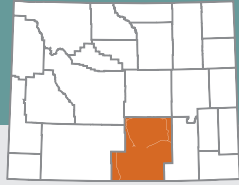




2018

  
**CARBON COUNTY HOUSING REPORT**



**Area Median Income (AMI) is the middle income in an area. Half of the households in the area make more than the AMI and half make less.**

- Most federal housing assistance is available to people who are at 50% or lower of AMI, or half the average income.
- Some assistance is available at 80% of AMI or lower.
- Generally, those families who earn over 120% of AMI have enough disposable income to have housing choices both in quality and cost.
- The missing middle are those families who earn 80-120% of AMI - this is generally referred to as "workforce" housing, keeping in mind that many families who are below 80% of AMI work several jobs to be able to afford housing and work in industries that are vital to our communities, such as accommodations, food service and retail.

**Carbon County's housing report** is a tool to help the community understand its current housing picture.

Carbon County does not have any assisted living beds. This may be an area to address, considering senior citizens comprise 16.2% of the county's population.

A lack of the right type of housing for the people who live in an area can lead to issues of affordability, quality and suitable space for family size. The chart below is an estimate of demand resulting from these issues.



**RENTER RATE**<sup>[1]</sup>  
**29.9%**

Carbon County has the 7th highest percentage of renters in Wyoming.

**POVERTY RATE**<sup>[2]</sup>  
**12.1%**  
Wyoming 11.1%

Carbon County has the 7th highest poverty rate in Wyoming.

**HOUSEHOLD INCOME**<sup>[2]</sup>  
**\$4,748/MO.**  
Wyoming Average: \$4,930

Carbon County has the 11th highest household income in Wyoming.

**UNEMPLOYMENT**<sup>[3]</sup>  
**4%**  
Wyoming unemployment rate: 4.2%

**Want to know more?**  
Check out the full report at [wyomingcda.com/demographics](http://wyomingcda.com/demographics)

**HOUSING DEMAND**<sup>[4]</sup>

Affordable housing is spending 30% or less on mortgage or rent.

Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment*	Shortage Rental Units Needed	Affordable Housing Purchase Price*	Shortage Units for Purchase
0% - 30%	\$0-\$532	199	\$0-\$82,374	349
31% - 50%	\$532-\$886	165	\$82,374-\$137,187	110
51% - 80%	\$886-\$1,417	68	\$137,287-\$219,406	204
81% - 95%	\$1,417-\$1,683	15	\$219,406-\$260,594	105
96% - 115%	\$1,683-\$2,038	29	\$260,594-\$315,561	50
115%	\$2,038	10	\$315,561	39

\*Estimations by the Wyoming Business Council

[1] US Census Bureau, American Community Survey; [2] US Census Bureau, Quick Facts; [3] Department of Employment, Labor Market Statistics; [4] 2018 WCDA Housing Needs Forecast



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NET COMMUTER OUTFLOW

## Commuting<sup>[6]</sup>

Outflow indicates a possible lack of jobs that fit the skillsets and needs of commuters.

Commuting Out	
to Sweetwater Cty., WY	608
to Laramie Cty., WY	65
to Natrona Cty., WY	28
to Moffat Cty., CO	27
to Campbell Cty., WY	27

Commuting In	
from Albany Cty., WY	123
from Moffat Cty., CO	101
from Natrona Cty., WY	59
from Davis Cty., UT	38
from Laramie Cty., WY	37

## TOP 5 EMPLOYERS<sup>[5]</sup>



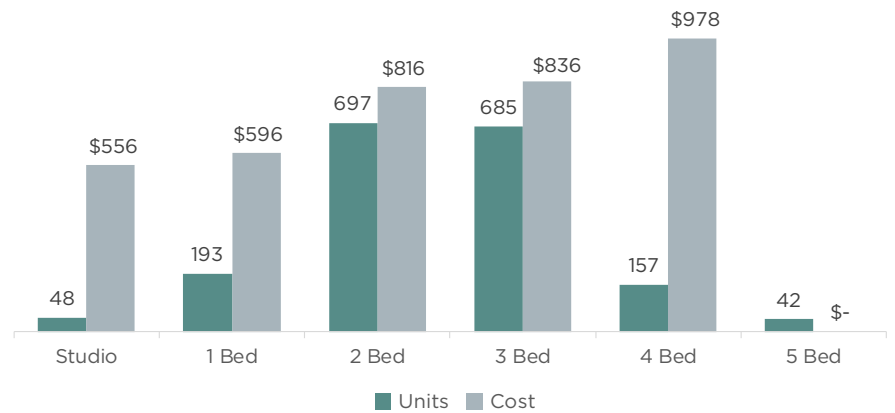
LEISURE & HOSPITALITY

1,223  
EMPLOYEES

\$1,700  
MONTHLY WAGE

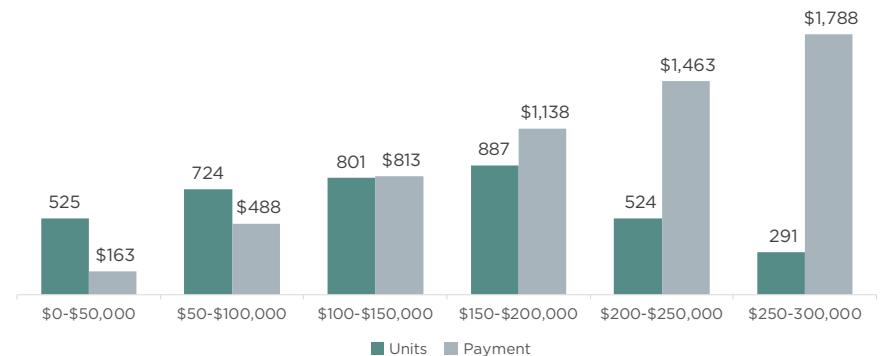
	EMPLOYEES	MONTHLY WAGE
1. LEISURE & HOSPITALITY	1,223	\$1,700
2. PUBLIC ADMINISTRATION	1,114	\$3,917
3. MANUFACTURING	841	\$8,199
4. RETAIL TRADE	807	\$2,288
5. HEALTH CARE & SOCIAL ASSISTANCE	573	\$3,320

### HOW AFFORDABLE IS RENTAL HOUSING?\*[7]



\*No cost figure represents unavailable data.

### HOW AFFORDABLE IS IT TO OWN YOUR OWN HOME? [8]



# Housing Stock



CARBON COUNTY  
**AVERAGE HOUSING AGE** <sup>[9]</sup>  
**48**

WYOMING  
**AVERAGE HOUSING AGE** <sup>[9]</sup>  
**42**

**68.1%** of housing in Carbon County was built before 1980  
*Pre-1980 housing may not meet current construction standards.*

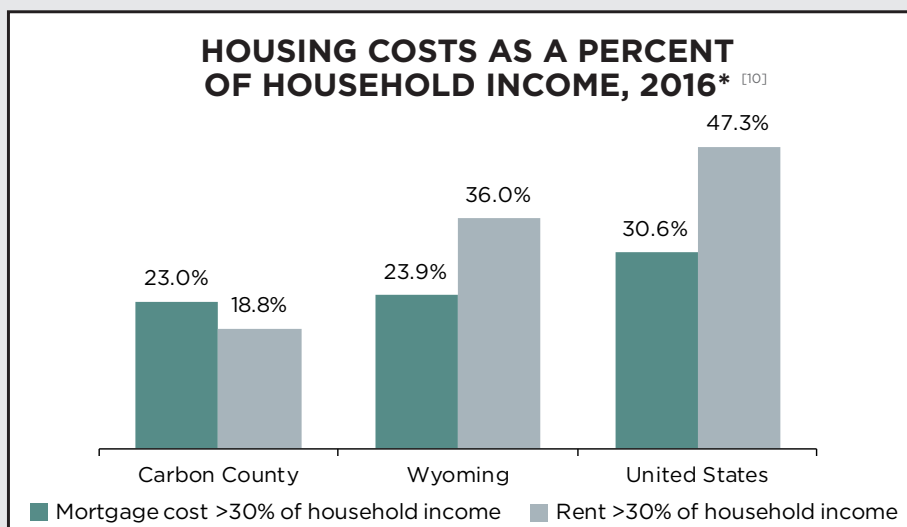
**Carbon County ranks 20th in the state for age of housing stock.** Older housing stock sometimes brings with it maintenance and aesthetic challenges.

How does Carbon County's housing mix compare to other counties? <sup>[9]</sup>		
Unit Type	Number of Units	Percent of Mix
Single Family	4,697	77.1%, (10)
Duplex	130	2.1%, (9)
Tri or Four Plex	99	1.6%, (17)
Apartment	380	6.2%, (10)
Trailer/Other	789	12.9%, (10)

Age of housing <sup>[9]</sup>		
Year Built	Value*	Percent of Mix
<1939	141,300	18.0%
1940-49	115,500	6.5%
1950-59	133,900	10.8%
1960-69	158,100	8.6%
1970-79	159,100	24.2%
1980-89	140,500	12.1%
1990-99	181,300	8.6%
2000-09	247,700	9.3%
2010-Present	280,600	1.9%

# Careers and Cost Burden

**Carbon County is No. 12 in the state** for people spending more than half their income on housing (9%) and 18th for those spending 31-50% of income on housing (12%). Carbon County ranks 8th in the state for access to affordable housing.



\* ACS five-year estimates used. 2016 represents average characteristics from 2012-2016; 2010 represents 2006-2010.

[9] 2018 WCDA Housing Needs Forecast; [10] Head Water Economics, Populations at Risk 2015; [11] datausa.io, Housing & Living Data

How much can households afford? <sup>[11]</sup>	
Max Monthly Payment	Number of Households
\$0-313	688
\$314-563	578
\$564-813	554
\$814-1,063	589
\$1,064-1,375	770
\$1,376-2,188	1,557
\$2,189-3,438	1,019
\$3,439-5,000	468

# Community Demographics

How much monthly income does a family need to

## LIVE WITHOUT ASSISTANCE?<sup>[12]</sup>



ONE ADULT  
**\$1,563**



TWO ADULTS,  
1 CHILD  
**\$3,563**



Calculate your situation at  
[wywf.org/self-sufficiency-calculator](http://wywf.org/self-sufficiency-calculator)



**27%**

**OF CHILDREN  
ARE IN SINGLE-  
PARENT FAMILIES<sup>[13]</sup>**

Carbon County has the 7th highest amount of children in single-parent families.

## VULNERABLE POPULATIONS

**SUPPLEMENTAL  
SECURITY INCOME  
(DISABILITY)<sup>[14]</sup>**

**1.9%**

**CASH PUBLIC  
ASSISTANCE INCOME<sup>[14]</sup>**

**.8%**

**FOOD STAMP/SNAP<sup>[14]</sup>**

**7.4%**



**POPULATION  
OVER 65<sup>[15]</sup>**  
**2,479**

16.2% of Carbon County's population is over 65.

**LOW INCOME TAX  
CREDIT UNITS<sup>[14]</sup>**

**62**

Carbon County has the 11th most units per capita.

**ASSISTED  
LIVING BEDS<sup>[16]</sup>**

**0**

Carbon County has no assisted living beds.

**NURSING HOME BEDS<sup>[16]</sup>**

**108**

Carbon County has the 7th most nursing home beds per capita.