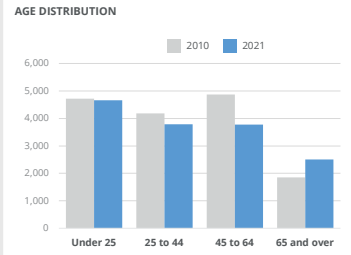


PLACE: Carbon County

Population 2010: 15,624 Population Forecast 2030: 14,289 Population Change from 2010: -9%

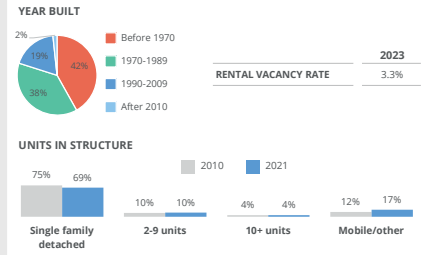
POPULATION BY AGE

| | 2010 | 2021 | % CHANGE |
|-------------------|--------|--------|----------|
| TOTAL POPULATION: | 15,624 | 14,714 | -6% |

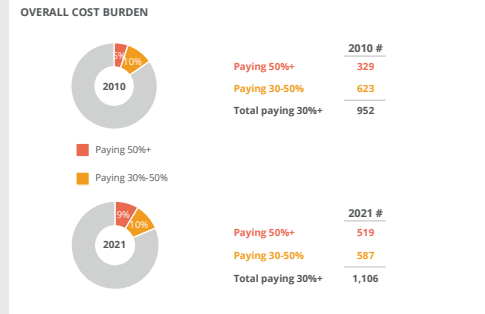


HOUSING STOCK

| | 2010 | 2021 | % CHANGE |
|----------------------|-------|-------|----------|
| TOTAL HOUSING UNITS: | 8,532 | 8,226 | -4% |



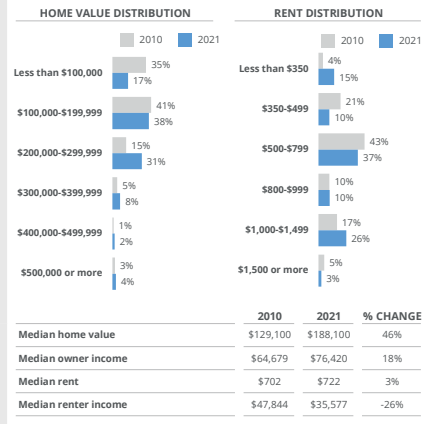
HOUSING NEEDS



SOCIOECONOMIC MAKE-UP

| | 2010 | 2021 | CHANGE |
|--------------------------------|----------|----------|---------|
| Households | 6,205 | 5,937 | -268 |
| Median income | \$56,565 | \$62,654 | \$6,089 |
| Average household size | 2.27 | 2.36 | 0.09 |
| Homeownership rate | 71% | 70% | -1% |
| Poverty rate | 8% | 15% | 7% |
| Disability rate | N/A | 12% | N/A |
| Pct. households with children | 30% | 29% | -1% |
| Pct. single parents | 10% | 10% | 0% |
| Pct. non-family households | 30% | 34% | 4% |
| Pct. senior (65+) living alone | 9% | 11% | 3% |

HOUSING MARKET TRENDS

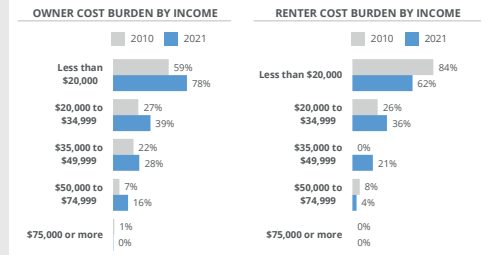


OWNER HOUSEHOLDS COST BURDEN

| | 2010 | 2021 |
|-------------|------|------|
| All Owners: | 15% | 17% |

RENTER HOUSEHOLDS COST BURDEN

| | 2010 | 2021 |
|--------------|------|------|
| All Renters: | 17% | 23% |



OVERCROWDING

| | 2010 | 2021 |
|---------|------|------|
| All | 3% | 2% |
| Owners | 2% | 1% |
| Renters | 7% | 4% |

MARKET MISMATCH

| | 2010 | 2021 |
|------------------------------------|------|------|
| Renters with income <\$25,000 | 22% | 33% |
| Rental units affordable to them | 46% | 39% |
| Renters with income <\$100,000 | 93% | 88% |
| Ownership units affordable to them | 96% | 86% |

WORKER AFFORDABILITY

| OCCUPATION | 2010 % EMPLOYMENT | 2021 % EMPLOYMENT | 2021 MEDIAN EARNINGS | MAX RENT | CAN AFFORD MEDIAN RENT? | MAX PURCHASE PRICE | CAN AFFORD MEDIAN PRICE? |
|------------------------------------------------------------------|-------------------|-------------------|----------------------|----------|-------------------------|--------------------|--------------------------|
| Construction and extraction occupations | 13% | 13% | \$60,568 | \$1,514 | Yes | \$262,873 | Yes |
| Management, business, and financial occupations | 15% | 12% | \$72,500 | \$1,813 | Yes | \$314,659 | Yes |
| Office and administrative support occupations | 13% | 10% | \$35,806 | \$895 | Yes | \$155,403 | No |
| Education, legal, community service, arts, and media occupations | 8% | 8% | \$48,967 | \$1,224 | Yes | \$212,523 | Yes |
| Sales and related occupations | 8% | 8% | \$36,969 | \$924 | Yes | \$160,450 | No |
| Installation, maintenance, and repair occupations | 5% | 8% | \$65,038 | \$1,626 | Yes | \$282,273 | Yes |
| Production occupations | 6% | 6% | \$84,856 | \$2,121 | Yes | \$368,286 | Yes |
| Transportation occupations | 6% | 6% | \$66,438 | \$1,661 | Yes | \$288,350 | Yes |
| Food preparation and serving related occupations | 3% | 5% | \$31,466 | \$787 | Yes | \$136,567 | No |
| Protective service occupations | 6% | 5% | \$63,179 | \$1,579 | Yes | \$274,205 | Yes |