

SUBLETTE COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Sublette County's population decreased from 10,247 in 2010 to 10,146 in 2011, or by 1.0 percent. This compares to a statewide population growth of 0.8 percent over the period.¹³⁸ The number of people from 15 to 24 years of age decreased by 1.6 percent, and the number of people from 55 to 64 years of age increased by 3.5 percent. The white population decreased by 1.8 percent, while the black population increased by 50.0 percent. The Hispanic population increased from 712 to 743 people between 2010 and 2011 or by 4.4 percent. These data are presented in Table II.18.1, below.

Subject	Sublette County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	10,247	10,146	-1.0%	563,626	568,158	0.8%
Age						
Under 14 years	2,033	1,996	-1.8%	113,371	113,462	0.1%
15 to 24 years	1,145	1,127	-1.6%	78,460	78,704	0.3%
25 to 44 years	2,885	2,797	-3.1%	144,615	145,669	0.7%
45 to 54 years	1,736	1,666	-4.0%	83,577	80,936	-3.2%
55 to 64 years	1,409	1,458	3.5%	73,513	77,120	4.9%
65 and Over	1,039	1,102	6.1%	70,090	72,267	3.1%
Race						
White	9,929	9,751	-1.8%	529,110	531,484	0.4%
Black	44	66	50.0%	5,135	6,024	17.3%
American Indian and Alaskan Native	105	130	23.8%	14,457	14,774	2.2%
Asian	57	68	19.3%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	2	3	50.0%	521	551	5.8%
Two or more races	110	128	16.4%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	712	743	4.4%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Sublette County's population increased from 5,920 persons in 2000 to 10,247 in 2010, or by 73.1 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 65.5 percent, while the black population increased by 166.7 percent. The Hispanic population increased from 112 to 712 persons between 2000 and 2010, or by 535.7 percent. These data are presented in Table II.18.2, on the following page.

¹³⁸ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.18.2					
Population by Race and Ethnicity					
Sublette County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	5,771	97.5%	9,552	93.2%	65.5%
Black	12	0.2%	32	0.3%	166.7%
American Indian	29	0.5%	87	0.8%	200.0%
Asian	14	0.2%	51	0.5%	264.3%
Native Hawaiian/Pacific Islander	5	0.1%	1	.	-80.0%
Other	31	0.5%	383	3.7%	1135.5%
Two or More Races	58	1.0%	141	1.4%	143.1%
Total	5,920	100.0%	10,247	100.0%	73.1%
Hispanic (Ethnicity)	112	1.9%	712	6.9%	535.7%

Table II.18.3, below, presents the population of Sublette County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 73.1 percent, with the largest total increase occurring in the group aged 35 to 54, which rose by 1,053 persons, or by 50.9 percent. In 2010, the largest age group in Sublette County was the group aged 35 to 54, which accounted for 30.5 percent of the entire population. The 2010 census count showed a total of 5,550 males, who accounted for 54.2 percent of the population, and the remaining 45.8 percent, or 4,697 persons, were female.

Table II.18.3							
Population by Age and Gender							
Sublette County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	172	176	348	381	339	720	106.9%
5 to 19	671	618	1,289	969	925	1,894	46.9%
20 to 24	120	124	244	313	251	564	131.1%
25 to 34	303	303	606	857	641	1,498	147.2%
35 to 54	1,067	1,003	2,070	1,692	1,431	3,123	50.9%
55 to 64	333	319	652	785	624	1,409	116.1%
65 and Over	357	354	711	553	486	1,039	46.1%
Total	3,023	2,897	5,920	5,550	4,697	10,247	73.1%

At the time of the 2010 Census, there were 550 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 increased by 663.9 percent, as shown in Table II.18.4, on the following page.

Table II.18.4 Group Quarters Population Sublette County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹³⁹	7	18	157.1%
Juvenile Facilities	.	.	.
Nursing Homes	63	1	-98.4%
Other Institutions	.	.	.
Total	70	19	-72.9%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	2	531	2,6450.0%
Total	2	531	2,6450.0%
Group Quarters Population	72	550	663.9%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the census tract level, and considered more robust than the one or three year sample estimates.

Table II.18.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 2,656 family households, of which 2,273 housed married couple families and 383 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 216 families, or a female householder with no husband present, of which there were 167 families. There were also an estimated 908 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Sublette County was 74.5 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Sublette County, 85.6 percent were married households, which compared to 80.5 percent in the State of Wyoming.

¹³⁹ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

Table II.18.5				
Household Type by Tenure				
Sublette County 2007-2011 Five-Year ACS Data				
Family Type	Sublette County		State of Wyoming	
	Sublette County	% of Total	State of Wyoming	% of Total
Family households	2,656	74.5%	145,279	66.1%
Married-couple family	2,273	85.6%	116,920	80.5%
Owner-occupied housing units	1,809	79.6%	97,958	83.8%
Renter-occupied housing units	464	20.4%	18,962	16.2%
Other family	383	14.4%	28,359	19.5%
Male householder, no wife present	216	8.1%	9,289	32.8%
Owner-occupied housing units	127	58.8%	5,532	59.6%
Renter-occupied housing units	89	41.2%	3,757	40.4%
Female householder, no husband present	167	6.3%	19,070	67.2%
Owner-occupied housing units	104	62.3%	10,181	53.4%
Renter-occupied housing units	63	37.7%	8,889	46.6%
Nonfamily households	908	25.5%	74,349	33.9%
Owner-occupied housing units	574	63.2%	41,217	55.4%
Renter-occupied housing units	334	36.8%	33,132	44.6%
Total	3,564	100.0%	219,628	100.0%

Table II.18.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 1,094 two-person family households, 598 three-person family households and 565 four-person family households. One-person non-family households made up 83.5 percent of all non-family households or an estimated 758 households. Sublette County’s two persons households made up 34.9 percent of total housing units and four person households made up an additional 15.9 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.18.6				
Household Type by Household Size				
Sublette County 2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sublette County				
One Person	.	758	758	21.3%
Two Person	1,094	150	1,244	34.9%
Three Person	598	0	598	16.8%
Four Person	565	0	565	15.9%
Five Person	242	0	242	6.8%
Six Person	76	0	76	2.1%
Seven Person	81	0	81	2.3%
Total	2,656	908	3,564	100.0%
State of Wyoming				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
Total	145,279	74,349	219,628	100.0%

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 1,244 two-person households, 997 were owner-occupied and 247 were renter-occupied. Of the 565 four-person households, 371 were owner-occupied and 194 were renter-occupied. Further household size data by tenure are presented in Table II.18.7, below.

Table II.18.7				
Tenure by Household Size				
Sublette County				
2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sublette County				
One Person	523	235	758	21.3%
Two Person	997	247	1,244	34.9%
Three Person	459	139	598	16.8%
Four Person	371	194	565	15.9%
Five Person	240	2	242	6.8%
Six Person	16	60	76	2.1%
Seven Person or more	8	73	81	2.3%
Total	2,614	950	3,564	100.0%
State of Wyoming				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
Total	154,888	64,740	219,628	100.0%

As shown in Table II.18.8, below, Sublette County had a total of 5,574 housing units of which 3,564 or 63.9 percent were occupied. Of these occupied units, 73.3 percent, or 2,614 units were owner occupied, which compares to a statewide rate of 70.5. A total of 2,010 units or 36.1 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.18.8				
Housing Units by Tenure				
Sublette County				
2007-2011 Five-Year ACS Data				
Tenure	Sublette County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,564	63.9%	219,628	84.8%
Owner-Occupied	2,614	73.3%	154,888	70.5%
Renter-Occupied	950	26.7%	64,740	29.5%
Vacant Housing Units	2,010	36.1%	39,362	15.2%
Total Housing Units	5,574	100.0%	258,990	100.0%

Table II.18.9, on the following page, shows that of the 2,010 housing units in Sublette County as reported in the 2011 ACS data, 73 or 3.6 percent were for rent and 58 or 2.9 percent were for sale. An estimated 1,211 units were for seasonal, recreational, or occasional use, and 419 or 20.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

Table II.18.9				
Disposition of Vacant Housing Units				
Sublette County 2007-2011 Five Year ACS Data				
Disposition	Sublette County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	73	3.6%	5,138	13.1%
Rented, but not occupied	202	10.0%	2,072	5.3%
For sale only	58	2.9%	2,921	7.4%
Sold, but not occupied	27	1.3%	983	2.5%
For seasonal, recreational, or occasional use	1,211	60.2%	17,501	44.5%
For migrant workers	20	1.0%	498	1.3%
Other vacant	419	20.8%	10,249	26.0%
Total	2,010	100.0%	39,362	100.0%

Table II.18.10, at right, presents different income statistics for Sublette County. According to the 2011 ACS data averages, median family income for Sublette County was \$83,859 compared to the statewide average of \$69,058. Per capita income for Sublette County, which is calculated by dividing total income by population, was \$35,049, which compared to \$28,952 for the State of Wyoming.

Table II.18.10		
Median and Per Capita Income		
Sublette County 2007-2011 Five-Year ACS Data		
Income Type	Sublette County	Wyoming
Median Family Income	83,859	69,058
Median Household Income	79,250	56,380
Per Capita Income	35,049	28,952

Table II.18.11, below, shows households by income for Sublette County and the State of Wyoming. In Sublette County, there were a total of 164 households or 4.6 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 461 households that had incomes between \$35,000 and \$49,999, which accounted for 12.9 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 36.6 percent of total households and numbered 1,304 in Sublette County.

Table II.18.11				
Households by Income				
Sublette County 2007-2011 Five-Year ACS Data				
Income	Sublette County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	164	4.6%	21,222	9.7%
15,000 - 19,999	56	1.6%	10,180	4.6%
20,000 - 24,999	72	2.0%	10,638	4.8%
25,000 - 34,999	278	7.8%	23,696	10.8%
35,000 - 49,999	461	12.9%	31,275	14.2%
50,000 - 74,999	597	16.8%	44,469	20.2%
75,000 - 99,999	632	17.7%	31,675	14.4%
100,000 and above	1,304	36.6%	46,473	21.2%
Total	3,564	100.0%	219,628	100.0%

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.18.12, below. In total, the poverty rate in Sublette County was 5.5 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Sublette County had a poverty rate of 4.5 percent and the female population had a poverty rate of 6.7 percent. There were 0 males and 9 females in poverty under the age of 5. Overall, 1.7 percent of persons in poverty in Sublette County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 11 individuals with incomes below the poverty level which represented 2.1 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

Table II.18.12				
Poverty by Age				
Sublette County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Sublette County				
5 and Below	0	9	9	1.7%
6 to 18	5	107	112	21.0%
18 to 64	233	169	402	75.3%
65 and Older	0	11	11	2.1%
Total	238	296	534	100.0%
Poverty Rate	4.5%	6.7%	5.5%	.
State of Wyoming				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
Total	24,335	30,565	54,900	100.0%
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.18.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Sublette County saw an average of 2,373 owner-occupied single-family units compared to 696 single-family rental units. In Sublette County, single-family units comprised 86.1 percent of all households compared with 71.7 percent statewide. Sublette County had a total of 22 apartment rental units and total apartment units accounted for 0.6 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 358 mobile homes in Sublette County, which comprised 10.0 percent of all occupied housing units and compared to 13.8 statewide.

Table II.18.13				
Households by Unit Type				
Sublette County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
Single-Family Unit	2,373	696	3,069	86.1%
Duplex	9	15	24	.7%
Tri- or Four-Plex	0	78	78	2.2%
Apartments	0	22	22	0.6%
Mobile Homes	219	139	358	10.0%
Boat, RV, Van, Etc.	13	0	13	0.4%
Total	2,614	950	3,564	100.0%
State of Wyoming				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
Total	154,888	64,740	219,628	100.0%

Table II.18.14, below, shows the number of households by year of construction. As shown, 4.3 percent, or 154 units, were built in 1939 or earlier in the county, and another 164 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 240, which accounted for 6.7 percent of all households, and an additional 576 households, or 16.2 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.18.14				
Households by Year Built				
Sublette County 2007-2011 Five-Year ACS Data				
Year Built	Sublette County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	154	4.3%	25,099	11.4%
1940 to 1949	164	4.6%	10,841	4.9%
1950 to 1959	251	7.0%	22,067	10.0%
1960 to 1969	308	8.6%	19,430	8.8%
1970 to 1979	586	16.4%	52,134	23.7%
1980 to 1989	745	20.9%	34,742	15.8%
1990 to 1999	540	15.2%	26,856	12.2%
2000 to 2004	240	6.7%	14,190	6.5%
Built 2005 or Later	576	16.2%	14,269	6.5%
Total	3,564	100.0%	219,628	100.0%

Table II.18.15, on the following page, displays housing units for Sublette County and the State of Wyoming. The number of rooms in Sublette County varied between households. Households with one room accounting for only 3.0 percent of total housing units, while households with five and six

rooms accounted for 25.9 and 22.8 percent, respectively. The median number of rooms in Sublette County was 5 rooms, which compared to 6 statewide.

Table II.18.15				
Housing Units by Number of Rooms				
Sublette County				
2007-2011 Five-Year ACS Data				
Number of Rooms	Sublette County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	170	3.0%	4,252	1.6%
Two	238	4.3%	6,593	2.5%
Three	437	7.8%	19,112	7.4%
Four	1,104	19.8%	44,741	17.3%
Five	1,443	25.9%	52,369	20.2%
Six	1,272	22.8%	40,122	15.5%
Seven	517	9.3%	31,810	12.3%
Eight	267	4.8%	25,589	9.9%
Nine or more	126	2.3%	34,402	13.3%
Total	5,574	100.0%	258,990	100.0%
Median Rooms	5	.	6	.

Table II.18.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 22 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 20.3 percent of total households in Sublette County, which compared to 24.8 percent statewide. In Sublette County, the 1,837 households with three bedrooms accounted for 51.5 percent of all households, and there were only 239 five-bedroom or more households, which accounted for 6.7 percent of all households.

Table II.18.16				
Households by Number of Bedrooms				
Sublette County				
2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
None	6	22	28	0.8%
One	105	70	175	4.9%
Two	389	333	722	20.3%
Three	1,471	366	1,837	51.5%
Four	415	148	563	15.8%
Five or more	228	11	239	6.7%
Total	2,614	950	3,564	100.0%
State of Wyoming				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	100.0%

The age of a structure influences its value. As shown in Table II.18.17, at right, structures built in 1939 or earlier had a median value of \$265,200, while structures built between 1950 and 1959 had a median value of \$238,400 and those built between 1990 to 1999 had a median value of \$266,900. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$372,500 and \$336,200, respectively. The total average median value in Sublette County was \$287,100, which compared to \$181,900 in the State of Wyoming.

Table II.18.17 Median Value by Year Structure Built Sublette County 2007-2011 Five-Year ACS Data		
Year Built	Sublette County	State of Wyoming
1939 or earlier	265,200	148,000
1940 to 1949	241,700	130,200
1950 to 1959	238,400	155,800
1960 to 1969	168,600	171,100
1970 to 1979	238,900	180,100
1980 to 1989	304,600	194,300
1990 to 1999	266,900	224,800
2000 to 2004	372,500	247,900
Built 2005 or Later	336,200	245,700
Total	287,100	181,900

Household mortgage status is reported in Table II.18.18, below. In Sublette County, households with a mortgage accounted for 61.2 percent of all households or 1,601 housing units, and the remaining 38.8 percent or 1,013 units had no mortgage. Of those units with a mortgage, 222 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,379 or 86.1 percent had no second mortgage or no home equity loan.

Table II.18.18 Mortgage Status Sublette County 2007-2011 Five-Year ACS Data				
Mortgage Status	Sublette County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,601	61.2%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	222	13.9%	16,846	17.7%
Second mortgage only	133	59.9%	8,326	49.4%
Home equity loan only	89	40.1%	8,520	50.6%
Both second mortgage and home equity loan	0	0.0%	733	0.8%
No second mortgage and no home equity loan	1,379	86.1%	77,715	81.6%
Housing units without a mortgage	1,013	38.8%	59,594	38.5%
Total	2,614	100.0%	154,888	100.00%

The median rent in Sublette County was \$865 as compared to \$591 statewide, as shown in Table II.18.19, below.

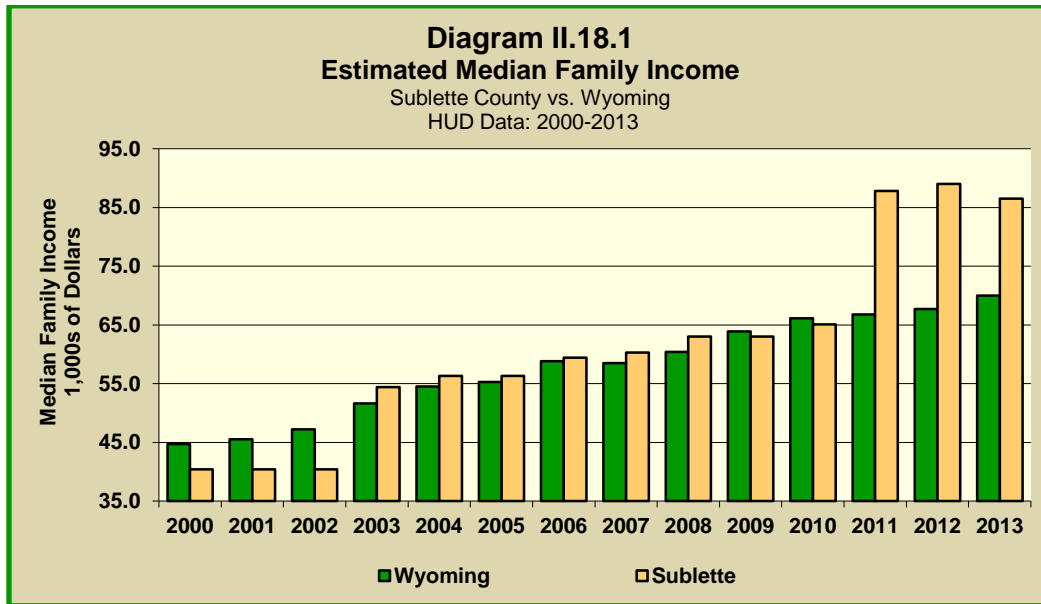
Table II.18.19 Median Rent Sublette County 2007-2011 Five-Year ACS Data	
Place	Rent
Sublette County	\$865
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 25 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Sublette County are presented in Table II.18.20, below, and indicate a net increase of 2,276 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	220	179	41
2001	264	155	109
2002	286	148	138
2003	276	104	172
2004	339	175	164
2005	338	182	156
2006	444	183	261
2007	582	259	323
2008	653	253	400
2009	523	283	240
2010	408	263	145
2011	412	310	102
2012 – First Half	176	151	25
Total	4,921	2,645	2,276

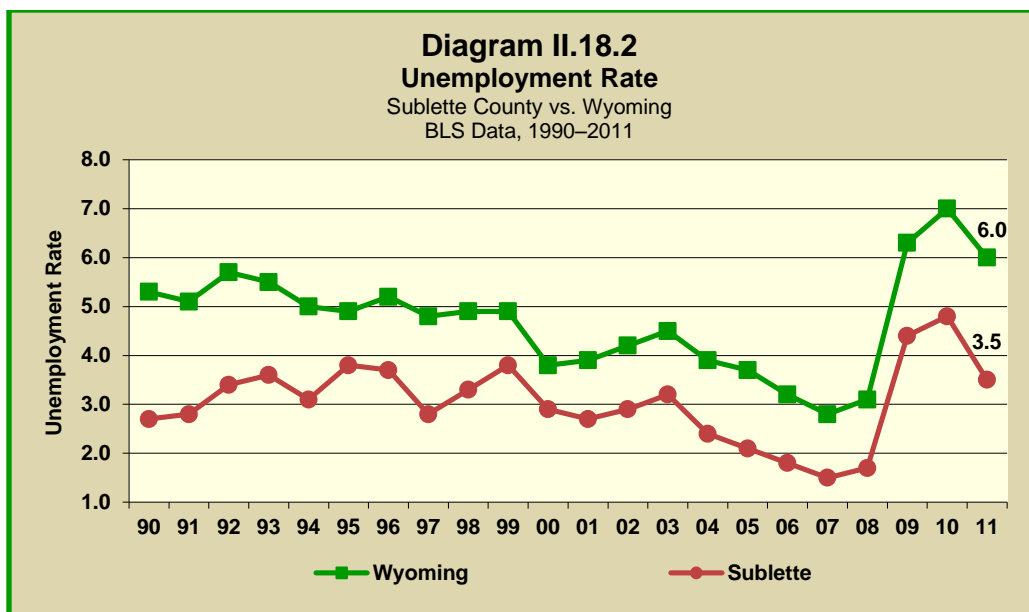
Economics

The HUD estimated MFI for Sublette County was \$86,500 in 2013.¹⁴⁰ This compares to Wyoming’s MFI of \$70,000. Diagram II.18.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Sublette County’s labor force, defined as the number of persons working or actively seeking work, increased by 333 persons, from 7,443 in 2010 to 7,776 in 2011. Employment increased by 421 persons; unemployment decreased by 88 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 4.8 percent in 2010 to 3.5 in 2011, as shown on the following page in Diagram II.18.2.

¹⁴⁰ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of covered workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.18.21, below, with 2011 information considered preliminary(p), annual total monthly employment increased by 6.09 percent between 2010 and 2011, from a total of 5,552 to 5,890 workers. Preliminary estimates shows employment decreased to 5,885 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	2,348	2,446	2,798	3,098	3,790	4,827	5,054	5,887	5,111	5,362	5,880
Feb	2,330	2,424	2,836	3,110	3,838	4,843	5,087	5,644	5,105	5,336	5,757
Mar	2,373	2,434	2,841	3,122	3,855	4,935	5,331	5,535	5,142	5,341	5,630
Apr	2,405	2,484	2,859	3,207	3,930	4,992	5,224	5,406	5,305	5,577	5,553
May	2,613	2,717	3,026	3,433	4,242	5,205	5,448	5,452	5,581	5,652	5,637
Jun	2,780	2,980	3,330	3,851	4,554	5,535	5,810	5,608	5,871	6,058	5,885
Jul	2,770	3,106	3,366	4,003	4,612	5,418	5,844	5,438	5,898	6,121	.
Aug	2,790	3,088	3,357	4,015	4,582	5,491	5,840	5,482	5,928	6,266	.
Sep	2,713	3,077	3,319	4,019	4,545	5,488	5,877	5,553	5,800	6,436	.
Oct	2,606	2,957	3,252	3,891	4,417	5,354	5,858	5,464	5,753	6,291	.
Nov	2,528	2,741	3,172	3,765	4,404	5,155	5,801	5,433	5,650	6,197	.
Dec	2,480	2,713	3,158	3,687	4,417	5,033	5,661	5,375	5,480	6,042	.
Annual	2,561	2,764	3,110	3,600	4,266	5,190	5,570	5,523	5,552	5,890	.
% Change	7.97	7.93	12.52	15.76	18.50	21.66	7.32	-0.84	0.53	6.09	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.18.22, on the following page, annual average weekly wages increased by 5.65 percent between 2010 and 2011, from a total of \$1,079 to \$1,140. Preliminary estimates show average weekly wages decreased to \$1,088 in the second quarter 2012.

Table II.18.22 Average Weekly Wages Sublette County BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	474	477	463	534	487	.
2002	516	524	488	587	528	8.42
2003	551	579	522	637	572	8.33
2004	611	579	579	684	613	7.17
2005	658	653	714	788	707	15.33
2006	806	710	784	950	814	15.13
2007	1,005	930	963	1,082	994	22.11
2008	1,073	1,193	1,069	1,086	1,105	11.17
2009	1,144	976	975	1,101	1,050	-4.98
2010	1,054	1,050	1,065	1,145	1,079	2.76
2011	1,181	1,098	1,132	1,152	1,140	5.65
2012(p)	1,196	1,088	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.18.23, below. Annual establishments decreased by 0.96 percent between 2010 and 2011, from at a total of 624 to 618 establishments. Preliminary estimate show business establishments increased to 620 in the second quarter of 2012.

Table II.18.23 Number of Establishments Sublette County BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	396	407	409	409	405	.
2002	407	415	416	411	412	1.73
2003	432	450	454	450	447	8.50
2004	448	468	478	482	469	4.92
2005	485	499	508	517	502	7.04
2006	528	561	577	571	559	11.35
2007	598	618	625	624	616	10.20
2008	628	638	638	647	638	3.57
2009	642	641	637	631	638	0.00
2010	624	627	623	623	624	-2.19
2011	613	613	618	626	618	-0.96
2012(p)	625	620	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Sublette County recorded 8,632 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$634,700,000, and real per capita income was \$62,557 in 2011. Average earnings per job in the county was \$62,231 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Sublette County decreased from \$962 in second quarter 2011 to \$900 in second quarter 2012, or by 6.4 percent. Detached single-family home rents decreased by 3.9 percent.

Sublette County rental prices experienced average annualized increases of 6.7 percent for apartments and 6.2 percent for houses, since second quarter 1998 through second quarter 2012.¹⁴¹ These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. Table II.18.24, at right, presents the Sublette 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 Sublette County decreased from 40 authorized units in 2010 to 13 in 2011. Total residential authorizations decreased from 42 units in 2010 to 25 in 2011.

The real value of single-family building permits increased from \$207,400 in 2010 to \$231,600 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$224,200 in 2009 to a low of \$151,200 in 2005. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity are given in Table II.18.25, on the following page.

Table II.18.24 Semiannual Average Monthly Rental Prices Sublette County EAD Data, Fourth Quarter 1986–Second Quarter 2012				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	387	150	546	415
Q4.98	501	150	575	365
Q2.99	425	150	588	338
Q4.99	463	175	581	371
Q2.00	433	175	624	435
Q4.00	464	165	566	325
Q2.01	455	165	608	.
Q4.01	441	175	613	350
Q2.02	472	200	611	.
Q4.02	534	165	655	457
Q2.03	520	200	769	472
Q4.03	611	200	794	.
Q2.04	647	225	808	624
Q4.04	765	240	888	600
Q2.05	699	240	882	590
Q4.05	728	275	1,083	595
Q2.06	781	265	1,195	643
Q4.06	750	275	1,238	693
Q2.07	822	275	1,338	667
Q4.07	860	275	1,387	674
Q2.08	872	275	1,390	675
Q4.08	864	.	1,397	670
Q2.09	866	.	1,416	600
Q4.09	869	.	1,349	596
Q2.10	868	.	1,324	550
Q4.10	908	.	1,322	582
Q2.11	962	.	1,247	550
Q4.11	922	.	1,384	.
Q2.12	900	.	1,198	.

¹⁴¹ Data from 1986 to 1997 for Sublette County is not reported by the EAD.

Table II.18.25 Building Permits and Valuation Sublette County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	82	.	.	.	82	.	.	99.8
1981	90	2	12	.	104	.	.	102.1
1982	90	2	4	5	101	.	.	93.8
1983	87	.	8	5	100	.	.	95.1
1984	72	.	.	.	72	.	.	77.1
1985	58	4	.	5	67	.	.	88.6
1986	64	4	.	.	68	.	.	104.9
1987	34	.	.	.	34	.	.	105.9
1988	21	.	.	.	21	.	.	117.9
1989	19	.	.	.	19	.	.	124.2
1990	37	.	.	.	37	.	.	128.7
1991	59	.	.	.	59	.	.	129.9
1992	50	.	.	.	50	.	.	127.5
1993	49	4	.	.	53	.	.	127.3
1994	70	.	4	.	74	.	.	135.5
1995	86	4	4	.	94	.	.	136.1
1996	58	2	9	.	69	.	.	135.7
1997	44	2	.	.	46	.	.	140.8
1998	68	.	.	.	68	.	.	152.1
1999	75	.	.	.	75	.	.	161.2
2000	54	.	.	.	54	.	.	166.8
2001	72	4	.	.	76	.	.	175.0
2002	74	6	8	.	88	.	.	183.4
2003	83	4	8	.	95	.	.	184.9
2004	77	12	4	.	93	.	.	200.1
2005	179	.	.	6	185	.	.	151.2
2006	232	.	.	6	238	.	.	167.0
2007	257	6	.	.	263	.	.	205.6
2008	100	4	10	.	114	.	.	220.3
2009	44	.	.	.	44	.	.	224.2
2010	40	2	.	.	42	.	.	207.4
2011	13	.	.	12	25	.	.	231.6

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Sublette County was \$246,674. This represented a decrease of 4.4 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.18.26, below.

Table II.18.26 Average Sales Prices Sublette County vs. Wyoming DOR Data, 1999–2011				
Year	Sublette County Average Price (\$)	Sublette County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	114,020	9.24	101,517	4.76
2000	125,922	10.44	111,437	9.77
2001	149,179	18.47	116,469	4.52
2002	163,473	9.58	121,140	4.01
2003	173,116	5.90	132,708	9.55
2004	218,343	26.13	142,501	7.38
2005	249,029	14.05	159,776	12.12
2006	269,795	8.34	187,869	17.58
2007	334,073	23.82	265,044	41.08
2008	296,638	-11.2	256,045	-3.4
2009	247,842	-16.4	241,622	-5.6
2010	257,988	4.09	250,958	3.9
2011	246,674	-4.4	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2012.¹⁴² During December 2012, a total of 28 surveys were completed by property managers in Sublette County. Of the 250 rental units surveyed, 15 were vacant, indicating a vacancy rate of 6.0 percent, as shown in Table II.18.27, below. This compares to a 2.46 percent vacancy rate one year ago and a statewide December 2012 vacancy rate of 4.17 percent.

Table II.18.27
Total Units, Vacant Units, and Vacancy Rate
 Sublette County
 RVS Data, 2001–Second Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	41	2	4.88%
2001b	2	39	.	.
2002a	3	41	.	.
2002b	5	37	2	5.41%
2003a	7	50	2	4.00%
2003b	6	55	2	3.64%
2004a	6	59	1	1.69%
2004b	9	75	4	5.33%
2005a	12	96	4	4.17%
2005b	13	154	7	4.55%
2006a	13	159	3	1.89%
2006b	11	157	1	0.64%
2007a	9	131	3	2.29%
2007b	13	111	1	0.90%
2008a	17	141	4	2.84%
2008b	33	320	11	3.44%
2009a	27	226	26	11.50%
2009b	35	328	27	8.23%
2010a	30	325	24	7.38%
2010b	23	256	11	4.30%
2011a	22	206	11	5.34%
2011b	27	203	5	2.46%
2012a	27	264	32	12.12%
2012b	28	250	15	6.00%

Diagram II.18.3, on the following page, shows the historical vacancy rate for Sublette County and Wyoming. As can be seen, the vacancy rate in Sublette County has been similar to the statewide vacancy rate, trending roughly the same, except for a spike in the first part of 2009 and 2012 over the 12 year period.

¹⁴²Those signified as a in the “year” column of Table II.18.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

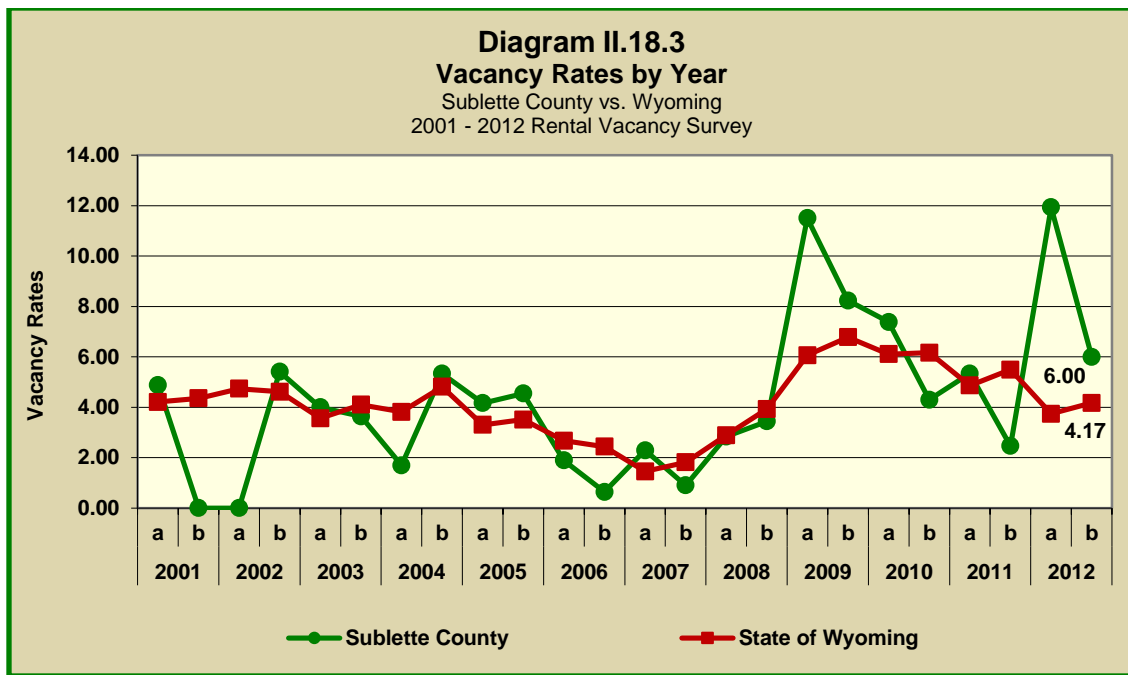
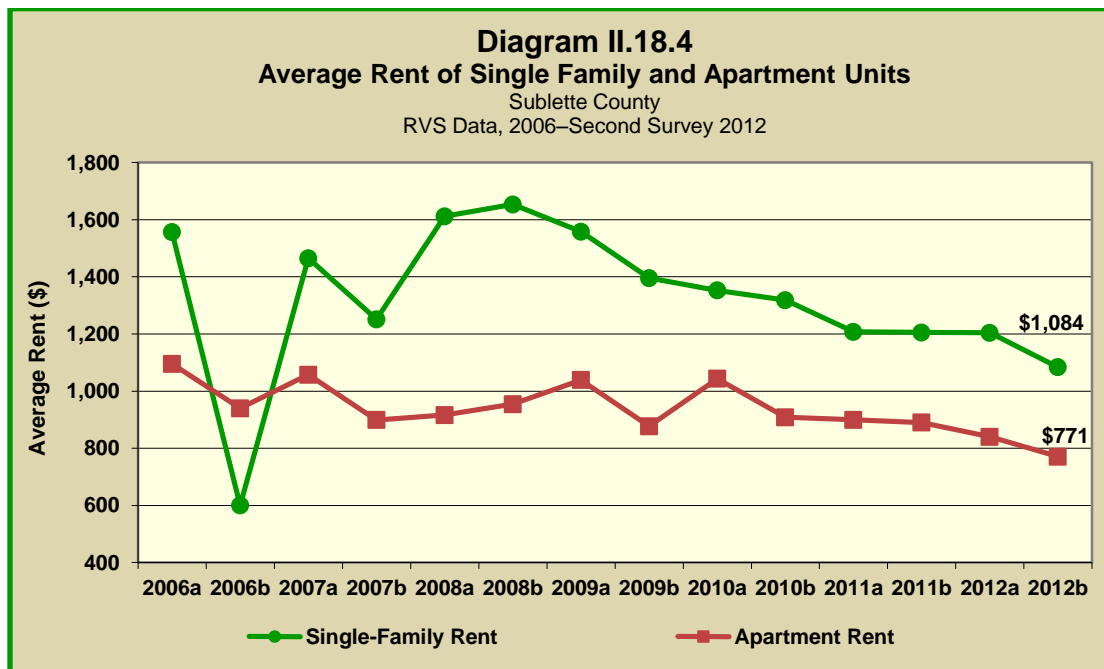


Diagram II.18.4, below, shows the average rent of single-family and apartment units in Sublette County. In the second half of 2012, average rents for single-family units fell to \$1,084 and average rents for apartments fell, to \$771.



The calendar year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 2 respondents in Sublette County. Of the incoming population who were unsatisfied with their current housing, 100 percent of respondents wished to buy. Of those people who wished to buy, 100 percent anticipated spending between \$100,000 to \$249,999. Additional survey details can be found in the **Volume II. Technical Appendix.**

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2011 five-year ACS data, 105 or 2.9 percent of households in Sublette County were overcrowded and another 6 or 0.2 percent of units were severely overcrowded, as shown in Table II.18.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.18.28				
Overcrowding and Severe Overcrowding				
Sublette County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sublette County				
Owner				
Households	2,599	9	6	2,614
Percentage	99.4%	0.3%	0.2%	100.0%
Renter				
Households	854	96	0	950
Percentage	89.9%	10.1%	0.0%	100.0%
Total				
Households	3,453	105	6	3,564
Percentage	96.9%	2.9%	0.2%	100.0%
State of Wyoming				
Owner				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
Renter				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
Total				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2011 five-year ACS, a total of 367 units or 6.6 percent of all housing units in Sublette County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.18.29, at right.

Table II.18.29 Housing Units with Incomplete Kitchen Facilities Sublette County 2007-2011 Five-Year ACS Data		
Facilities	Sublette County	State of Wyoming
Complete Kitchen Facilities	5,207	251,420
Lacking Complete Kitchen Facilities	367	7,570
Total Housing Units	5,574	258,990
Percent Lacking	6.6%	2.9%

At the time of the 2011 ACS, a total of 412 units or 7.4 percent of all housing units in Sublette County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.18.30, at right.

Table II.18.30 Housing Units with Incomplete Plumbing Facilities Sublette County 2007-2011 Five-Year ACS Data		
Facilities	Sublette County	State of Wyoming
Complete Plumbing Facilities	5,162	252,719
Lacking Complete Plumbing Facilities	412	6,271
Total Households	5,574	258,990
Percent Lacking	7.4%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Sublette County, 14.1 percent of households had a cost burden and 5.9 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 19.2 percent of homeowners with a mortgage in Sublette County experienced a cost burden and 9.6 percent experienced a severe cost burden, while 20.1 percent of renters had a cost burden and 4.1 percent had a severe cost burden, as shown in Table II.18.31, on the following page.

Table II.18.31					
Cost Burden and Severe Cost Burden by Tenure					
Sublette County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sublette County					
Owner With a Mortgage					
Households	1,141	307	153	0	1,601
Percent	71.3%	19.2%	9.6%	0.0%	100.0%
Owner Without a Mortgage					
Households	968	6	18	21	1,013
Percent	95.6%	0.6%	1.8%	2.1%	100.0%
Renter					
Households	523	191	39	197	950
Percent	55.1%	20.1%	4.1%	20.7%	100.0%
Total					
Households	2,632	504	210	218	3,564
Percent	73.8%	14.1%	5.9%	6.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
Owner Without a Mortgage					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
Renter					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
Total					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

2013 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2013 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 6,473 households in Sublette County, from 3,906 in 2010 to 10,379 in 2040. Homeowners are expected to increase from 2,658 households in 2010 to 6,703 by 2040. Renters are anticipated to increase from 1,248 households in 2010 to 3,677 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 296 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 372 households and by 602 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 217 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 507 households over the period. Table II.18.32, on the following page, provides details of the household forecast by tenure and income.

Table II.18.32						
Household Forecast by Tenure and Income						
Sublette County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	195	244	395	209	1,615	2,658
2015	235	295	478	252	1,953	3,213
2020	299	375	607	320	2,482	4,085
2025	344	432	700	369	2,859	4,704
2030	392	492	796	420	3,253	5,352
2035	440	552	894	472	3,654	6,013
2040	491	616	997	526	4,074	6,703
Renters by Percent of Median Household Income						
2010	111	260	329	105	443	1,248
2015	138	322	406	129	548	1,544
2020	189	442	558	178	753	2,120
2025	223	521	658	209	887	2,499
2030	258	603	761	242	1,026	2,891
2035	293	684	864	275	1,164	3,281
2040	328	767	968	308	1,305	3,677
Total Households by Percent of Median Household Income						
2010	306	504	724	313	2,058	3,906
2015	373	617	884	382	2,501	4,757
2020	488	818	1,166	498	3,235	6,205
2025	567	953	1,358	579	3,746	7,203
2030	650	1,095	1,557	662	4,279	8,243
2035	733	1,237	1,758	747	4,819	9,294
2040	819	1,383	1,965	834	5,379	10,379

