

CARBON COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Carbon County’s population decreased from 15,885 in 2010 to 15,303 in 2017, or by 3.7 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age increased by 0.6 percent, and the number of people from 55 to 64 years of age decreased by 0.2 percent. The white population decreased by 5.4 percent, while the black population increased by 70.3 percent. The Hispanic population increased from 2,668 to 2,842 people between 2010 and 2017 or by 6.5 percent. These data are presented in Table II.4.1.

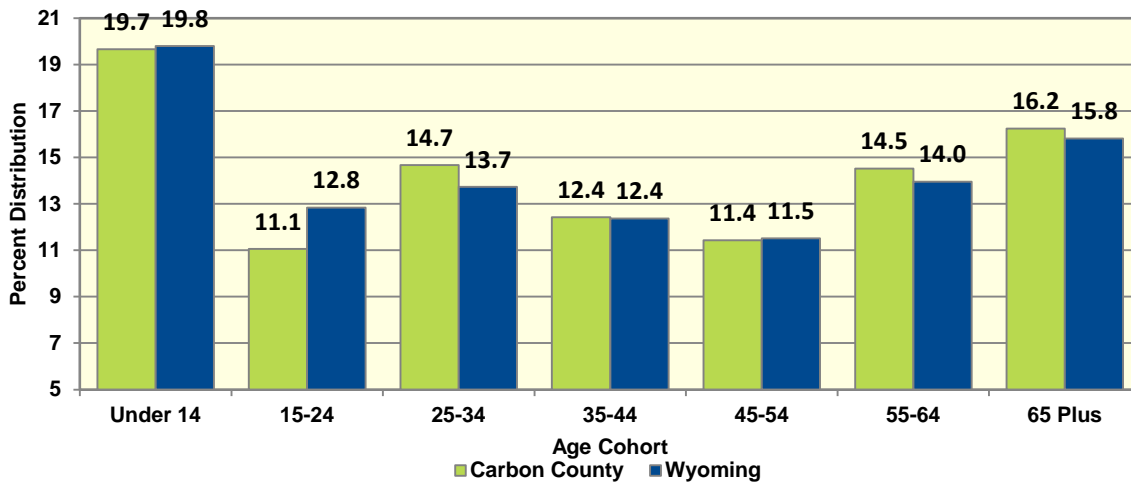
Table II.4.1 Profile of Population Characteristics Carbon County v Wyoming 2010 Census and Current Census Estimates						
Subject	Carbon County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	15,885	15,303	-3.7%	563,626	579,315	2.8%
Age						
Under 14 years	3,173	3,009	-5.2%	113,371	114,663	1.1%
15 to 24 years	1,798	1,693	-5.8%	78,460	74,359	-5.2%
25 to 34 years	2,232	2,245	0.6%	77,649	79,514	2.4%
35 to 44 years	1,924	1,901	-1.2%	66,966	71,619	6.9%
45 to 54 years	2,488	1,749	-29.7%	83,577	66,699	-20.2%
55 to 64 years	2,226	2,221	-0.2%	73,513	80,854	10.0%
65 and Over	2,044	2,485	21.6%	70,090	91,607	30.7%
Race						
White	15,203	14,389	-5.4%	529,110	537,396	1.6%
Black	118	201	70.3%	5,135	7,445	45.0%
American Indian and Alaskan Native	214	259	21.0%	14,457	15,743	8.9%
Asian	128	158	23.4%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	14	14	0.0%	521	579	11.1%
Two or more races	208	282	35.6%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	2,668	2,842	6.5%	50,231	58,122	15.7%

Table II.4.2, presents the population of Carbon County by age and gender from the 2010 Census and 2017 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 2017, the number of males rose to 8,213 persons, and accounted for 53.7 percent of the population, with the remaining 46.3 percent, or 7,090 persons being female.

Table II.4.2 Population by Age and Gender Carbon County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,674	1,499	3,173	1,551	1,458	3,009	-5.2%
15 to 24 years	1,004	794	1,798	965	728	1,693	-5.8%
25 to 34 years	1,258	974	2,232	1,288	957	2,245	0.6%
35 to 44 years	1,081	843	1,924	1,046	855	1,901	-1.2%
45 to 54 years	1,349	1,139	2,488	961	788	1,749	-29.7%
55 to 64 years	1,168	1,058	2,226	1,155	1,066	2,221	-0.2%
65 and Over	1,019	1,025	2,044	1,247	1,238	2,485	21.6%
Total	8,553	7,332	15,885	8,213	7,090	15,303	-3.7%
% of Total	53.8%	46.2%	.	53.7%	46.3%	.	

Diagram II.4.1, displays the percentage of the population by age in Carbon County compared to the State of Wyoming.

Diagram II.4.1
Age Cohort
Carbon County vs. Wyoming
2010 Census and Current Census Estimates



The Wyoming driver's license data provided by the WYDOT indicated a net decrease of 157 persons during the first half of 2018. 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 1,959 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	528	474	54
2013	530	431	99
2014	526	468	58
2015	505	379	126
2016	446	404	42
2017	432	426	6
2018 – First Half	427	686	-259
Total	9,414	7,557	1,857

Population and Race

Table II.4.4 below shows population by age for the 2000 and 2010 census. The population changed by 1.6 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 6.5 percent to a total of 2,044 persons in 2010. Those aged 25 to 34 grew by 24.8 percent, and those aged under 5 grew by 26.5 percent.

Table II.4.4 Population by Age Carbon County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	896	5.7%	1,133	7.1%	26.5%
5 to 19	3,297	21.1%	2,925	18.4%	-11.3%
20 to 24	919	5.9%	913	5.7%	-0.7%
25 to 34	1,789	11.4%	2,232	14.1%	24.8%
35 to 54	5,223	33.4%	4,412	27.8%	-15.5%
55 to 64	1,595	10.2%	2,226	14%	39.6%
65 or Older	1,920	12.3%	2,044	12.9%	6.5%
Total	15,639	100.0%	15,885	100.0%	1.6%

The elder population is further explored in Table II.4.5, on the following page. Those aged 65 to 66 grew by 24.1 percent between 2000 and 2010, resulting in a population of 324 persons. Those aged 85 or older grew by -10 percent during the same time period, and resulted in 199 persons over age 85 in 2010.

Table II.4.5 Elderly Population by Age Carbon County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	261	13.6%	324	15.9%	24.1%
67 to 69	342	17.8%	399	19.5%	16.7%
70 to 74	463	24.1%	507	24.8%	9.5%
75 to 79	407	21.2%	366	17.9%	-10.1%
80 to 84	226	11.8%	249	12.2%	10.2%
85 or Older	221	11.5%	199	9.7%	-10%
Total	1,920	100.0%	2,044	100.0%	6.5%

Population by race and ethnicity is shown in Table II.4.6, below. The white population grew by 0.1 percent between 2000 and 2010, and resulted in representing 88.8 percent of the population in 2010. The Black population grew by 10.5 percent, represented 0.7 percent of the population in 2010. The American Indian and Asian populations represented 1 and 0.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by -1.9 percent between 2000 and 2010, compared to the 23.3 percent growth rate for non-Hispanics.

Table II.4.6					
Population by Race and Ethnicity					
Carbon County					
2000 & 2010 Census SF1 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%	-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%
Two or More Races	321	2.1%	357	2.2%	11.2%
Total	15,639	100.0%	15,885	100.0%	1.6%
Hispanic	2,163	13.8%	2,668	16.8%	-1.9%
Non-Hispanic	13,476	86.2%	13,217	83.2%	23.3%

Population by race and ethnicity through 2017 is shown in Table II.4.7, on the following page. The white population represented 92.9 percent of the population in 2017, compared with Black households accounting for 1.3 percent of the population. Hispanic households represented 17.9 percent of the population in 2017.

Table II.4.7				
Population by Race and Ethnicity				
Carbon County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	14,103	88.8%	14,575	92.9%
Black	116	0.7%	201	1.3%
American Indian	160	1%	275	1.8%
Asian	109	0.7%	128	0.8%
Native Hawaiian/ Pacific Islander	14	0.1%	14	0.1%
Other	1,026	6.5%	229	1.5%
Two or More Races	357	2.2%	267	1.7%
Total	15,885	100.0%	15,689	100.0%
Non-Hispanic	13,217	83.2%	12,878	82.1%
Hispanic	2,668	16.8%	2,811	17.9%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by -1.6 percent between 2000 and 2010, the white Hispanic population changed by 18.3 percent. The black non-Hispanic population changed by 5.8 percent, while the black Hispanic population changed by 250 percent.

Table II.4.8					
Population by Race and Ethnicity					
Carbon County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	12,892	95.7%	12,683	96%	-1.6%
Black	103	0.8%	109	0.8%	5.8%
American Indian	178	1.3%	121	0.9%	-32%
Asian	103	0.8%	103	0.8%	0%
Native Hawaiian/ Pacific Islander	8	0.1%	13	0.1%	62.5%
Other	20	0.1%	17	0.1%	-15%
Two or More Races	172	1.3%	171	1.3%	-0.6%
Total Non-Hispanic	13,476	100.0%	13,217	100.0%	-1.9%
Hispanic					
White	1,200	55.5%	1,420	53.2%	18.3%
Black	2	0.1%	7	0.3%	250%
American Indian	21	1%	39	1.5%	85.7%
Asian	2	0.1%	6	0.2%	200%
Native Hawaiian/ Pacific Islander	1	0%	1	0%	0%
Other	788	36.4%	1,009	37.8%	28%
Two or More Races	149	6.9%	186	7%	24.8%
Total Non-Hispanic	2,163	100.0%	2,668	100.0%	23.3%
Total Population	15,639	100.0%	15,885	100.0%	1.6%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.4.9. During this time, the total non-Hispanic population was 12,878 persons in 2017. The Hispanic population was 2,811.

Table II.4.9 Population by Race and Ethnicity				
Carbon County 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	12,683	96%	12,192	94.7%
Black	109	0.8%	195	1.5%
American Indian	121	0.9%	232	1.8%
Asian	103	0.8%	107	0.8%
Native Hawaiian/ Pacific Islander	13	0.1%	14	0.1%
Other	17	0.1%	0	0%
Two or More Races	171	1.3%	138	1.1%
Total Non-Hispanic	13,217	100.0%	12,878	100.0%
Hispanic				
White	1,420	53.2%	2,383	84.8%
Black	7	0.3%	6	0.2%
American Indian	39	1.5%	43	1.5%
Asian	6	0.2%	21	0.7%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	1,009	37.8%	229	8.1%
Two or More Races	186	7%	129	4.6%
Total Non-Hispanic	2,668	100.0	2,811	100.0%
Total Population	15,885	100.0%	15,689	100.0%

The number of foreign born persons are shown in Table II.4.10. An estimated 4.8 percent of the population was born in Mexico . Some 0.3 percent were born in Philippines , and another 0.2 percent were born in Spain .

Table II.4.10 Place of Birth for the Foreign-Born Population			
Carbon County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	753	4.8%
#2 country of origin	Philippines	54	0.3%
#3 country of origin	Spain	26	0.2%
#4 country of origin	England	23	0.1%
#5 country of origin	Peru	17	0.1%
#6 country of origin	Canada	14	0.1%
#7 country of origin	Ireland	14	0.1%
#8 country of origin	Haiti	12	0.1%
#9 country of origin	Nicaragua	11	0.1%
#10 country of origin	Taiwan	11	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.4.11. An estimated 4.1 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other Asian and Pacific Island languages .

Table II.4.11
Limited English Proficiency and Language Spoken at Home
 Carbon County
 2017 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	596	4.1%
#2 LEP Language	Other Asian and Pacific Island languages	14	0.1%
#3 LEP Language	Chinese	11	0.1%
#4 LEP Language	Russian, Polish, or other Slavic languages	7	0%
#5 LEP Language	Tagalog	3	0%
#6 LEP Language	Arabic	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	German or other West Germanic languages	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Poverty and Disability

The rate of poverty for Carbon County is shown in Table II.4.12, below. In 2017, there were an estimated 1,985 persons living in poverty. This represented a 13.3 percent poverty rate, compared to 12.9 percent poverty in 2000. In 2017, some 11.1 percent of those in poverty were under age 6, and 12.7 percent were 65 or older.

Table II.4.12 Poverty by Age Carbon County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	225	12%	220	11.1%
6 to 17	405	21.6%	308	15.5%
18 to 64	981	52.2%	1,204	60.7%
65 or Older	268	14.3%	253	12.7%
Total	1,879	100.0%	1,985	100.0%
Poverty Rate	12.9%	.	13.3%	.

To compare the poverty rate against more recent data, Table II.4.13 shows poverty by age from the 2010 and 2017 Five-Year ACS data. As can be seen, the 2010 5-year ACS had a poverty rate of 8.2 percent versus 13.3 percent in the most recent 2017 data.

Table II.4.13 Poverty by Age Carbon County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2010 Five-Year ACS		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	176	15.3%	220	11.1%
6 to 17	156	13.5%	308	15.5%
18 to 64	650	56.3%	1,204	60.7%
65 or Older	172	14.9%	253	12.7%
Total	1,154	100.0%	1,985	100.0%
Poverty Rate	8.2%	.	13.3%	.

The disability rate from the 2000 Census is shown in Table II.4.14, on the following page. Some 19.9 percent of the population was disabled in 2000, or a total of 2,731 persons. The disability rate was highest for those over 65, with 39.8 percent disabled.

Table II.4.14 Disability by Age Carbon County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	133	5.7%
16 to 64	1,879	19.6%
65 and older	719	39.8%
Total	2,731	19.9%

Table II.4.15 shows disability by type in 2000. There were 1,140 physical disabilities in 2000, some 1,202 employment disabilities, and 732 go-outside-home disabilities.

Table II.4.15 Total Disabilities Talled: Aged 5 and Older Carbon County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	731
Physical disability	1,140
Mental disability	662
Self-care disability	282
Employment disability	1,202
Go-outside-home disability	732
Total	4,749

Disability by age, as estimated by the 2017 ACS, is shown in Table II.4.16, below. The disability rate for females was 12.3 percent, compared to 11.5 percent for males. The disability rate grew precipitously higher with age, with 50.7 percent of those over 75 experiencing a disability.

Table II.4.16 Disability by Age Carbon County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	34	6%	0	0%	34	3.3%
5 to 17	11	0.8%	23	1.8%	34	1.3%
18 to 34	32	2%	64	4.5%	96	3.1%
35 to 64	398	13%	365	12.8%	763	12.9%
65 to 74	205	29.1%	187	29.2%	392	29.1%
75 or Older	213	49.4%	236	51.9%	449	50.7%
Total	893	11.5%	875	12.3%	1,768	11.9%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.4.17, on the following page. Some 7.6 percent have an ambulatory disability, 3.8 have an independent living disability, and 2.8 percent have a self-care disability.

Table II.4.17 Total Disabilities Tallied: Aged 5 and Older Carbon County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	767	5.2%
Vision disability	412	2.8%
Cognitive disability	356	2.6%
Ambulatory disability	1,045	7.6%
Self-Care disability	382	2.8%
Independent living difficulty	428	3.8%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.4.18 and 19. In 2017, some 7,519 persons were employed and 262 were unemployed. This totaled a labor force of 7,781 persons. The unemployment rate for Carbon County was estimated to be 3.4 in 2017.

Table II.4.18 Employment, Labor Force and Unemployment Carbon County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	7,519
Unemployed	262
Labor Force	7,781
Unemployment Rate	3.4%

In 2017, 91 percent of households in Carbon County had a high school education or greater.

Table II.4.19 High School or Greater Education Carbon County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	5,706	5,647
Total Households	6,205	6,205
Percent High School or Above	92%	91%

As seen in Table II.4.20, 35 percent of the population had a high school diploma or equivalent, another 35.5 percent have some college, 14 percent have a Bachelor’s Degree, and 5.1 percent of the population had a graduate or professional degree.

Table II.4.20 Educational Attainment Carbon County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	1,245	10.3%	1,243	10.4%
High School or Equivalent	4,758	39.4%	4,199	35%
Some College or Associates Degree	4,060	33.6%	4,261	35.5%
Bachelor’s Degree	1,534	12.7%	1,673	14%
Graduate or Professional Degree	486	4%	616	5.1%
Total Population Above 18 years	11,992	100.0%	11,992	100.0%

Economics

The HUD estimated MFI for Carbon County was \$74,500 in 2018.⁷⁰ This compares to Wyoming’s MFI of \$79,600. Diagram II.4.2, illustrates the estimated MFI for 2000 through 2018.

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.

Diagram II.4.2
Estimated Median Family Income
Carbon County vs. Wyoming
HUD Data: 2000-2018

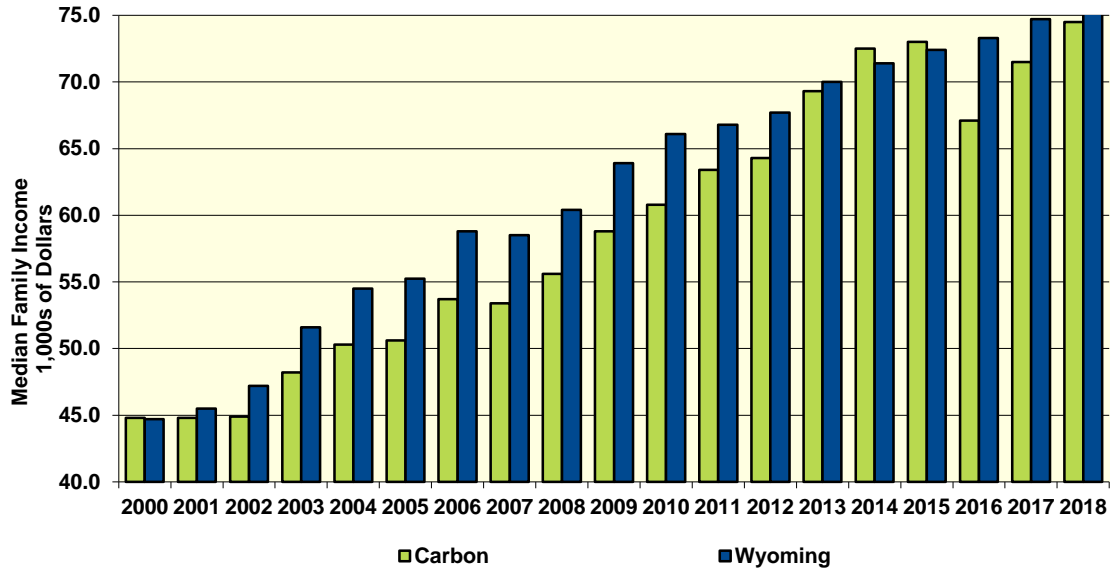


Table II.4.21, shows the labor force statistics for Carbon County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.9 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.2. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Carbon County decreased from 4.6 percent in 2016 to 4.0 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.4.21 Labor Force Statistics Carbon County 1990 - 2017 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%	5.0%
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	5.0%	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%	4.0%
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	6.0%	5.8%
2012	425	7,790	8,215	5.2%	5.3%
2013	362	8,016	8,378	4.3%	4.7%
2014	336	8,102	8,438	4.0%	4.1%
2015	316	8,139	8,455	3.7%	4.3%
2016	389	7,987	8,376	4.6%	5.3%
2017	316	7,641	7,957	4.0%	4.2%

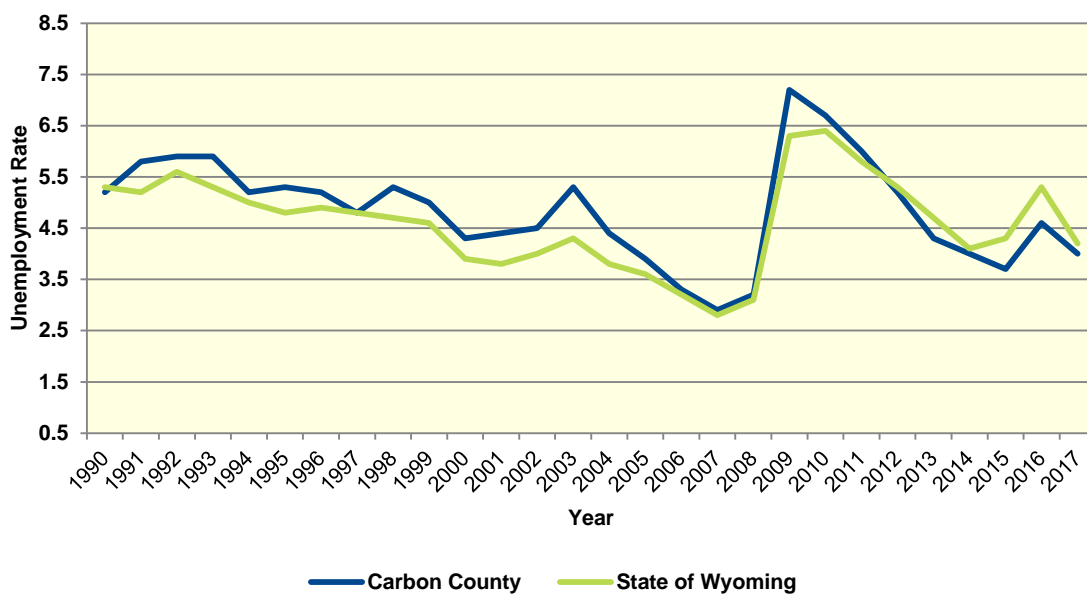
Diagram II.4.3, shows the employment and labor force for Carbon County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 7,641 persons, with the labor force reaching 7,957, indicating there were a total of 316 unemployed persons.

Diagram II.4.3
Employment and Labor Force
 Carbon County
 1990 – 2017 BLS Data



Diagram II.4.4, shows the unemployment rate for both the state and Carbon County. During the 1990’s the average rate for Carbon County was 5.4, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.8. Over the course of the entire period Carbon County had an average unemployment rate higher than the state, 4.8 percent for Carbon County, versus 4.6 statewide.

Diagram II.4.4
Annual Unemployment Rate
 Carbon County
 1990 – 2017 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 2018 and are presented in Table II.4.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 7,148 persons in 2016 to 6,785 in 2017, a change of -5.1 percent. The most recent June estimate shows monthly employment was 7,285.

Table II.4.22									
Total Monthly Employment									
Carbon County									
BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	6,442	6,377	6,407	6,590	7,111	6,833	6,811	6,561	6,352
Feb	6,368	6,467	6,438	6,632	7,102	6,780	6,766	6,491	6,311
Mar	6,473	6,528	6,614	6,765	7,027	6,838	6,722	6,496	6,367
Apr	6,788	6,423	6,724	6,834	7,073	7,009	6,945	6,595	6,496
May	7,142	6,576	6,956	7,290	7,476	7,372	7,262	6,912	6,969
Jun	7,151	6,993	7,378	7,876	8,092	7,857	7,641	7,333	7,285
Jul	6,799	6,812	7,051	7,582	7,552	8,076	7,503	7,017	
Aug	6,658	6,848	7,043	7,139	7,223	8,224	7,638	6,895	
Sep	6,935	6,988	7,238	7,297	7,437	8,103	7,429	7,099	
Oct	6,849	6,802	7,024	7,358	7,598	7,565	7,346	6,929	
Nov	6,607	6,515	6,852	7,253	7,187	7,127	6,995	6,628	
Dec	6,600	6,461	6,751	7,249	7,086	7,080	6,714	6,472	
Annual	6,734	6,649	6,873	7,155	7,330	7,405	7,148	6,785	
% Change	-1.7%	-1.3%	3.4%	4.1%	2.4%	1%	-3.5%	-5.1%	

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 900 dollars in 2016. In 2017, average weekly wages saw a decreased of 1.9 percent over the prior year, rising to 883 dollars, or by 17 percent. These data are shown in Table II.4.23.

Table II.4.23 Average Weekly Wages Carbon County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	475	471	461	503	477	
2002	481	486	464	514	486	0%
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	987	855	812	883	883	-1.9%
2018	1,020	877				

Total business establishments reported by the QCEW are displayed in Table II.4.24. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 1.9 percent, from 663 to 666 establishments. The most recent preliminary 2018 estimates show there were 655 business establishments in the second quarter of 2018.

Table II.4.24 Number of Business Establishments Carbon County BLS QCEW Data, 2001–2018(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	669	663	666	0.5%
2018	656	655				

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.4.25, below shows total real earnings by industry for Carbon County. In the most recent 2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$135,615,000 dollars. Between 2016 and 2017 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 52.9 percent to \$27,814,000 dollars.

Table II.4.25
Real Earnings by Industry
 Carbon County
 BEA Table CA-5N Data (1,000's of 2017 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	2,487	11,416	-671	7,521	18,085	9,759	6,163	3,847	-37.6
Forestry, fishing, related activities, and other	0	3,708	0	0	0	12,827	18,186	27,814	52.9
Mining	30,771	35,156	31,488	29,439	28,415	0	0	0	0.0
Utilities	6,899	6,588	5,440	5,324	4,152	3,663	3,834	3,701	-3.5
Construction	50,543	0	44,520	58,317	70,043	75,312	66,583	32,399	-51.3
Manufacturing	0	0	0	0	0	0	0	0	0.0
Wholesale trade	3,151	2,990	4,115	4,262	4,320	4,570	4,476	4,284	-4.3
Retail trade	31,636	28,550	27,563	27,770	28,851	32,623	31,467	31,122	-1.1
Transportation and warehousing	43,477	47,170	45,929	47,809	44,313	39,986	32,706	36,409	11.3
Information	3,972	3,800	4,090	3,664	3,676	4,120	3,726	3,525	-5.4
Finance and insurance	10,040	8,914	8,496	8,757	8,754	8,420	8,512	8,631	1.4
Real estate and rental and leasing	9,709	8,710	8,563	4,693	3,886	3,672	3,920	3,621	-7.6
Professional and technical services	10,956	12,404	17,651	17,519	17,129	17,725	11,361	10,525	-7.4
Management of companies and enterprises	1,704	1,829	1,699	1,667	1,656	1,708	1,754	1,890	7.8
Administrative and waste services	6,508	6,905	8,693	11,734	10,979	13,187	10,583	10,183	-3.8
Educational services	0	104	160	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	6,999	6,146	6,544	5,110	5,601	4,469	4,490	4,625	3.0
Accommodation and food services	23,477	34,891	32,282	26,895	25,678	28,679	29,872	30,186	1.1
Other services, except public administration	12,581	11,434	11,171	11,309	11,834	11,953	12,445	12,309	-1.1
Government and government enterprises	141,721	142,449	142,723	146,785	146,264	141,946	140,956	135,615	-3.8
Total	480,812	490,001	500,127	544,504	587,934	577,450	554,253	527,742	-4.8

Table II.4.26, below shows the total employment by industry for Carbon County. The most recent estimates show the government and government enterprises industry was the largest employer in Carbon County, with employment reaching 1,952 jobs in 2017. Between 2016 and 2017 the utilities industry saw the largest percentage increase, rising by 14.0 percent to 49 jobs.

Table II.4.26
Employment by Industry
Carbon County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	392	424	449	449	447	468	470	501	6.6
Forestry, fishing, related activities, and other	0	139	0	0	0	139	147	142	-3.4
Mining	459	392	456	392	352	0	0	0	0.0
Utilities	78	69	61	57	44	37	43	49	14.0
Construction	763	0	741	842	1,017	1,033	924	589	-36.3
Manufacturing	0	0	0	0	0	0	0	0	0.0
Wholesale trade	72	74	95	88	113	120	97	92	-5.2
Retail trade	938	931	905	911	974	1,061	1,062	1,038	-2.3
Transportation and warehousing	529	560	510	503	533	489	388	377	-2.8
Information	98	99	98	96	89	97	88	85	-3.4
Finance and insurance	275	268	336	335	333	335	375	381	1.6
Real estate and rental and leasing	377	386	378	388	371	396	389	398	2.3
Professional and technical services	283	283	304	299	283	276	229	232	1.3
Management of companies and enterprises	20	21	20	20	30	20	21	22	4.8
Administrative and waste services	259	253	259	307	303	337	320	296	-7.5
Educational services	0	40	40	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	201	188	183	188	179	173	159	167	5.0
Accommodation and food services	962	1,043	1,057	1,071	1,085	1,131	1,166	1,231	5.6
Other services, except public administration	411	400	397	412	409	401	405	390	-3.7
Government and government enterprises	2,207	2,222	2,207	2,157	2,093	2,015	1,993	1,952	-2.1
Total	9,599	9,504	9,783	9,999	10,227	10,302	10,000	9,674	-3.3

Table II.4.27, below shows the real average earnings per job by industry for Carbon County. These figures are calculated by dividing the total real earning displayed in Table II.4.25 and II.4.26, by industry. In 2017, the forestry, fishing, and related activities industry had the highest average earnings reaching \$195,873 dollars. Between 2016 and 2017 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 58.3 percent to \$195,873 dollars.

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	6,343	26,925	-1,493	16,750	40,460	20,852	13,113	7,679	-41.4
Forestry, fishing, related activities, and other	0	26,679	0	0	0	92,281	123,714	195,873	58.3
Mining	67,039	89,685	69,052	75,099	80,724	0	0	0	0.0
Utilities	88,453	95,478	89,178	93,396	94,367	99,007	89,160	75,531	-15.3
Construction	66,243	0	60,081	69,261	68,872	72,906	72,059	55,007	-23.7
Manufacturing	0	0	0	0	0	0	0	0	0.0
Wholesale trade	43,765	40,411	43,315	48,427	38,230	38,080	46,147	46,565	0.9
Retail trade	33,727	30,666	30,456	30,483	29,622	30,747	29,630	29,983	1.2
Transportation and warehousing	82,187	84,232	90,057	95,048	83,138	81,770	84,294	96,576	14.6
Information	40,535	38,379	41,736	38,170	41,302	42,474	42,340	41,471	-2.1
Finance and insurance	36,510	33,262	25,286	26,139	26,287	25,136	22,698	22,654	-0.2
Real estate and rental and leasing	25,752	22,565	22,653	12,096	10,475	9,271	10,078	9,098	-9.7
Professional and technical services	38,713	43,831	58,062	58,591	60,525	64,219	49,612	45,366	-8.6
Management of companies and enterprises	85,220	87,093	84,950	83,333	55,202	85,421	83,526	85,909	2.9
Administrative and waste services	25,129	27,294	33,565	38,220	36,233	39,130	33,073	34,402	4.0
Educational services	0	2,607	3,989	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	34,821	32,689	35,758	27,183	31,290	25,829	28,242	27,695	-1.9
Accommodation and food services	24,405	33,452	30,541	25,112	23,666	25,357	25,619	24,522	-4.3
Other services, except public administration	30,610	28,584	28,138	27,449	28,935	29,807	30,729	31,562	2.7
Government and government enterprises	64,214	64,109	64,668	68,051	69,882	70,444	70,725	69,475	-1.8
Total	50,090	51,557	51,122	54,456	57,488	56,052	55,425	54,553	-1.6

Table II.4.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$804,558,000 a -0.9 percent change between 2016 and 2017. Table II.4.27, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 9,599 and 9,674 in 2017, which was a percentage change of -3.3 over this this period.

Table II.4.28
Total Employment and Real Personal Income
 Carbon County
 BEA Data 1969 Through 2017

Year	1,000s of 2017 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	246,986	17,956	-14,203	47,773	22,689	285,288	21,756	6,955	35,514
1970	253,584	19,134	-15,774	52,558	24,644	295,879	21,941	7,179	35,321
1971	277,504	20,829	-16,125	57,087	26,499	324,135	23,164	7,538	36,812
1972	312,979	23,992	-17,670	60,481	28,220	360,018	24,800	8,079	38,742
1973	330,835	28,850	-15,896	64,143	30,835	381,068	24,630	8,443	39,186
1974	374,117	33,236	-16,902	67,503	31,833	423,315	26,171	8,831	42,363
1975	385,711	34,043	-17,045	65,703	34,195	434,521	25,863	8,884	43,418
1976	419,328	38,615	-24,230	68,303	36,757	461,543	26,747	9,407	44,577
1977	489,342	45,258	-38,602	73,070	37,456	516,007	28,473	10,709	45,694
1978	560,908	52,781	-42,275	80,106	39,593	585,551	30,585	11,308	49,602
1979	660,825	63,879	-46,213	86,528	41,758	679,019	33,366	12,477	52,965
1980	706,156	69,241	-39,727	99,785	45,495	742,469	33,700	13,588	51,970
1981	628,936	66,856	-32,391	112,623	49,196	691,508	30,699	12,948	48,574
1982	544,026	60,889	-28,120	116,390	52,635	624,041	27,891	11,883	45,783
1983	481,347	52,363	-22,037	112,551	58,571	578,069	27,072	10,897	44,173
1984	463,153	52,757	-20,998	117,573	53,951	560,922	27,507	10,816	42,822
1985	428,046	49,911	-16,233	110,380	54,591	526,873	27,028	10,263	41,708
1986	385,295	45,796	-10,062	115,907	57,772	503,116	26,995	9,577	40,231
1987	335,078	40,106	-2,994	100,540	56,326	448,843	24,972	9,365	35,780
1988	328,730	42,489	-1,965	96,370	55,835	436,481	25,032	9,482	34,670
1989	346,415	43,726	-2,218	110,683	56,489	467,645	27,534	9,713	35,665
1990	364,211	46,147	-4,192	114,955	58,104	486,931	29,319	9,834	37,036
1991	377,227	47,391	-3,756	104,024	58,788	488,892	29,799	9,818	38,422
1992	367,139	45,948	-1,893	104,584	62,735	486,617	30,133	9,428	38,941
1993	356,684	42,950	782	108,347	64,830	487,694	29,953	9,305	38,333
1994	350,704	43,296	-20	115,174	67,680	490,243	30,355	9,762	35,925
1995	338,729	42,614	-1,150	114,127	70,388	479,480	29,645	9,832	34,451
1996	329,947	41,702	-2,703	113,151	72,240	470,933	29,266	9,636	34,241
1997	356,211	43,366	-4,404	117,316	71,851	497,608	31,269	9,463	37,643
1998	350,060	43,981	-4,821	126,581	73,468	501,307	31,815	9,538	36,702
1999	348,175	42,449	-4,461	130,198	75,559	507,022	32,233	9,388	37,087
2000	355,515	42,751	-6,089	134,857	76,654	518,187	33,255	9,490	37,463
2001	364,644	42,905	-2,944	139,029	79,141	536,965	35,287	9,339	39,045
2002	360,071	41,536	141	135,715	83,698	538,089	35,271	9,315	38,654
2003	368,305	42,283	4,402	140,863	89,291	560,578	36,783	9,075	40,585
2004	374,405	43,747	8,314	145,563	89,501	574,036	37,676	9,130	41,008
2005	393,470	45,741	12,338	167,840	90,011	617,917	40,984	9,395	41,880
2006	469,926	60,630	15,077	156,880	92,748	674,000	44,529	10,106	46,500
2007	536,768	71,355	14,253	143,677	92,000	715,343	46,169	10,870	49,380
2008	577,127	73,666	20,339	142,949	103,739	770,488	49,207	10,844	53,221
2009	472,685	60,494	29,427	122,922	110,157	674,695	42,229	9,871	47,886
2010	480,812	60,398	32,860	128,195	112,694	694,163	43,799	9,599	50,090
2011	490,001	54,486	43,972	181,755	109,778	771,021	48,651	9,504	51,558
2012	500,127	57,150	49,844	202,168	105,324	800,314	50,872	9,783	51,122
2013	544,504	67,550	47,365	180,553	106,162	811,032	51,134	9,999	54,456
2014	587,934	72,896	45,028	180,368	106,402	846,836	53,237	10,227	57,488
2015	577,450	72,505	38,361	179,645	110,181	833,132	53,252	10,302	56,052
2016	554,253	69,954	32,436	180,502	114,466	811,703	51,613	10,000	55,425
2017	527,742	65,625	43,213	182,807	116,421	804,558	52,575	9,674	54,553

Diagram II.4.5, below, shows real average earnings per job for Carbon County from 1990 to 2017. Over this period the average earning per job for Carbon County was \$44,112 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

Diagram II.4.5
Real Average Earnings Per Job
 Carbon County
 BEA Data 1990 - 2017

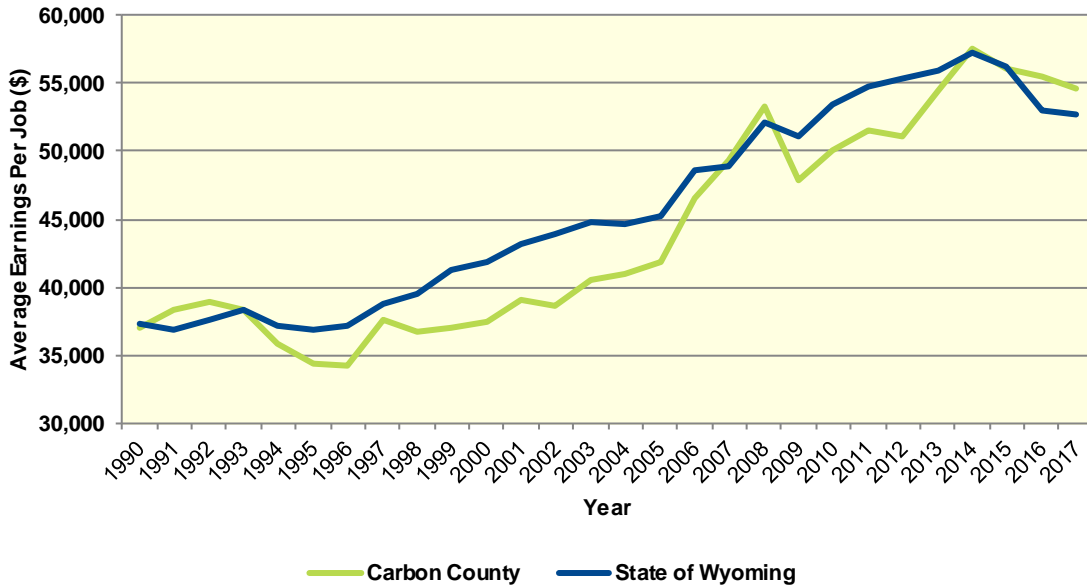


Diagram II.4.6, on the following page, shows real per capita income Carbon County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Carbon County was \$39,654 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.4.6
Real Per Capita Income
Carbon County
BEA Data 1990 - 2017

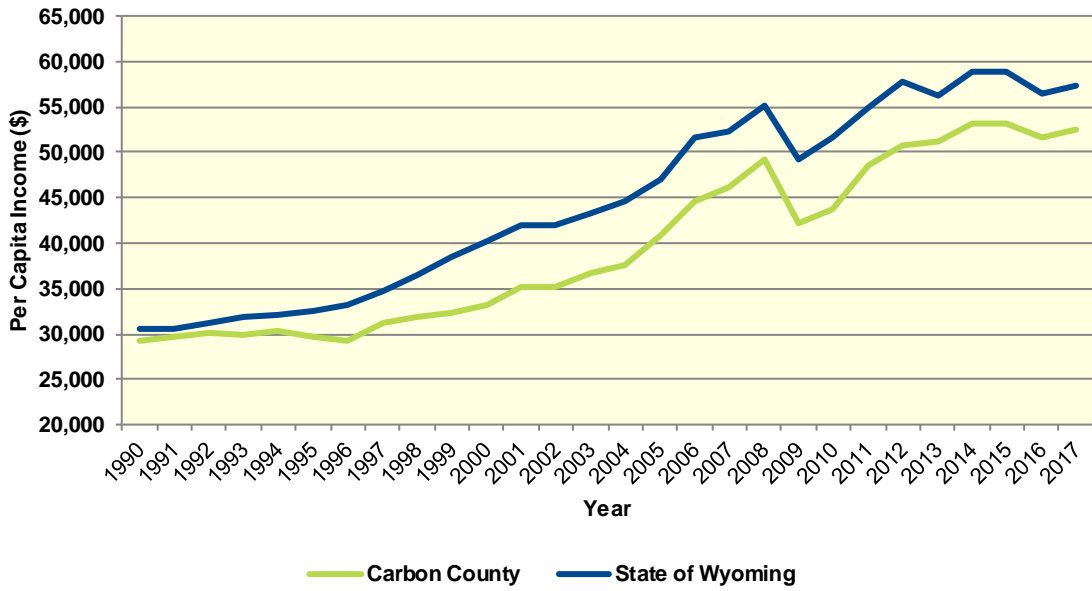


Table II.4.29 Semiannual Average Monthly Rental Prices Carbon County EAD Data, 1987:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.87	456	232	630	439
Q4.87	448	232	567	502
Q2.88	433	224	616	466
Q4.88	415	224	613	452
Q2.89	391	216	577	403
Q4.89	372	225	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
Q4.17	703	364	967	874

Housing

Q2.18	706	361	969	841
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According to the Wyoming cost of living index, real average apartment rent in Carbon increased by 0 percent from second quarter 2017 to second quarter 2018 from \$703 to \$800. During that same period, detached single-family home rents decreased by 2.3 percent, rents for mobile homes on lots increased by 0.2 percent, and rents for mobile home lots increased by 8.1 percent.

Carbon rental prices experienced average annualized increases of 1.2 percent for apartments, 1.5 percent for houses, 2.0 percent for mobile homes plus a lot, and 1.2 percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.4.29, 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 35 authorizations in 2016 to 25 in 2017.

The real value of single-family building permits decreased from \$438,079 in 2016 to \$202,790 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.4.30.

Table II.4.30 Building Permits and Valuation Carbon County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	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	129,600	0
1981	65	0	0	96	161	101,316	70,443
1982	41	2	0	0	43	84,874	0
1983	39	10	0	0	49	93,199	0
1984	25	0	0	0	25	87,573	0
1985	25	0	0	0	25	135,884	0
1986	14	0	0	0	14	344,666	0
1987	16	0	0	0	16	90,856	0
1988	26	0	0	0	26	125,561	0
1989	17	0	0	0	17	104,657	0
1990	9	0	0	0	9	61,133	0
1991	10	0	0	0	10	51,211	0
1992	13	0	0	0	13	128,329	0
1993	12	0	0	0	12	195,840	0
1994	21	0	0	0	21	108,131	0
1995	24	0	0	0	24	74,913	0
1996	49	4	0	0	53	105,279	0
1997	36	0	0	0	36	99,995	0
1998	28	10	0	36	74	122,241	76,068
1999	31	0	0	0	31	89,092	0
2000	33	0	0	0	33	171,223	0
2001	37	0	0	0	37	151,546	0
2002	28	0	0	0	28	136,560	0
2003	33	0	0	0	33	161,361	0
2004	60	0	0	0	60	125,360	0
2005	65	0	0	0	65	168,699	0
2006	56	2	0	0	58	158,151	0
2007	94	2	0	0	96	154,182	0
2008	55	0	0	0	55	177,833	0
2009	24	0	0	0	24	219,715	0
2010	18	0	0	0	18	186,621	0
2011	28	0	0	0	28	243,420	0
2012	27	0	0	0	27	220,722	0
2013	24	0	0	8	32	204,535	52,382
2014	21	0	0	10	31	208,373	51,485
2015	34	0	0	0	34	198,291	0
2016	35	0	0	0	35	438,079	0
2017	25	0	0	0	25	202,790	0

Diagram II.4.7 Single Family Permits

Carbon County
Census Bureau Data, 1980–2017

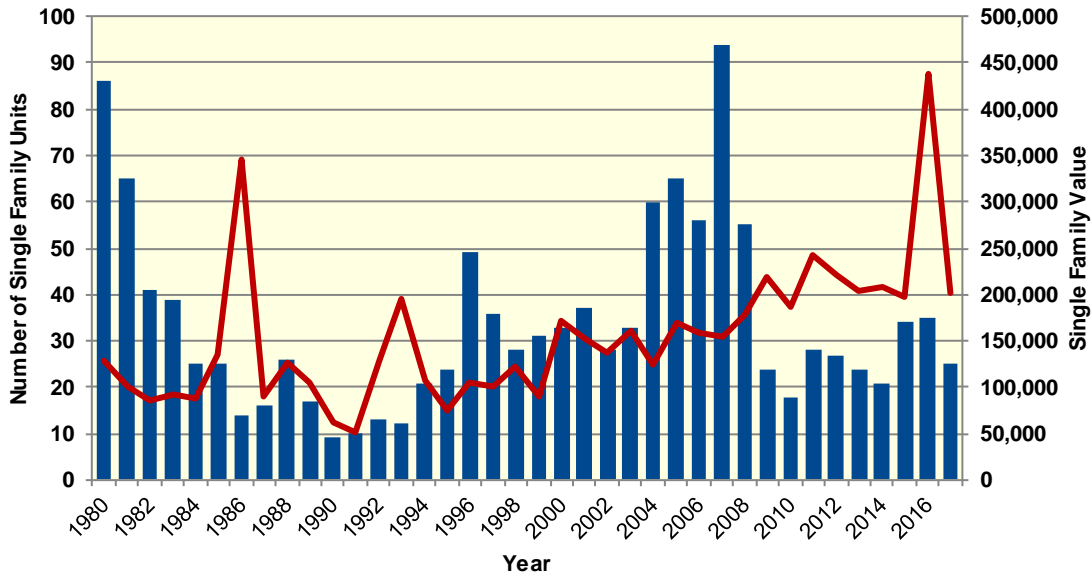
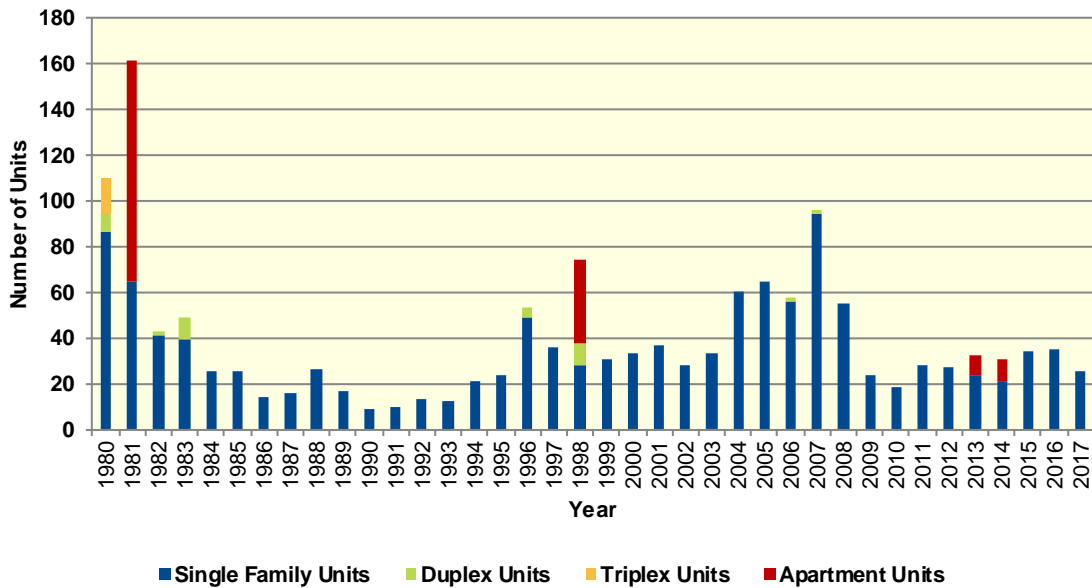


Diagram II.4.8 Total Permits by Unit Type

Carbon County
Census Bureau Data, 1980–2017



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.4.31					
Group Quarters Population					
Carbon County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	870	90.4%	699	90.2%	-19.7%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	92	9.6%	76	9.8%	-17.4%
Other Institutions	0	0%	0	0%	%
Total	962	100.0%	775	100.0%	-19.4%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	11	100%	5	100%	-54.5%
Total	11	100.0%	5	100.0%	-54.5%
Group Quarters Population	973	100.0%	780	100.0%	-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.

Households by type and tenure are shown in Table II.4.32. Family households represented 66.8 percent of households, while non-family households accounted for 33.2 percent. These changed from 64.3 and 35.7 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	4,109	64.3%	4,144	66.8%
Married-Couple Family	3,292	80.1%	3,208	77.4%
Owner-Occupied	2,694	81.8%	2,670	83.2%
Renter-Occupied	598	18.2%	538	16.8%
Other Family	817	19.9%	936	19.7%
Male Householder, No Spouse Present	321	39.3%	332	34.3%
Owner-Occupied	197	61.4%	198	59.6%
Renter-Occupied	124	38.6%	134	40.4%
Female Householder, No Spouse Present	496	60.7%	604	53%
Owner-Occupied	259	52.2%	355	58.8%
Renter-Occupied	237	47.8%	249	41.2%
Non-Family Households	2,279	35.7%	2,061	33.2%
Owner-Occupied	1,402	61.5%	1,167	56.6%
Renter-Occupied	877	38.5%	894	43.4%
Total	6,388	100.0%	6,205	100.0%

Housing types by unit are shown in Table II.4.33, below. In 2017, there were 8,734 housing units, up from 8,307 in 2000. Single-family units accounted for 73.2 percent of units in 2017, compared to 67.9 in 2000. Apartment units accounted for 6.3 percent in 2017, compared to 6.7 percent in 2000.

Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	5,642	67.9%	6,391	73.2%
Duplex	166	2%	90	1%
Tri- or Four-Plex	263	3.2%	195	2.2%
Apartment	558	6.7%	548	6.3%
Mobile Home	1,583	19.1%	1,510	17.3%
Boat, RV, Van, Etc.	95	1.1%	0	0%
Total	8,307	100.0%	8,734	100.0%

In 2010, there were 8,532 housing units, compared with 8,734 in 2017. Single-family units accounted for 73.2 percent of units in 2017, compared to 76.5 in 2010. Apartment units accounted for 6.3 percent in 2017, compared to 6.9 percent in 2010.

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	6,525	76.5%	6,391	73.2%
Duplex	107	1.3%	90	1%
Tri- or Four-Plex	314	3.7%	195	2.2%
Apartment	589	6.9%	548	6.3%
Mobile Home	981	11.5%	1,510	17.3%
Boat, RV, Van, Etc.	16	0.2%	0	0%
Total	8,532	100.0%	8,734	100.0%

Some 74.5 percent of housing was occupied in 2010, compared to 73.8 percent in 2000. Owner-occupied housing changed 4.5 percent between 2000 and 2010, ending with owner-occupied units representing 71.3 percent of unit. Vacant units changed by 0.5 percent, resulting in 2,188 vacant units in 2010.

Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	6,129	73.8%	6,388	74.5%	4.2%
Owner-Occupied	4,354	71%	4,552	71.3%	4.5%
Renter-Occupied	1,775	29%	1,836	28.7%	3.4%
Vacant Housing Units	2,178	26.2%	2,188	25.5%	0.5%
Total Housing Units	8,307	100.0%	8,576	100.0%	3.2%

Table II.4.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 8,734 housing units. An estimated 70.7 percent were owner-occupied, and 29 percent were vacant.

Table II.4.36 Housing Units by Tenure Carbon County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,388	74.5%	6,205	71%
Owner-Occupied	4,552	71.3%	4,390	70.7%
Renter-Occupied	1,836	28.7%	1,815	29.3%
Vacant Housing Units	2,188	25.5%	2,529	29%
Total Housing Units	8,576	100.0%	8,734	100.0%

Households by household size are shown in Table II.4.37, below. There were a total of 6,388 households in 2010, up from 6,129 in 2000. One person households changed by 6,129 percent between 2000 and 2010, while two person households changed by 3.1 percent. Three and four person households changed by -2.3 and -9.5 respectively, representing 14.2 percent and 10.9 percent of the population in 2010.

Table II.4.37 Households by Household Size Carbon County 2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	1,685	27.5%	1,888	29.6%	12%
Two Persons	2,287	37.3%	2,358	36.9%	3.1%
Three Persons	925	15.1%	904	14.2%	-2.3%
Four Persons	769	12.5%	696	10.9%	-9.5%
Five Persons	308	5%	356	5.6%	15.6%
Six Persons	100	1.6%	119	1.9%	19%
Seven Persons or More	55	0.9%	67	1%	21.8%
Total	6,129	100.0%	6,388	100.0%	4.2%

Households by income is shown in Table II.4.38, on the following page. Households earning more than \$100,000 per year represented 24.5 percent of households in 2017, compared to 5.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20 percent of households in 2010, compared to 20 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11.6 percent of households in 2017, compared to 19.3 percent in 2000.

Table II.4.38				
Households by Income				
Carbon County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Income	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,189	19.3%	722	11.6%
\$15,000 to \$19,999	470	7.6%	184	3%
\$20,000 to \$24,999	447	7.3%	353	5.7%
\$25,000 to \$34,999	901	14.6%	617	9.9%
\$35,000 to \$49,999	1,123	18.2%	771	12.4%
\$50,000 to \$74,999	1,234	20%	1,244	20%
\$75,000 to \$99,999	434	7%	792	12.8%
\$100,000 or More	361	5.9%	1,522	24.5%
Total	6,159	100.0%	6,205	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.4.39, on the following page. Households earning more than \$100,000 per year represented 24.5 percent of households in 2017, compared to 16.5 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 11.6 percent of households in 2017, compared to 7.9 percent in 2000.

Table II.4.39				
Households by Income				
Carbon County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	490	7.9%	722	11.6%
\$15,000 to \$19,999	249	4%	184	3%
\$20,000 to \$24,999	302	4.9%	353	5.7%
\$25,000 to \$34,999	587	9.5%	617	9.9%
\$35,000 to \$49,999	1,051	16.9%	771	12.4%
\$50,000 to \$74,999	1,413	22.8%	1,244	20%
\$75,000 to \$99,999	1,092	17.6%	792	12.8%
\$100,000 or More	1,021	16.5%	1,522	24.5%
Total	6,205	100.0%	6,205	100.0%

Table II.4.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 11.4 percent and 1.9 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 23.8 percent, 11 percent, and 6.9, respectively. Housing units built prior to 1939 represented 19.5 percent of households in 2017.

Table II.4.40				
Households by Year Home Built				
Carbon County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,214	19.8%	1,212	19.5%
1940 to 1949	486	7.9%	426	6.9%
1950 to 1959	704	11.5%	689	11.1%
1960 to 1969	465	7.6%	466	7.5%
1970 to 1979	1,869	30.5%	1,477	23.8%
1980 to 1989	889	14.5%	681	11%
1990 to 1999	502	8.2%	427	6.9%
2000 to 2009	.	.	708	11.4%
2010 or Later	.	.	119	1.9%
Total	6,129	100.0%	6,205	100.0%

Table II.4.41, below, shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 11.4 percent in 2010 and 8.8 percent of households. Housing units built prior to 1939 represented 19.5 percent of households in 2017 and 18.2 percent of households in 2010.

Table II.4.41				
Households by Year Home Built				
Carbon County				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,131	18.2%	1,212	19.5%
1940 to 1949	329	5.3%	426	6.9%
1950 to 1959	780	12.6%	689	11.1%
1960 to 1969	411	6.6%	466	7.5%
1970 to 1979	1,669	26.9%	1,477	23.8%
1980 to 1989	910	14.7%	681	11%
1990 to 1999	428	6.9%	427	6.9%
2000 to 2009	547	8.8%	708	11.4%
2010 or Later	.	.	119	1.9%
Total	6,205	100.0%	6,205	100.0%

The distribution of unit types by race are shown in Table II.4.42, on the following page. An estimated 79.8 percent of white households occupy single family homes, while 32.6 percent of black households do. Some 5.6 percent of white households occupy apartments, while 52.8 percent of black households do. An estimated 100 percent of Asian, and 57.8 percent of American Indian households occupy single family homes.

Table II.4.42 Distribution of Units in Structure by Race Carbon County 2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	79.8%	32.6%	57.8%	100%	%	60.7%	100%
Duplex	1.2%	14.6%	0%	0%	%	0%	0%
Tri- or Four-Plex	2.1%	0%	0%	0%	%	0%	0%
Apartment	5.6%	52.8%	0%	0%	%	6.7%	0%
Mobile Home	11.3%	0%	42.2%	0%	%	32.6%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.4.43, below. An estimated 16.7 percent of vacant units were for rent in 2010, a 1.4 percent change since 2000. In addition, some 7.4 percent of vacant units were for sale, a change of -25.3 percent between 2000 and 2010. "Other" vacant units represented 21.4 percent of vacant units in 2010. This is a change of 0.4 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.4.43 Disposition of Vacant Housing Units Carbon County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	360	16.5%	365	16.7%	1.4%
For Sale	217	10%	162	7.4%	-25.3%
Rented or Sold, Not Occupied	71	3.3%	77	3.5%	8.5%
For Seasonal, Recreational, or Occasional Use	1,050	48.2%	1,070	48.9%	1.9%
For Migrant Workers	13	0.6%	45	2.1%	246.2%
Other Vacant	467	21.4%	469	21.4%	0.4%
Total	2,178	100.0%	2,188	100.0%	0.5%

The disposition of vacant units between 2010 and 2017 are shown in Table II.4.44. By 2017, for rent units accounted for 13.8 percent of vacant units, while for sale units accounted for 7.5 percent. “Other” vacant units accounted for 32.7 percent of vacant units, representing a total of 826 “other” vacant units.

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	365	16.7%	348	13.8%
For Sale	162	7.4%	190	7.5%
Rented Not Occupied	13	0.6%	0	0%
Sold Not Occupied	64	2.9%	37	1.5%
For Seasonal, Recreational, or Occasional Use	1,070	48.9%	1,067	42.2%
For Migrant Workers	45	2.1%	61	2.4%
Other Vacant	469	21.4%	826	32.7%
Total	2,188	100.0%	2,529	100.0%

Table II 4.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 106 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 7.5 percent of total households in Carbon County. In Carbon County the 3,640 households with three bedrooms accounted for 27.8 percent of all households ,and there were only 390 five-bedroom or more households, which accounted for 14 percent of all households.

Table II.4.45 Households by Number of Bedrooms Carbon County 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	23	106	400	100
One	120	183	655	4.6
Two	994	706	2,425	7.5
Three	2,123	628	3,640	27.8
Four	842	159	1,224	41.7
Five or more	288	33	390	14
Total	6,205	1,815	8,734	100.0

The age of a structure influences its value. As shown in Table II. 4.46, structures built in 1939 or earlier had a median value of, 151,700 while structures built between 1950 and 1959 had a median value of 151,800 and those built between 1990 to 1999 had a median value of 162,500. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 283,300 and, 0 respectively. The total median value in Carbon County was, 158,600.

Table II.4.46 Owner Occupied Median Value by Year Structure Built Carbon County 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	151,700
1940 to 1949	117,600
1950 to 1959	151,800
1960 to 1969	164,700
1970 to 1979	161,200
1980 to 1989	141,700
1990 to 1999	162,500
2000 to 2009	232,400
2010 to 2013	283,300
2014 or later	0
Median Value	158,600

Household mortgage status is reported in Table II. 4.47. In, Carbon County households with a mortgage accounted for 58.5 percent of all households or 2,566 housing units, and the remaining 54.8 percent or 2,405 units had no mortgage. Of those units with a mortgage, 129 had either a second mortgage or home equity loan, 32 had both a second mortgage and home equity loan, and 2,405 or 54.8 percent had no second mortgage or no home equity loan.

Table II.4.47 Mortgage Status Carbon County 2017 5-Year ACS Data		
Mortgage Status	Carbon County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,566	58.5
With either a second mortgage or home equity loan, but not both	129	2.9
Second mortgage only	26	0.6
Home equity loan only	103	2.3
Both second mortgage and home equity loan	32	0.7
No second mortgage and no home equity loan	2,405	54.8
Housing units without a mortgage	1,824	41.5
Total	4,390	100.0%

The median rent in Carbon County was \$752, as seen in Table II 4.48

Table II.4.48 Median Rent Carbon County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$752
Median Home Value	\$158,600

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Carbon County was \$187,500. This represented an increase of 2.8 percent from the previous year. Wyoming’s average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.4.49.

Table II.4.49 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
2017	187,500	2.8	292,759	4.4

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.⁷¹ During December 2018, a total of 42 surveys were completed by property managers in Carbon County. Of the 776 rental units surveyed 148 were vacant, indicating a vacancy rate of 19.1 percent.

From December 2018 through February of 2019⁷², a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.4.50 presents some basic statistics about the completed surveys.

Diagram II.4.9 shows the historical vacancy rate from Carbon County and Wyoming over the period of June 2001 to December 2018.

Table II.4.50 Total Units, Vacant Units, and Vacancy Rate Carbon County RVS Data, December 2003 – December 2018				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
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%
2018a	132	2,714	302	11.1%
2018b	42	776	148	19.1%

⁷¹ Those signified as *a* in the “year” column of Table II.1.27 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.

⁷² Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.4.9
Vacancy Rates by Year
 Carbon County vs. Wyoming
 RVS Data, June 2001 – December 2018

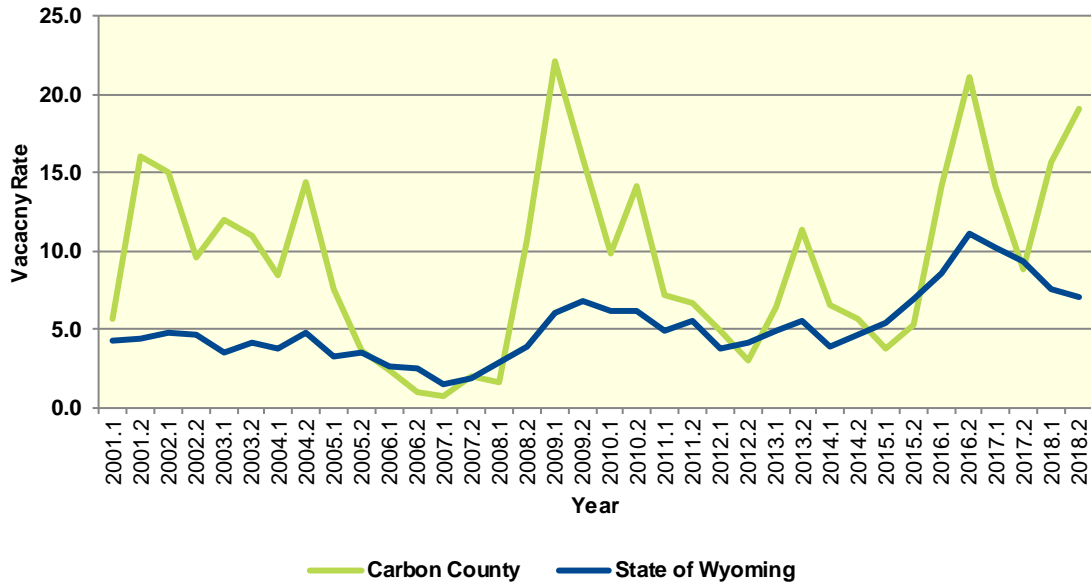


Diagram II.4.10 shows the average rent of single-family and apartment units in Carbon County. In 2018, rents for single-family units were \$854.4 and average rents for apartments were \$728.6.

Diagram II.4.10
Average Rent of Single Family and Apartment Units
 Carbon County
 RVS Data, June 2006 – December 2018

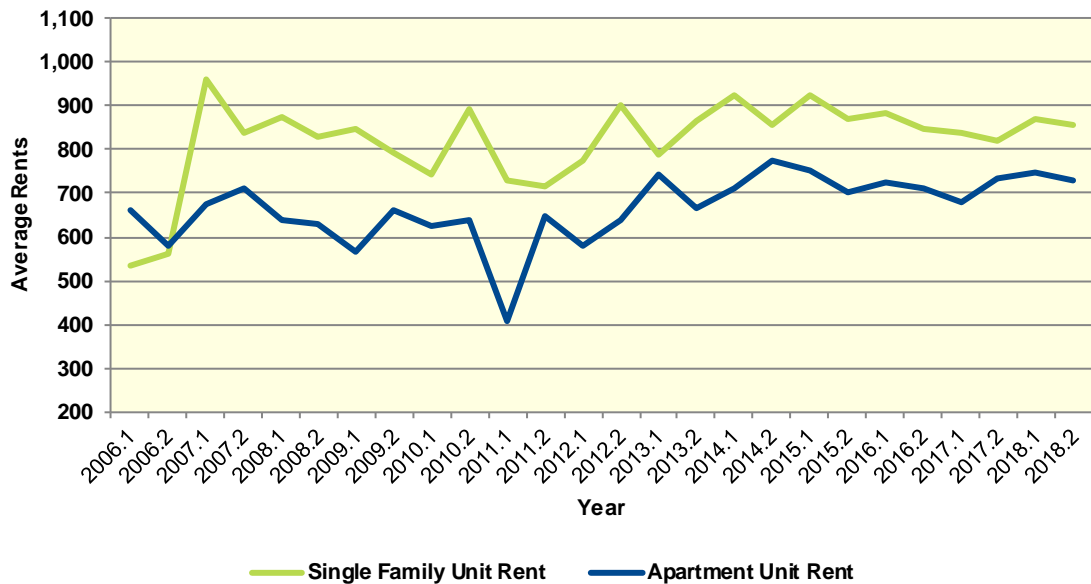


Table II.4.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 129 single family units in Carbon County, with 16 of them available. This translates into a vacancy rate of 12.4 percent in Carbon County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 358 apartment units reported in the survey, with 99 of them available, which resulted in a vacancy rate of 27.7 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.4.51			
Rental Vacancy Survey by Type			
Carbon County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	129	16	12.4%
Apartments	358	99	27.7%
Mobile Homes	172	10	5.8%
"Other" Units	21	3	14.3%
Don't Know	68	17	25.0%
Total	776	148	19.1%

Table II.4.52 reports units by bedroom size. As can be seen there were 186 two-bedroom apartment units and 14 three bedroom units. Overall, the 230 two-bedroom units accounted for 29.6 percent of all units, and the 213 three bedroom units accounted for 27.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 230 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.4.52							
Rental Units by Number of Bedrooms							
Carbon County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	14	0	0	.	14
One	10	2	66	3	0	.	81
Two	17	18	186	6	3	.	230
Three	16	6	14	163	14	.	213
Four	4	2	0	0	2	.	8
Five	0	0	0	0	0	.	0.0
Don’t Know	82	0	78	0	2	68	230
Total	129	28	358	172	21	68	776

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.4.53, Two bedroom apartments were the most available apartment units, with Three bedroom units being the most available single family units.

Table II.4.53							
Available Rental Units by Number of Bedrooms							
Carbon County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	4	0	0	.	4
One	2	0	4	0	0	.	6
Two	2	3	62	0	0	.	67
Three	3	0	0	10	1	.	14
Four	1	0	0	0	2	.	3
Five	0	0	0	0	0	.	0
Don’t Know	8	0	29	0	0	17	54.0
Total	16	3	99	10	3	17	148

Table II.4.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 29.1 percent and three bedroom units had a vacancy rate of 29.1 percent.

Table II.4.54							
Vacancy Rates by Number of Bedrooms							
Carbon County 2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	28.6%	%	%		28.6
One	20.0%	0.0%	6.1%	0.0%	%		7.4
Two	11.8%	16.7%	33.3%	0.0%	0.0%		29.1
Three	18.8%	0.0%	0.0%	6.1%	7.1%		6.6
Four	25.0%	0.0%	%	%	100.0%		37.5
Five	%	%	%	%	%		
Don’t Know	9.8%	%	37.2%	%	0.0%	25.0%	23.5
Total	12.4%	10.7%	27.7%	5.8%	14.3%	25.0%	148

Table II.4.55 displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 11.8 percent.

Table II.4.55			
Single Family Units by Bedroom Size			
Carbon County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	10	2	20.0%
Two	17	2	11.8%
Three	16	3	18.8%
Four	4	1	25.0%
Don’t know	82	8	9.8%
Total	129	16	12.4%

Table II.4.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 33.3 percent.

Table II.4.56			
Apartment Units by Bedroom Size			
Carbon County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	14	4	28.6%
One	66	4	6.1%
Two	186	62	33.3%
Three	14	0	0.0%
Four	0	0	%
Don’t know	78	29	37.2%
Total	358	99	27.7%

Average market-rate rents by unit type are shown in Table II.4.57. 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.

Table II.4.57 Average Market Rate Rents by Bedroom Size Carbon County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$550	\$.	\$.	\$550
One	\$647	\$.	\$600	\$.	\$.	\$631
Two	\$833	\$714	\$873	\$617	\$435	\$783
Three	\$928	\$573	\$740	\$870	\$485	\$867
Four	\$1,100	\$683	\$.	\$.	\$535	\$904
Five	\$.	\$.	\$.	\$.	\$.	\$
Total	\$854.4	\$754.1	\$728.6	\$850.0	\$828.3	\$811.3

Table II.4.58 shows vacancy rates for single family units by average rental rates for Carbon County. The most common rent for single family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 9.5 percent.

Table II.4.58 Single Family Market Rate Rents by Vacancy Status Carbon County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	20	5	25.0%
\$750 to \$1,000	105	10	9.5%
\$1,000 to \$1,250	3	1	33.3%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	1	0	0.0%
Total	129	16	12.4%

The average rent and availability of apartment units is displayed in Table II.4.59. The most common rent for apartments was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 39.6 percent.

Table II.4.59 Apartment Market Rate Rents by Vacancy Status Carbon County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	18	0	0.0%
\$500 to \$750	207	82	39.6%
\$750 to \$1,000	61	12	19.7%
\$1,000 to \$1,250	4	1	25.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	68	4	5.9%
Total	358	99	27.7%

Table II.4.60 displays units designed to serve elderly occupants. In the most recent survey there were 0 units designed for elderly occupants, of which 0 units were available, which indicates a vacancy rate of .

Table II.4.60 Units Designed for Elderly Occupants Carbon County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	0
Available Elderly Units	0
Elderly Vacancy Rate	%

Table II.4.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 18 units, or 12.2 percent of available units are expected to be on the market for less than seven days. An additional 6 units, or 4.1 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 49 units, or 33.1 percent are expected to be on the market for 90 days.

Table II.4.61 Number of Estimated Days to Fill a Vacant unit Carbon County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	18	12.2%
7 to 30 days	6	4.1%
31 to 60 days	33	22.3%
61 to 90 days	42	28.4%
More than 90 days	49	33.1%
Unknown	0	0.0%
Total	148	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.4.62, 27 respondents, or 69.2 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.4.63. There were 247 respondents who included electricity, 316 respondents who included natural gas, 593 respondents who included water and sewer and 593 respondents included trash collection in the rent.

Table II.4.62 Are there any utilities included with the rent? Carbon County 2018b Survey of Rental Properties	
Response	Respondent
Yes	27
No	12
% Offering Utilities	69.2%

Table II.4.63 Which utilities are included with the rent? Carbon County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	247
Natural Gas	316
Propane	0
Water/Sewer	593
Trash Collection	593
Cable Television	7
Other	7

Perceived Need for Rental Units

Table II.4.64, shows the number of survey respondents who keep a waiting list. As can be seen 9 respondents said they keep a waitlist, with an estimated 10 number of persons on the wait list.

Table II.4.64 Do you keep a waiting list? Carbon County 2018b Survey of Rental Properties	
Response	Respondent
Yes	9
No	29
Waitlist Size	10

Table II.4.65, 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, 591, or 76.2 percent of units were in good condition and 45 units, or 5.8 percent, were in average condition. Details by unit type and condition are displayed.

Table II.4.65 Condition by Unit Type Carbon County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	5	0.6%
Average	45	5.8%
Good	591	76.2%
Excellent	66	8.5%
Don't Know	0	0.0%
Total	776	100.0%

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.4.66, 1 respondent said they would prefer more single family units, 0 respondents wanted more apartment units, and 5 respondents indicated they would prefer more units of any type.

Table II.4.66 If you had the opportunity to own/manage more units, how many would you prefer Carbon County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	5
Total	6

Table, II.4.67, shows the most common answers from the 2018 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 7 respondents, with an average persons per household of 2.8 people. Of new residents to Carbon County, 66.7 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 reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 57.1 percent of respondents owning their residence. The average mortgage payment in Carbon County was \$0 and the average rent was \$650. When asked if they were satisfied with their current housing, 85.7 percent said they were satisfied with their current housing.

Table II.4.67 Most Replied Response Carbon County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	7
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (50.0%)
Marital status	Not Married (66.7%)
Primary reason for moving to Wyoming	Other reason (42.9%)
In which industry are you primarily employed	Other (28.6%)
Highest education level completed	High School Diploma/GED (28.6%)
Total household income from all sources	\$50,000 to \$74,999 dollars (100.0%)
Current Housing Characteristics	
Current Residence	Single family home (71.4%)
Do you own or rent	Own (57.1%)
How many bedrooms (Average)	2.7
Average mortgage payment	\$0
Average rental payment	\$650
Are you satisfied with your current housing	Satisfied with current housing (85.7%)

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 2017 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.4.68. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.4.68				
Overcrowding and Severe Overcrowding				
Carbon County				
2017 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 2017 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.4.69, at right.

Table II.4.69 Housing Units with Incomplete Kitchen Facilities Carbon County 2017 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 2017 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.4.70.

Table II.4.70 Housing Units with Incomplete Plumbing Facilities Carbon County 2017 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 2017 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.4.71.

Table II.4.71					
Cost Burden and Severe Cost Burden by Tenure					
Carbon County					
2017 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%

Table II.4.72, shows the place of work by county of residence. In 2010 90.9 percent of residents worked within the county they reside in with 8.1 percent working outside their home county. This compared to 92.3 percent of residents who worked within the county in which they resided and 5.8 percent of residents worked outside their home county.

Table II.4.72 Place of Work Carbon County 2010 & 2017 5 year ACS data				
Place of work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	6,821	90.9%	6,807	92.3%
Worked outside county of residence	608	8.1%	427	5.8%
Worked outside state of residence	74	1%	139	1.9%
Total	7,503	100.0%	7,373	100.0%

Table II.4.73, shows the aggregate travel time to work based on place of work and residence. In Carbon County the total aggregate travel time was 115,230, with residents working in their home county spending a total of 93,455.

Table II.4.73 Aggregate Travel Time to Work (in Minutes) Carbon County 2010 & 2017 5 year ACS data				
Place of Work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	79,250	70.7%	93,455	81.1%
Worked outside county of residence	29,945	26.7%	19,345	16.8%
Worked outside State of residence	2,930	2.6%	2,430	2.1%
Aggregate travel time to work (in minutes):	112,120	100.0%	115,230	100.0%

Table II.4.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 112,120 minutes. Residents working within their home county spent an average of 13.7 minutes commuting to work, with those working outside their county of residence spending an average of 45.3 minutes on the commute.

Table II.4.74 Average Travel Time to Work (in Minutes) Carbon County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	11.6	13.7
Worked outside county of residence	49.3	45.3
Worked outside State of residence	39.6	17.5
Average travel time to work (in minutes):	14.9	15.6

Table II.4.75, shows the means of transportation to work. In 2017, 81.5 percent of commuters drove alone in a car, truck or van. Only 9.1 percent carpooled, with an additional 0.4 percent taking public transportation. There were also 303 persons or 4.1 percent who worked at home.

Table II.4.75
Means of Transportation to Work
 Carbon County
 2010 & 2017 5 year ACS data

Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	5,905	78.7%	6,007	81.5%
Car, truck, or van: Carpooled:	806	10.7%	672	9.1%
Public transportation (excluding taxicab):	33	0.4%	28	0.4%
Taxicab	0	0%	0	0%
Motorcycle	9	0.1%	9	0.1%
Bicycle	11	0.1%	30	0.4%
Walked	358	4.8%	259	3.5%
Other means	80	1.1%	65	0.9%
Worked at home	301	4%	303	4.1%
Total	7,503	100.0%	7,373	100.0%

Table II.4.76 shows the breakdown of the means of transportation by tenure. In 2017 58.6% percent of commuters owned their home and commuted alone by car, which compares to 58.6% percent in 2010. There were also 1,704 renters who drove alone in 2017 and accounted for 23.2% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0% percent of the population, which compared to 26 renters, or 0.4 percent taking public of commuters

Table II.4.76				
Means Of Transportation To Work By Tenure				
Carbon County				
2010 & 2017 5 year ACS data				
Tenure	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	4,396	58.6%	4,302	58.6%
Renter	1,509	20.1%	1,704	23.2%
Car, truck, or van - carpooled:				
Owner	450	6%	457	6.2%
Renter	356	4.7%	210	2.9%
Public transportation (excluding taxicab):				
Owner	24	0.3%	2	0%
Renter	9	0.1%	26	0.4%
Walked:				
Owner	124	1.7%	105	1.4%
Renter	234	3.1%	132	1.8%
Taxicab, motorcycle, bicycle, or other means:				
Owner	91	1.2%	46	0.6%
Renter	9	0.1%	58	0.8%
Worked at home:				
Owner	205	2.7%	200	2.7%
Renter	96	1.3%	103	1.4%
Total:	7,503	100.0%	7,345	100.0%

2018 Carbon County Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 2018 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.4.77, shows the current CHAS housing problem estimates for the period of 2011-2015. 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 825 owner occupied and 484 renter occupied households experiencing a housing problem.

Table II.4.77			
Households with Housing Problems by Income			
Carbon County 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	405	180	585
30.1-50% HAMFI	170	135	305
50.1-80% HAMFI	100	149	249
80.1-95% HAMFI	75	0	75
95 – 115% HAMFI	50	10	60
115.1% HAMFI or more	25	10	35
Total	825	484	1,309
Without Housing Problems			
30% HAMFI or less	70	140	210
30.1-50% HAMFI	270	55	325
50.1-80% HAMFI	515	425	940
80.1-95% HAMFI	345	150	495
95 – 115% HAMFI	500	150	650
115.1% HAMFI or more	1,655	460	2,115
Total	3,355	1,380	4,735
Not Computed			
30% HAMFI or less	35	35	70
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	35	70
Total			
30% HAMFI or less	510	355	865
30.1-50% HAMFI	440	190	630
50.1-80% HAMFI	615	574	1,189
80.1-95% HAMFI	420	150	570
95 – 115% HAMFI	550	160	710
115.1% HAMFI or more	1,680	470	2,150
Total	4,215	1,899	6,114

Table II.4.78, shows the total estimated housing by tenure for Carbon County. As can be seen, in 2030 there are estimated to be a total of 4,543 owner and 1,898 renter occupied households or a total of 6,441 households. By 2050 there are estimated to be 4,816 owner, 1,996 renter for a total of 6,812 households in Carbon County.

Table II.4.78			
Total Estimated Housing Forecast			
Carbon County			
Strong Growth Scenario			
Year	Owner	Renter	Total
2017	4,390	1,815	6,205
2020	4,271	1,796	6,067
2025	4,415	1,850	6,265
2030	4,543	1,898	6,441
2035	4,644	1,936	6,580
2040	4,721	1,965	6,686
2045	4,776	1,984	6,760
2050	4,816	1,996	6,812

Table II.4.79, 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 2017, 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 153 owner-occupied and 83 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 607 households, of which 85 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 117 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.4.79								
Incremental Housing Demand Forecast								
Carbon County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	3	19	31	40	47	52
30.1-50%	0	0	3	16	27	35	40	44
50.1-80%	0	0	4	22	37	48	56	62
80.1-95%	0	0	2	15	25	33	38	42
95.1-115%	0	0	3	20	33	43	50	56
115+%	0	0	10	61	101	132	154	170
Total	0	0	13	153	254	331	386	426
Renter								
0-30%	0	0	7	16	23	28	32	34
30.1-50%	0	0	4	8	12	15	17	18
50.1-80%	0	0	11	25	37	45	51	55
80.1-95%	0	0	3	7	10	12	13	14
95.1-115%	0	0	3	7	10	13	14	15
115+%	0	0	9	21	30	37	42	45
Total	0	0	35	83	121	150	169	181
Total								
0-30%	0	0	10	34	53	68	78	85
30.1-50%	0	0	6	24	39	50	57	63
50.1-80%	0	0	14	47	74	94	107	117
80.1-95%	0	0	5	22	35	45	52	57
95.1-115%	0	0	6	27	43	56	65	71
115+%	0	0	19	82	131	169	196	215
Total	0	0	48	236	375	481	555	607

Table II.4.80 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. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 1,322 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 1,285 owner and 644 renter occupied households for a total of 1,929 quality households.

Table II.4.80								
Incremental Total Housing Need Forecast								
Carbon County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	422	410	425	440	453	462	469	473
30.1-50%	177	172	180	193	204	212	217	222
50.1-80%	104	101	108	126	141	152	160	166
80.1-95%	78	76	81	93	103	111	117	121
95.1-115%	52	51	55	72	85	95	102	108
115+%	26	25	36	87	127	158	180	196
Total	859	836	872	1,012	1,113	1,190	1,245	1,285
Renter								
0-30%	172	170	179	188	195	200	204	206
30.1-50%	129	128	133	137	141	144	146	147
50.1-80%	142	141	153	167	179	188	193	197
80.1-95%	0	0	3	7	10	12	13	14
95.1-115%	10	9	13	17	20	22	24	25
115+%	10	9	18	30	40	47	51	54
Total	463	458	498	546	584	613	632	644
Total								
0-30%	594	581	603	628	647	662	672	679
30.1-50%	306	300	312	330	345	356	363	369
50.1-80%	247	242	261	294	320	340	354	363
80.1-95%	78	76	83	100	113	123	130	135
95.1-115%	62	60	68	89	105	117	126	132
115+%	36	35	54	117	167	205	231	250
Total	1,322	1,294	1,370	1,558	1,697	1,803	1,877	1,929

2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 1,726 loans purchased in Carbon County between 1979 and 2018, with 17 occurring in fiscal 2017. The average home size over the period was 1,215 square feet and 1,125 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1956. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$53,299. The average purchase price in fiscal 2018 was \$148,353. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 17.6 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**