

CARBON COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Carbon County’s population decreased from 15,885 in 2010 to 15,618 in 2016, or by 1.7 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 5.4 percent, and the number of people from 55 to 64 years of age increased by 1.0 percent. The white population decreased by 3.2 percent, while the black population increased by 78.8 percent. The Hispanic population increased from 2,668 to 2,915 people between 2010 and 2016 or by 9.3 percent. These data are presented in Table II.4.1.

Table II.4.1						
Profile of Population Characteristics						
Carbon County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Carbon County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	15,885	15,618	-1.7%	563,626	585,501	3.9%
Age						
Under 14 years	3,173	3,119	-1.7%	113,371	116,796	3.0%
15 to 24 years	1,798	1,811	0.7%	78,460	77,293	-1.5%
25 to 34 years	2,232	2,353	5.4%	77,649	81,948	5.5%
35 to 44 years	1,924	1,897	-1.4%	66,966	71,334	6.5%
45 to 54 years	2,488	1,872	-24.8%	83,577	69,052	-17.4%
55 to 64 years	2,226	2,248	1.0%	73,513	81,266	10.5%
65 and Over	2,044	2,318	13.4%	70,090	87,812	25.3%
Race						
White	15,203	14,711	-3.2%	529,110	543,387	2.7%
Black	118	211	78.8%	5,135	7,753	51.0%
American Indian and Alaskan Native	214	263	22.9%	14,457	15,762	9.0%
Asian	128	154	20.3%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	14	13	-7.1%	521	673	29.2%
Two or more races	208	266	27.9%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	2,668	2,915	9.3%	50,231	58,413	16.3%

Table II.4.2, presents the population of Carbon County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 8,417 persons, and accounted for 53.9 percent of the population, with the remaining 46.1 percent, or 7,201 persons being female.

Table II.4.2 Population by Age and Gender Carbon County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,674	1,499	3,173	1,615	1,504	3,119	-1.7%
15 to 24 years	1,004	794	1,798	1,029	782	1,811	0.7%
25 to 44 years	1,258	974	2,232	1,350	1,003	2,353	5.4%
45 to 54 years	1,081	843	1,924	1,059	838	1,897	-1.4%
55 to 64 years	1,349	1,139	2,488	1,017	855	1,872	-24.8%
65 and Over	1,168	1,058	2,226	1,166	1,082	2,248	1.0%
Total	8,553	7,332	15,885	8,417	7,201	15,618	-1.7%
% of Total	53.8%	46.2%	.	53.9%	46.1%	.	

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.

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 ⁷⁴	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.

⁷⁴ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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.4.4, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 4,146 family households, of which 3,241 housed married couple families and 905 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 350 families, or a female householder with no husband present, of which there were 555 families. There were also an estimated 1,949 “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 68.0 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Carbon County, 78.2 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Table II.4.4 Household Type by Tenure Carbon County 2011-2016 5-Year ACS Data				
Household Type	Carbon County		State of Wyoming	
	Carbon County	% of Total	State of Wyoming	% of Total
Family households	4,146	68.0%	147,961	65.2%
Married-couple family	3,241	78.2%	117,587	79.5%
Owner-occupied housing units	2,717	83.8%	97,431	82.9%
Renter-occupied housing units	524	16.2%	20,156	17.1%
Other family	905	21.8%	30,374	20.5%
Male householder, no wife present	350	38.7%	11,235	37.0%
Owner-occupied housing units	190	54.3%	6,473	57.6%
Renter-occupied housing units	160	45.7%	4,762	42.4%
Female householder, no husband present	555	61.3%	19,139	63.0%
Owner-occupied housing units	272	49.0%	9,691	50.6%
Renter-occupied housing units	283	51.0%	9,448	49.4%
Nonfamily households	1,949	32.0%	79,024	34.8%
Owner-occupied housing units	1,094	56.1%	42,146	53.3%
Renter-occupied housing units	855	43.9%	36,878	46.7%
Total	6,095	100.0%	226,985	100.0%

Table II.4.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 2,026 two-person family households, 939 three-person family households and 640 four-person family households. One-person non-family households made up 85.5 percent of all non-family households or an estimated 1,667 households. Carbon County’s two person households made up 36.9 percent of total housing units and four person households made up an additional 11.3 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.4.5				
Household Type by Household Size				
Carbon County				
2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Carbon County				
One Person	.	1,667	1,667	27.4%
Two Person	2,026	223	2,249	36.9%
Three Person	939	12	951	15.6%
Four Person	640	47	687	11.3%
Five Person	302	0	302	5.0%
Six Person	173	0	173	2.8%
Seven Person	66	0	66	1.1%
Total	4,146	1,949	6,095	100.0%
State of Wyoming				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
Total	147,961	79,024	226,985	100.0%

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 2,249 two-person households, 1,852 were owner-occupied and 397 were renter-occupied. Of the 687 four-person households, 397 were owner-occupied and 290 were renter-occupied. Further household size data by tenure are presented in Table II.4.6.

Table II.4.6				
Tenure by Household Size				
Carbon County				
2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Carbon County				
One Person	987	680	1,667	27.4%
Two Person	1,852	397	2,249	36.9%
Three Person	637	314	951	15.6%
Four Person	397	290	687	11.3%
Five Person	246	56	302	5.0%
Six Person	107	66	173	2.8%
Seven Person or more	47	19	66	1.1%
Total	4,273	1,822	6,095	100.0%
State of Wyoming				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
Total	155,741	71,244	226,985	100.0%

As seen in Table II.4.7, Carbon County had a total of 8,571 housing units of which 6,095 or 71.1 percent were occupied. Of these occupied units, 70.1 percent, or 4,273 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 2,476 units or 28.9 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 2011-2016 5-Year ACS Data				
Tenure	Carbon County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,095	71.1%	226,985	84.7
Owner-Occupied	4,273	70.1%	155,741	68.6
Renter-Occupied	1,822	29.9%	71,244	31.4
Vacant Housing Units	2,476	28.9%	41,002	15.3
Total Housing Units	8,571	100.0%	267,987	100.0

Table II.4.8, shows that of the 2,476 vacant housing units in Carbon County as reported in the 2016 ACS data, 249 or 10.1 percent were for rent and 165 or 6.7 percent were for sale. An estimated 1,196 units were for seasonal, recreational, or occasional use, and 800 or 32.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.4.8 Disposition of Vacant Housing Units Carbon County 2011-2016 5-Year ACS Data				
Disposition	Carbon County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	249	10.1%	6,818	16.6%
Rented, but not occupied	0	.0%	1,397	3.4%
For sale only	165	6.7%	2,584	6.3%
Sold, but not occupied	36	1.5%	945	2.3%
For seasonal, recreational, or occasional use	1,196	48.3%	17,395	42.4%
For migrant workers	30	1.2%	351	.9%
Other vacant	800	32.3%	11,512	28.1%
Total	2,476	100.0%	41,002	100.0%

Table II.4.9, at right, presents different income statistics for Carbon County. According to the 2016 ACS data averages, median family income for Carbon County was \$70,874 compared to the statewide average of \$73,654.

Table II.4.9 Median and Per Capita Income Carbon County 2011-2016 5-Year ACS Data		
Income Type	Carbon County	Wyoming
Median Family Income	70,874	73,654
Median Household Income	56,972	59,143

Table II.4.10, shows households by income for Carbon County and the State of Wyoming. In Carbon County, there were a total of 688 households or 11.3 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 863 households that had incomes between \$35,000 and \$49,999, which accounted for 14.2 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 24.4 percent of total households and numbered 1,487 in Carbon County.

Table II.4.10 Households by Income Carbon County 2011-2016 5-Year ACS Data				
Income	Carbon County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	688	11.3%	21,545	9.5%
15,000 - 19,999	212	3.5%	10,637	4.7%
20,000 - 24,999	366	6.0%	11,410	5.0%
25,000 - 34,999	554	9.1%	22,140	9.8%
35,000 - 49,999	863	14.2%	30,946	13.6%
50,000 - 74,999	1,132	18.6%	42,533	18.7%
75,000 - 99,999	793	13.0%	32,162	14.2%
100,000 and above	1,487	24.4%	55,612	24.5%
Total	6,095	100.0%	226,985	100.0%

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.4.11. In total, the poverty rate in Carbon County was 14 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Carbon County had a poverty rate of 12 percent and the female population had a poverty rate of 17 percent. There were 159 males and 95 females in poverty under the age of 5. Overall, 11.9 percent of persons in poverty in Carbon County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 207 individuals with incomes below the poverty level which represented 9.7 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

Table II.4.11 Poverty by Age Carbon County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Carbon County				
5 and Below	159	95	254	11.9%
6 to 17	168	202	370	17.3%
18 to 64	539	763	1,302	61.0%
65 and Older	92	115	207	9.7%
Total	958	1,175	2,133	100.0%
Poverty Rate	12%	17%	14%	.
State of Wyoming				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
Total	29,598	36,164	65,762	100.0%
Poverty Rate	10%	13%	12%	.

Table II.4.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Carbon County saw an average of 3,733 owner-occupied single-family units compared to 964 single-family rental units. In Carbon County, single-family units comprised 77.1 percent of all

households compared with 71.9 percent statewide. Carbon County had a total of 376 apartment rental units and total apartment units accounted for 6.2 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 789 mobile homes in Carbon County, which comprised 12.9 percent of all occupied housing units and compared to 12.9 statewide.

Table II.4.12 Households by Unit Type Carbon County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
Single-Family Unit	3,733	964	4,697	77.1%
Duplex	15	115	130	2.1%
Tri- or Four-Plex	11	88	99	1.6%
Apartments	4	376	380	6.2%
Mobile Homes	510	279	789	12.9%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	4,273	1,822	6,095	100.0%
State of Wyoming				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
Total	155,741	71,244	226,985	100.0%

Table II.4.13, shows the number of households by year of construction. As shown, 18.0 percent, or 1,096 units, were built in 1939 or earlier in the county, and another 396 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 569, which accounted for 9.3 percent of all households, and an additional 118 households, or 1.9 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

Table II.4.13 Households by Year Built Carbon County 2011-2016 5-Year ACS Data				
Year Built	Carbon County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,096	18.0%	24,398	10.7%
1940 to 1949	396	6.5%	10,195	4.5%
1950 to 1959	658	10.8%	20,926	9.2%
1960 to 1969	524	8.6%	18,850	8.3%
1970 to 1979	1,474	24.2%	47,644	21.0%
1980 to 1989	736	12.1%	32,639	14.4%
1990 to 1999	524	8.6%	26,757	11.8%
2000 to 2009	569	9.3%	37,104	16.3%
Built 2010 or Later	118	1.9%	8,472	3.7%
Total	6,095	100.0%	226,985	100.0%

Table II.4.14, 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 3.5 percent of total housing units, while households with five and six rooms accounted for 24.4 and 19.8 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 2011-2016 5-Year ACS Data				
Number of Rooms	Carbon County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	296	3.5%	4,703	1.8%
Two	250	2.9%	6,989	2.6%
Three	598	7.0%	19,621	7.3%
Four	1,255	14.6%	42,956	16.0%
Five	2,089	24.4%	52,646	19.6%
Six	1,697	19.8%	43,710	16.3%
Seven	840	9.8%	31,960	11.9%
Eight	592	6.9%	25,568	9.5%
Nine or more	954	11.1%	39,834	14.9%
Total	8,571	100.0%	267,987	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 48 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 23.9 percent statewide. In Carbon County, the 2,644 households with three bedrooms accounted for 43.4 percent of all households, and there were only 345 five-bedroom or more households, which accounted for 5.7 percent of all households.

Table II.4.15 Households by Number of Bedrooms Carbon County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Carbon County				
None	16	48	64	1.1%
One	175	193	368	6.0%
Two	974	697	1,671	27.4%
Three	1,959	685	2,644	43.4%
Four	846	157	1,003	16.5%
Five or more	303	42	345	5.7%
Total	4,273	1,822	6,095	100.0%
State of Wyoming				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
Total	155,741	71,244	226,985	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 \$141,300, while structures built between 1950 and 1959 had a median value of \$133,900 and those built between 1990 to 1999 had a median value of \$181,300. The newest structures tended to have the highest values and those built between 2010 and 2013 had median values of \$280,600, respectively. The total median value in Carbon County was \$153,700, which compared to \$199,900 in the State of Wyoming.

Year Built	Carbon County	State of Wyoming
1939 or earlier	141,300	157,900
1940 to 1949	115,500	152,100
1950 to 1959	133,900	163,300
1960 to 1969	158,100	185,100
1970 to 1979	159,100	191,500
1980 to 1989	140,500	209,600
1990 to 1999	181,300	245,200
2000 to 2009	247,700	260,000
2010 to 2013	280,600	288,500
2014 to Later		289,400
Total	153,700	199,900

Household mortgage status is reported in Table II.4.17. In Carbon County, households with a mortgage accounted for 56.0 percent of all households or 2,394 housing units, and the remaining 44.0 percent or 1,879 units had no mortgage. Of those units with a mortgage, 138 had either a second mortgage or home equity loan, 38 had both a second mortgage and home equity loan, and 2,218 or 92.6 percent had no second mortgage or no home equity loan.

Mortgage Status	Carbon County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,394	56.0%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	138	5.8%	9,772	10.8%
Second mortgage only	64	46.4%	3,961	40.5%
Home equity loan only	74	53.6%	5,811	59.5%
Both second mortgage and home equity loan	38	1.6%	359	.4%
No second mortgage and no home equity loan	2,218	92.6%	79,941	88.8%
Housing units without a mortgage	1,879	44.0%	65,669	42.2%
Total	4,273	100.0%	155,741	100.00%

The median rent in Carbon County was \$691 as compared to \$686 statewide, as seen in Table II.4.18.

Place	Rent
Carbon County	\$691
State of Wyoming	\$686

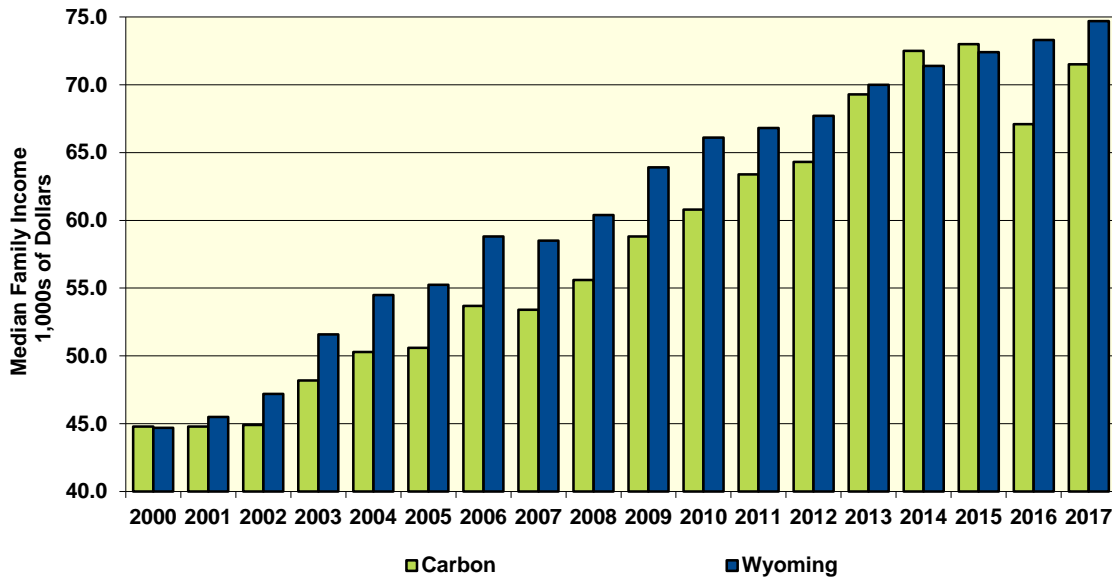
The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 6 persons during 2017. The driver’s license total exchanges since 2000 for Carbon County are presented below in Table II.4.19 and indicate a net increase of 2,116 persons over the time period.

Table II.4.19 Driver's Licenses Exchanged and Surrendered Carbon County WYDOT Data, 2000 – 2017			
Year	In-Migrants	Out-Migrants	Net Change
2000	481	438	43
2001	524	412	112
2002	527	318	209
2003	349	309	40
2004	413	361	52
2005	478	362	116
2006	457	332	125
2007	612	357	255
2008	646	343	303
2009	561	383	178
2010	539	315	224
2011	433	359	74
2012	528	474	54
2013	530	431	99
2014	526	468	58
2015	505	379	126
2016	446	404	42
2017	432	426	6
Total	8,987	6,871	2,116

Economics

The HUD estimated MFI for Carbon County was \$71,500 in 2017.⁷⁵ This compares to Wyoming's MFI of \$74,700. Diagram II.4.1, illustrates the estimated MFI for 2000 through 2017.

Diagram II.4.1
Estimated Median Family Income
Carbon County vs. Wyoming
HUD Data: 2000-2017



⁷⁵ 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.

Table II.4.20, shows the labor force statistics for Carbon County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.9 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.2 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Carbon County increased from 3.7 percent in 2015 to 4.6 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.4.20 Labor Force Statistics Carbon County 1990 - 2016 BLS Data					
Year	Carbon County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	458	8,362	8,820	5.2%	5.3%
1991	501	8,159	8,660	5.8%	5.2%
1992	487	7,828	8,315	5.9%	5.6%
1993	497	7,863	8,360	5.9%	5.3%
1994	450	8,259	8,709	5.2%	5%
1995	460	8,240	8,700	5.3%	4.8%
1996	441	8,069	8,510	5.2%	4.9%
1997	401	7,889	8,290	4.8%	4.8%
1998	435	7,832	8,267	5.3%	4.7%
1999	422	7,985	8,407	5%	4.6%
2000	344	7,749	8,093	4.3%	3.9%
2001	348	7,617	7,965	4.4%	3.8%
2002	350	7,439	7,789	4.5%	4%
2003	410	7,296	7,706	5.3%	4.3%
2004	332	7,274	7,606	4.4%	3.8%
2005	296	7,316	7,612	3.9%	3.6%
2006	261	7,552	7,813	3.3%	3.2%
2007	238	7,996	8,234	2.9%	2.8%
2008	268	7,998	8,266	3.2%	3.1%
2009	574	7,376	7,950	7.2%	6.3%
2010	556	7,698	8,254	6.7%	6.4%
2011	488	7,670	8,158	6%	5.8%
2012	425	7,790	8,215	5.2%	5.3%
2013	360	8,011	8,371	4.3%	4.7%
2014	337	8,104	8,441	4%	4.2%
2015	313	8,153	8,466	3.7%	4.2%
2016	391	8,063	8,454	4.6%	5.3%

Diagram II.4.2, shows the employment and labor force for Carbon County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 8,063 persons, with the labor force reaching 8,454, indicating there were a total of 391 unemployed persons.

Diagram II.4.2
Employment and Labor Force
 Carbon County
 1990 – 2016 BLS Data

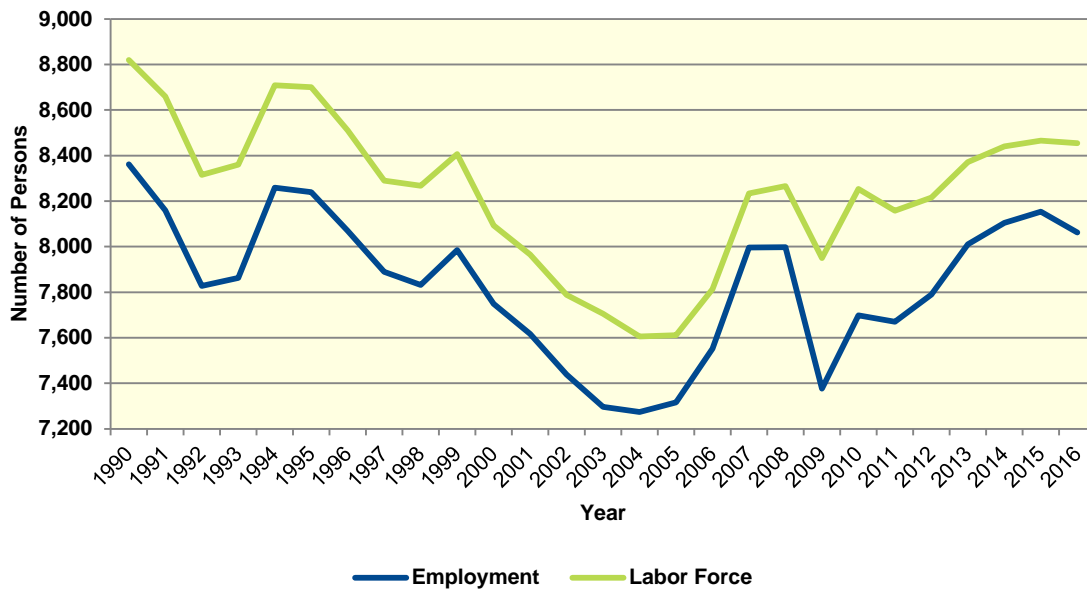
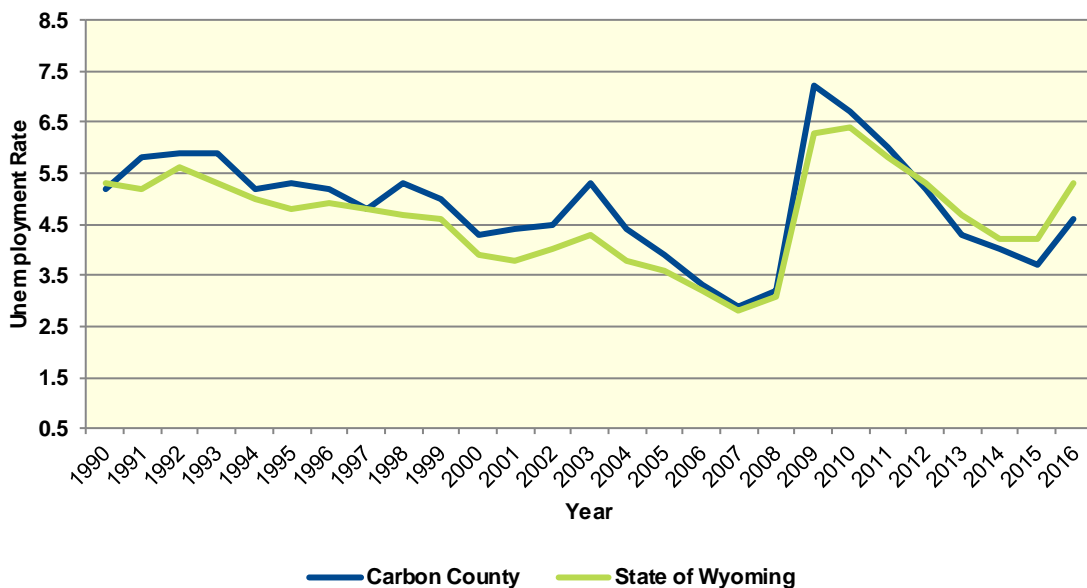


Diagram II.4.3, shows the unemployment rate for both the state and Carbon County. During the 1990s the average rate for Carbon County was 5.4 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 4.3 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.9 percent. Over the course of the entire period Carbon County had an average unemployment rate higher than the state, 4.9 percent for Carbon County, versus 4.6 statewide.

Diagram II.4.3
Annual Unemployment Rate
 Carbon County
 1990 – 2016 BLS Data



The BLS 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 only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2017 and are presented in Table II.4.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 7,405 persons in 2015 to 7,148 in 2016, a change of -3.5. In 2017, preliminary estimates show total monthly employment was 7,333 in June 2017.

Table II.4.21								
Total Monthly Employment								
Carbon County								
BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	6,442	6,377	6,407	6,590	7,111	6,833	6,811	6,561
Feb	6,368	6,467	6,438	6,632	7,102	6,780	6,766	6,491
Mar	6,473	6,528	6,614	6,765	7,027	6,838	6,722	6,496
Apr	6,788	6,423	6,724	6,834	7,073	7,009	6,945	6,595
May	7,142	6,576	6,956	7,290	7,476	7,372	7,262	6,912
Jun	7,151	6,993	7,378	7,876	8,092	7,857	7,641	7,333
Jul	6,799	6,812	7,051	7,582	7,552	8,076	7,503	
Aug	6,658	6,848	7,043	7,139	7,223	8,224	7,638	
Sep	6,935	6,988	7,238	7,297	7,437	8,103	7,429	
Oct	6,849	6,802	7,024	7,358	7,598	7,565	7,346	
Nov	6,607	6,515	6,852	7,253	7,187	7,127	6,995	
Dec	6,600	6,461	6,751	7,249	7,086	7,080	6,714	
Annual	6,734	6,649	6,873	7,155	7,330	7,405	7,148	
% Change	-1.7%	-1.3%	3.4%	4.1%	2.4%	1%	-3.5%	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 905 dollars in 2015. In 2016, average weekly wages saw a decrease of 0.6 percent over the prior year, to \$900, or by 5 dollars. Preliminary 2017 data shows average weekly wages were 855 dollars in the second quarter of 2017, which compared to 864 dollars in second quarter of 2016. These data are shown in Table II.4.22.

Table II.4.22 Average Weekly Wages Carbon County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	475	471	461	503	477	
2002	481	486	464	514	486	1.9%
2003	487	490	500	519	499	2.7%
2004	516	500	515	554	521	4.4%
2005	527	537	556	602	556	6.7%
2006	591	604	625	718	637	14.6%
2007	671	705	700	842	732	14.9%
2008	830	755	747	843	793	8.3%
2009	725	731	677	771	726	-8.4%
2010	736	762	694	801	748	3%
2011	745	750	742	864	775	3.6%
2012	782	803	775	836	799	3.1%
2013	801	853	803	897	839	5%
2014	943	882	833	903	889	6%
2015	904	858	941	914	905	1.8%
2016	963	864	896	881	900	-0.6%
2017(p)	987	855				

Total business establishments reported by the QCEW are displayed in Table II.4.23. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 1.8 percent, from 675 to 663 establishments. In the second quarter of 2017 there were an estimated 667 business establishments.

Table II.4.23 Number of Business Establishments Carbon County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	657	668	667	656	662	
2002	652	660	669	673	664	0.3%
2003	653	651	656	660	655	-1.4%
2004	668	677	674	676	674	2.9%
2005	687	702	710	711	703	4.3%
2006	706	729	723	722	720	2.4%
2007	709	702	709	720	710	-1.4%
2008	706	724	733	732	724	2%
2009	730	732	733	727	731	1%
2010	722	723	719	719	721	-1.4%
2011	697	701	704	694	699	-3.1%
2012	689	693	684	686	688	-1.6%
2013	695	697	697	692	695	1%
2014	687	682	678	666	678	-2.4%
2015	666	676	684	675	675	-0.4%
2016	667	668	660	656	663	-1.8%
2017	662	667				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Carbon County recorded 10,035 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 \$768,329,000, and real per capita income was \$49,195 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$53,464 in 2016, while Wyoming average earnings per job was \$52,490. 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 decreased by 14.4 percent from second quarter 2016 to second quarter 2017 from \$825 to \$706. During that same period, detached single-family home rents decreased by 3.9 percent, rents for mobile homes on lots increased by - 12.4 percent, and rents for mobile home lots decreased by 4.3 percent.

Carbon County rental prices experienced average annualized increases of 1.3 percent for apartments, 1.6 percent for houses, 2.0 percent for mobile homes plus a lot, and 1.0 percent for mobile home lots since fourth quarter 1986 through the second quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.4.24, presents the Carbon County data for each rental type.

Table II.4.24 Semiannual Average Monthly Rental Prices Carbon County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	466	238	584	432
Q2.87	456	232	630	439
Q4.87	448	232	567	502
Q2.88	433	224	616	466
Q4.88	415	224	613	452
Q2.89	391	216	577	403
Q4.89	372	225	569	428
Q2.90	375	217	516	515
Q4.90	358	209	544	482
Q2.91	350	202	498	485
Q4.91	367	181	459	439
Q2.92	374	177	482	374
Q4.92	358	182	405	423
Q2.93	421	177	438	0
Q4.93	0	173	578	0
Q2.94	386	192	473	0
Q4.94	337	192	512	0
Q2.95	351	188	489	0
Q4.95	423	161	452	0
Q2.96	430	182	472	0
Q4.96	427	183	476	0
Q2.97	430	208	510	0
Q4.97	420	208	494	361
Q2.98	443	190	538	503
Q4.98	524	190	587	354
Q2.99	511	198	585	448
Q4.99	487	152	568	445
Q2.00	471	152	601	375
Q4.00	475	159	544	468
Q2.01	516	153	628	482
Q4.01	519	160	600	412
Q2.02	468	147	630	467
Q4.02	479	147	630	441
Q2.03	502	150	588	449
Q4.03	515	154	637	476
Q2.04	549	150	621	485
Q4.04	559	165	664	465
Q2.05	625	158	673	488
Q4.05	557	158	692	491
Q2.06	740	165	748	675
Q4.06	825	345	831	733
Q2.07	862	336	932	670
Q4.07	769	337	1,013	710
Q2.08	807	341	1,029	790
Q4.08	798	323	1,071	833
Q2.09	819	315	958	803
Q4.09	767	315	957	814
Q2.10	760	.	913	717
Q4.10	752	312	887	821
Q2.11	767	.	868	737
Q4.11	795	.	877	785
Q2.12	782	226	873	842
Q4.12	766	232	932	913
Q2.13	791	237	934	914
Q4.13	796	278	1,000	910
Q2.14	800	289	967	875
Q4.14	815	325	1,082	956
Q2.15	834	333	1,063	938
Q4.15	825	331	1,061	941
Q2.16	825	349	1,032	958
Q4.16	814	335	1,026	890
Q2.17	706	334	992	839

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 increased from 34 authorizations in 2015 to 35 in 2016.

The real value of single-family building permits increased from \$194,856 in 2015 to \$430,325 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.4.25.

Table II.4.25 Building Permits and Valuation Carbon County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	86	8	16	0	110	127,355	0
1981	65	0	0	96	161	99,548	69,214
1982	41	2	0	0	43	83,387	0
1983	39	10	0	0	49	91,589	0
1984	25	0	0	0	25	86,042	0
1985	25	0	0	0	25	133,529	0
1986	14	0	0	0	14	338,615	0
1987	16	0	0	0	16	89,283	0
1988	26	0	0	0	26	123,372	0
1989	17	0	0	0	17	102,827	0
1990	9	0	0	0	9	60,062	0
1991	10	0	0	0	10	50,318	0
1992	13	0	0	0	13	126,099	0
1993	12	0	0	0	12	192,426	0
1994	21	0	0	0	21	106,236	0
1995	24	0	0	0	24	73,605	0
1996	49	4	0	0	53	103,443	0
1997	36	0	0	0	36	98,252	0
1998	28	10	0	36	74	120,116	74,746
1999	31	0	0	0	31	87,542	0
2000	33	0	0	0	33	168,241	0
2001	37	0	0	0	37	148,904	0
2002	28	0	0	0	28	134,180	0
2003	33	0	0	0	33	158,542	0
2004	60	0	0	0	60	123,166	0
2005	65	0	0	0	65	165,756	0
2006	56	2	0	0	58	155,382	0
2007	94	2	0	0	96	151,499	0
2008	55	0	0	0	55	174,738	0
2009	24	0	0	0	24	215,895	0
2010	18	0	0	0	18	183,354	0
2011	28	0	0	0	28	239,192	0
2012	27	0	0	0	27	216,864	0
2013	24	0	0	8	32	200,975	51,470
2014	21	0	0	10	31	204,745	50,589
2015	34	0	0	0	34	194,856	0
2016	35	0	0	0	35	430,325	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Carbon County was \$182,313. This represented a decrease of 2.5 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.4.26.

Table II.4.26 Average Sales Prices Carbon County and Wyoming DOR Data, 2000–2016				
Year	Carbon County Average Price (\$)	Carbon County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	71,526	.	131,207	.
2001	85,176	19.08	128,771	-1.86
2002	78,436	-7.91	138,295	7.40
2003	88,123	12.35	148,276	7.22
2004	94,377	7.10	159,558	7.61
2005	96,200	1.93	178,183	11.67
2006	118,335	23.01	219,438	23.15
2007	148,813	25.76	265,044	20.78
2008	151,093	1.5	256,045	-3.40
2009	155,259	2.8	241,622	-5.63
2010	150,244	-3.23	250,958	3.86
2011	137,302	-8.6	241,301	-3.85
2012	153,293	11.6	266,406	10.40
2013	162,329	5.9	281,345	5.6
2014	178,757	10.1	263,432	-6.4
2015	187,001	4.6	275,611	4.6
2016	182,313	-2.5	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.⁷⁶ During December 2017, a total of 46 surveys were completed by property managers in Carbon County. Of the 713 rental units surveyed, 101 were vacant, indicating a vacancy rate of 14.2 percent, as shown in Table II.4.27. This compares to a 14.1 percent vacancy rate one year ago and a December 2017 statewide vacancy rate of 10.2 percent.

Diagram II.4.4, shows the historical vacancy rate for Carbon County and Wyoming. Since 2008, the vacancy rate in Carbon County was higher than the statewide rate, except for the December 2012 survey and the June and December 2015 surveys.

Table II.4.27 Total Units, Vacant Units, and Vacancy Rate Carbon County RVS Data, June 2001–July 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	14	508	29	5.7%
2001b	12	541	87	16.1%
2002a	7	307	46	15.0%
2002b	9	335	32	9.6%
2003a	7	285	34	11.9%
2003b	17	438	48	11.0%
2004a	22	596	50	8.4%
2004b	21	533	77	14.5%
2005a	22	369	28	7.6%
2005b	16	740	27	3.7%
2006a	16	298	7	2.4%
2006b	17	512	5	1.0%
2007a	19	653	5	0.8%
2007b	16	610	12	2.0%
2008a	17	834	13	1.6%
2008b	21	566	61	10.8%
2009a	25	562	124	22.1%
2009b	29	658	105	16.0%
2010a	35	959	94	9.8%
2010b	30	731	103	14.1%
2011a	43	611	44	7.2%
2011b	43	1,010	68	6.7%
2012a	42	793	40	5.0%
2012b	40	886	27	3.1%
2013a	41	1,069	68	6.4%
2013b	39	799	91	11.4%
2014a	43	1,045	68	6.5%
2014b	44	1,523	85	5.6%
2015a	55	1,421	54	3.8%
2015b	50	1,381	73	5.3%
2016a	51	1,027	145	14.1%
2016b	52	791	167	21.1%
2017a	46	713	101	14.2%
2017b	36	638	56	8.8%

⁷⁶ Those signified as a in the “year” column of Table II.4.26 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
Vacancy Rates by Year
 Carbon County vs. Wyoming
 RVS Data, June 2001 - December 2017

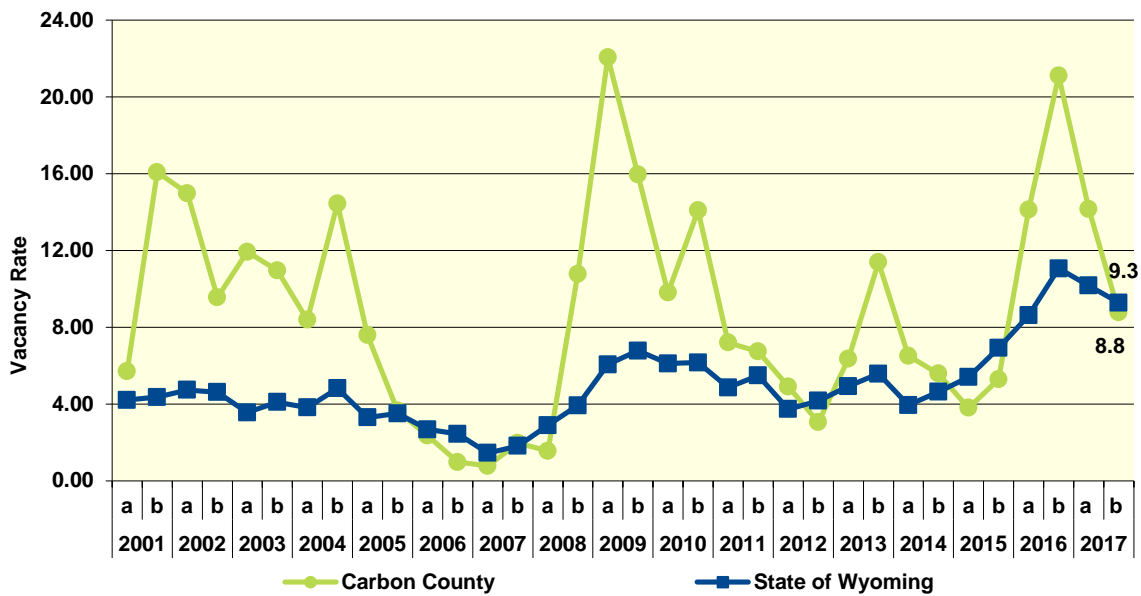


Diagram II.4.5, shows the average rent of single-family and apartment units in Carbon County. In 2017, average rents for single-family units fell to \$839 and average rents for apartments decreased to \$679.

Diagram II.4.5
Average Rent of Single Family and Apartment Units
 Carbon County
 RVS Data, June 2006 – December 2017

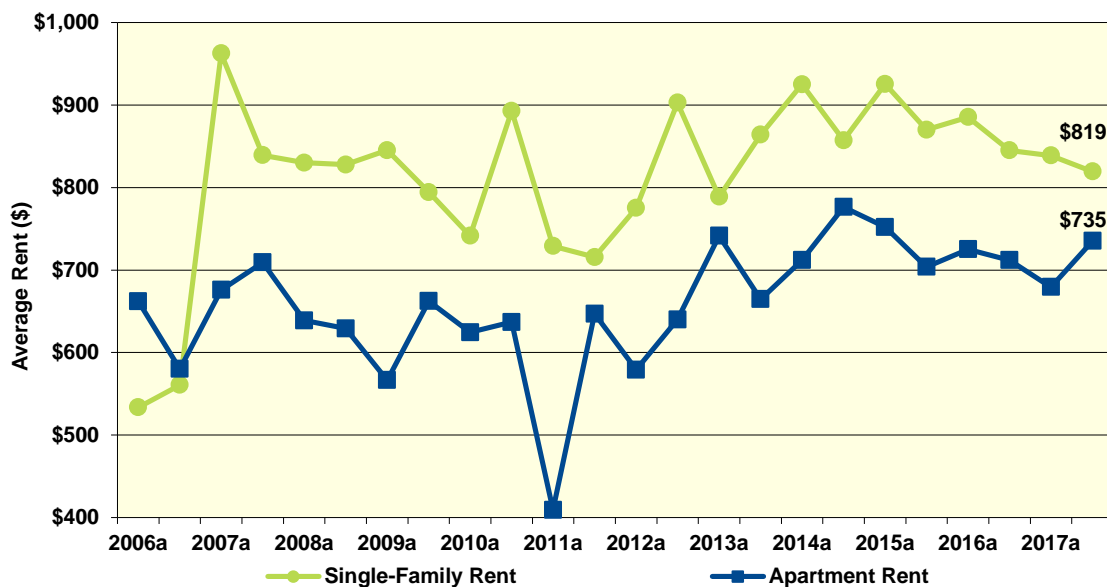


Table II.4.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 88 single family units in Carbon County, with 10 of them available. This translates into a vacancy rate of 11.4 percent in Carbon County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 332 apartment units reported in the survey, with 29 of them available, which resulted in a vacancy rate of 8.7 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.4.28			
Rental Vacancy Survey by Type			
Carbon County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	88	10	11.4%
Duplex units	32	0	.0%
Apartments	332	29	8.7%
Mobile Homes	186	11	5.9%
“Other” Units	0	0	%
Don’t Know	0	6	%
Total	638	56	8.8%

Table II.4.29, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 15 units. The most common apartment units were two bedroom units, with 181 units. Additional details of unit types by bedrooms are reported.

Table II.4.29							
Rental Units by Number of Bedrooms							
Carbon County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	2	0	6	0	0	.	8
One	7	0	59	0	0	.	66
Two	15	16	181	6	0	.	218
Three	9	12	23	165	0	.	209
Four	4	4	0	0	0	.	8
Five	0	0	0	0	0	.	0
Don’t Know	51	0	63	15	0	0	129
Total	88	32	332	186	0	0	638

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.4.30, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family unit.

Table II.4.30							
Available Rental Units by Number of Bedrooms							
Carbon County							
RVS Data, December 2017							
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	1	0	3	0	0	.	4
Two	2	0	16	2	0	.	20
Three	1	0	0	8	0	.	9
Four	0	0	0	0	0	.	0
Five	1	0	0	0	0	.	1
Don't Know	5	0	10	1	0	6	22
Total	10	0	29	11	0	6	56

Table II.4.31, shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 8.8 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 13.3 percent.

Table II.4.31							
Vacancy Rates by Number of Bedrooms							
Carbon County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	%	.0%	%	%		.0%
One	14.3%	%	5.1%	%	%		6.1%
Two	13.3%	.0%	8.8%	33.3%	%		9.2%
Three	11.1%	.0%	.0%	4.8%	%		4.3%
Four	.0%	.0%	%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	9.8%	%	15.9%	6.7%	%	%	17.1%
Total	11.4%	.0%	8.7%	5.9%	%	%	8.8%

Average market-rate rents by unit type are shown in Table II.4.32. 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.4.32						
Average Market Rate Rents by Number of Bedrooms						
Carbon County						
RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$500	\$	\$	\$500
One	\$650	\$	\$598	\$	\$	\$624
Two	\$820	\$572	\$771	\$625	\$	\$756
Three	\$913	\$517	\$774	\$750	\$	\$782
Four	\$1,000	\$597	\$	\$	\$	\$798
Five	\$	\$	\$	\$	\$	\$
Total	\$819	\$627	\$735	\$740	\$	\$752

Table II.4.33, shows vacancy rates for single family units by average rental rates for Carbon County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 11.9 percent.

Table II.4.33			
Single Family Market Rate Rents by Vacancy Status			
Carbon County			
RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	84	10	11.9%
\$1,000 to \$1,500	3	0	.0%
Above \$1,500			%
Missing	1	0	.0%
Total	88	10	11.4%

The availability of apartment units by average rent is displayed in Table II.4.34. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 9.3 percent.

Table II.4.34			
Apartment Market Rate Rents by Vacancy Status			
Carbon County			
RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	300	28	9.3%
\$1,000 to \$1,500	4	1	25.0%
Above \$1,500			%
Missing	28	0	.0%
Total	332	29	8.7%

Table II.4.35, 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 most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed.

Table II.4.35							
Condition by Unit Type							
Carbon County							
RVS Data, December 2017							
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	1	0	38	3	0	.	42
Good	69	30	146	23	0	.	268
Excellent	16	2	120	160	0	.	298
Don’t Know	1	0	28	0	0	0	29
Total	88	32	332	186	0	0	638

The availability of single family units based on their condition is displayed in Table II.4.36. As can be seen single family units in good condition had a vacancy rate of 11.6 percent.

Table II.4.36 Condition of Single Family Units by Vacancy Status Carbon County RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	1	100.0%
Average	1	0	.0%
Good	69	8	11.6%
Excellent	16	1	6.3%
Don't Know	1	0	.0%
Total	88	10	11.4%

Table II.4.37, shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 2.6 percent.

Table II.4.37 Condition of Apartment Units by Vacancy Status Carbon County RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	38	1	2.6%
Good	146	17	11.6%
Excellent	120	11	9.2%
Don't Know	28	0	.0%
Total	332	29	8.7%

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.4.38, 2 respondents said they would prefer more single family units, 3 respondents wanted more apartment units, and 5 respondents indicated they would prefer more units of any type.

Table II.4.38 If you had the opportunity to own/manage more units, how many would you prefer Carbon County RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	0
Apartments	3
Mobile homes	0
Other	0
All types	5
Total	10

Table II.4.39, shows the most common answers from the 2017 calendar 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 13 respondents, with an average persons per household of 2.8 people. Of new residents to Carbon County, 69.2 percent were not 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 69.2 percent of respondents renting their residence. The average mortgage payment in Carbon County was \$622 and the average rent was \$732. When asked if they were satisfied with their current housing, 84.6 percent said they were satisfied with thier current housing.

Table II.4.39 Most Replied Response Carbon County HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	13
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (30.8%)
Marital status	Not Married (69.2%)
Primary reason for moving to Wyoming	New job (30.8%)
In which industry are you primarily employed	Educational services (15.4%)
Highest education level completed	High School Diploma/GED (38.5%)
Total household income from all sources	\$50,000 to \$74,999 dollars (37.5%)
Current Housing Characteristics	
Current Residence	Single family home (61.5%)
Do you own or rent	Rent (69.2%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.3
Average mortgage payment	\$622
Average rental payment	\$732
Are you satisfied with your current housing	Satisfied with current housing (84.6%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (50.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (50.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected buying price	.
Expected building price	Less than \$50,000 dollars (50.0%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 50.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. 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 2016 5-year ACS data, 161 or 2.6 percent of households in Carbon County were overcrowded and another 22 or .4 percent of units were severely overcrowded, as shown in Table II.4.40. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.4.40				
Overcrowding and Severe Overcrowding				
Carbon County				
2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Carbon County				
Owner				
Households	4,210	47	16	4,273
Percentage	98.5%	1.1%	.4%	100.0%
Renter				
Households	1,702	114	6	1,822
Percentage	93.4%	6.3%	.3%	100.0%
Total				
Households	5,912	161	22	6,095
Percentage	97.0%	2.6%	.4%	100.0%
State of Wyoming				
Owner				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
Total				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	1.5%	.5%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2016 5-year ACS, a total of 535 units or 6.2 percent of all housing units in Carbon County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.4.41, at right.

Table II.4.41 Housing Units with Incomplete Kitchen Facilities Carbon County 2011-2016 5-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Kitchen Facilities	8,036	260,769
Lacking Complete Kitchen Facilities	535	7,218
Total Housing Units	8,571	267,987
Percent Lacking	6.2%	2.7%

At the time of the 2016 ACS, a total of 574 units or 6.7 percent of all housing units in Carbon County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.4.42.

Table II.4.42 Housing Units with Incomplete Plumbing Facilities Carbon County 2011-2016 5-Year ACS Data		
Facilities	Carbon County	State of Wyoming
Complete Plumbing Facilities	7,997	261,033
Lacking Complete Plumbing Facilities	574	6,954
Total Households	8,571	267,987
Percent Lacking	6.7%	2.6%

The third type of housing problem reported in the 2016 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, 10.9 percent of households had a cost burden and 8.6 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 13.8 percent of homeowners with a mortgage in Carbon County experienced a cost burden and 9.2 percent experienced a severe cost burden, while 10.6 percent of renters had a cost burden and 8.2 percent had a severe cost burden, as seen in Table II.4.43.

Table II.4.43					
Cost Burden and Severe Cost Burden by Tenure					
Carbon County					
2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Carbon County					
Owner With a Mortgage					
Households	1,809	330	221	34	2,394
Percent	75.6%	13.8%	9.2%	1.4%	100.0%
Owner Without a Mortgage					
Households	1,578	140	153	8	1,879
Percent	84.0%	7.5%	8.1%	.4%	100.0%
Renter					
Households	1,046	193	149	434	1,822
Percent	57.4%	10.6%	8.2%	23.8%	100.0%
Total					
Households	4,433	663	523	476	6,095
Percent	72.7%	10.9%	8.6%	7.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.4.44, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 859 owner occupied and 500 renter occupied households experiencing a housing problem.

Table II.4.44			
Households with Housing Problems by Income			
Carbon County			
2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	350	205	555
30.1-50% HAMFI	110	170	280
50.1-80% HAMFI	205	70	275
80.1-95% HAMFI	105	15	120
95 – 115% HAMFI	50	30	80
115.1% HAMFI or more	39	10	49
Total	859	500	1,359
Without Housing Problems			
30% HAMFI or less	80	95	175
30.1-50% HAMFI	220	65	285
50.1-80% HAMFI	445	405	850
80.1-95% HAMFI	290	215	505
95 – 115% HAMFI	640	74	714
115.1% HAMFI or more	1,715	480	2,195
Total	3,390	1,334	4,724
Not Computed			
30% HAMFI or less	35	40	75
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	35	40	75
Total			
30% HAMFI or less	465	340	805
30.1-50% HAMFI	330	235	565
50.1-80% HAMFI	650	475	1,125
80.1-95% HAMFI	395	230	625
95 – 115% HAMFI	690	104	794
115.1% HAMFI or more	1,754	490	2,244
Total	4,284	1,874	6,158

Table II.4.45, shows the total estimated housing by tenure for Carbon County. As can be seen, in 2030 there are estimated to be a total of 4,624 owner and 1,921 renter occupied households or a total of 6,545 households. By 2050 there are estimated to be 4,813 owner, 1,963 renter for a total of 6,776 households in Carbon County.

Table II.4.45 Total Estimated Housing Forecast Carbon County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	4,273	1,822	6,095
2020	4,436	1,863	6,299
2025	4,534	1,893	6,427
2030	4,624	1,921	6,545
2035	4,696	1,942	6,638
2040	4,748	1,955	6,703
2045	4,786	1,962	6,748
2050	4,813	1,963	6,776

Table II.4.46, below shows the incremental housing demand for Carbon County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 351 owner-occupied and 99 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Carbon County will see an additional 681 households, of which 84 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 118 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.4.46 Incremental Housing Demand Forecast Carbon County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	18	28	38	46	52	56	59
30.1-50%	0	13	20	27	33	37	40	42
50.1-80%	0	25	40	53	64	72	78	82
80.1-95%	0	15	24	32	39	44	47	50
95.1-115%	0	26	42	57	68	77	83	87
115+%	0	67	107	144	173	194	210	221
Total	0	163	261	351	423	475	513	540
Renter								
0-30%	0	7	13	18	22	24	25	26
30.1-50%	0	5	9	12	15	17	18	18
50.1-80%	0	10	18	25	30	34	35	36
80.1-95%	0	5	9	12	15	16	17	17
95.1-115%	0	2	4	5	7	7	8	8
115+%	0	11	19	26	31	35	37	37
Total	0	41	71	99	120	133	140	141
Total								
0-30%	0	25	41	56	68	76	81	84
30.1-50%	0	18	29	39	48	53	57	59
50.1-80%	0	35	58	78	95	106	113	118
80.1-95%	0	20	33	45	54	60	64	67
95.1-115%	0	29	46	62	75	84	90	95
115+%	0	77	125	170	205	229	247	258
Total	0	204	332	450	543	608	653	681

Table II.4.47 shows the Incremental Total Housing Need Forecast for Carbon County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock.

In 2016, the base year, the total housing need set at the 1,343 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 1,397 owner and 627 renter occupied households for a total of 2,024 quality households.

Table II.4.47								
Incremental Total Housing Need Forecast								
Carbon County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	349	367	377	387	395	401	405	408
30.1-50%	110	122	130	137	142	146	149	151
50.1-80%	204	229	244	258	269	277	282	286
80.1-95%	105	120	129	137	144	149	152	155
95.1-115%	50	76	92	106	118	126	132	137
115+%	39	106	146	183	212	233	249	260
Total	857	1,020	1,118	1,208	1,280	1,332	1,370	1,397
Renter								
0-30%	199	207	212	217	221	223	225	225
30.1-50%	165	170	174	178	180	182	183	183
50.1-80%	68	78	86	93	98	102	104	104
80.1-95%	15	20	23	27	29	31	32	32
95.1-115%	29	31	33	35	36	37	37	37
115+%	10	20	28	36	41	44	46	47
Total	486	527	557	585	606	619	626	627
Total								
0-30%	548	574	590	604	616	624	629	633
30.1-50%	275	293	304	314	323	328	332	334
50.1-80%	273	308	330	351	367	378	386	390
80.1-95%	119	139	152	164	173	179	184	186
95.1-115%	79	108	125	141	154	163	169	174
115+%	49	126	174	218	253	278	295	307
Total	1,343	1,547	1,675	1,793	1,886	1,951	1,996	2,024

