
2035	484	461	849	457	3,137	5,388
2040	503	479	883	475	3,261	5,601
Renters by Percent of Median Household Income						
2010	245	250	460	212	669	1,836
2015	253	258	475	219	691	1,896
2020	261	266	490	225	713	1,956
2025	272	277	510	235	742	2,035
2030	282	288	530	244	770	2,114
2035	293	299	549	253	799	2,192
2040	303	309	569	262	827	2,270
Total Households by Percent of Median Household Income						
2010	654	639	1,177	598	3,320	6,388
2015	665	650	1,197	608	3,360	6,480
2020	688	673	1,239	629	3,481	6,710
2025	717	702	1,292	656	3,632	6,998
2030	747	730	1,345	683	3,783	7,288
2035	776	759	1,398	710	3,936	7,580
2040	806	788	1,451	737	4,089	7,872

