

SUBLETTE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Sublette County's population decreased from 10,247 in 2010 to 9,899 in 2015, or by 3.4 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age decreased by 7.9 percent, and the number of people from 55 to 64 years of age increased by 4.8 percent. The white population decreased by 5.7 percent, while the black population increased by 131.8 percent. The Hispanic population increased from 712 to 753 people between 2010 and 2015 or by 5.8 percent. These data are presented in Table II.18.1, below.

Table II.18.1						
Profile of Population Characteristics						
Sublette County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Sublette County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	10,247	9,899	-3.4%	563,626	586,107	4.0%
Age						
Under 14 years	2,033	2,009	-1.2%	113,371	116,880	3.1%
15 to 24 years	1,145	1,014	-11.4%	78,460	78,529	0.1%
25 to 44 years	2,885	2,656	-7.9%	144,615	153,641	6.2%
45 to 54 years	1,736	1,396	-19.6%	83,577	71,070	-15.0%
55 to 64 years	1,409	1,476	4.8%	73,513	81,288	10.6%
65 and Over	1,039	1,348	29.7%	70,090	84,699	20.8%
Race						
White	9,929	9,365	-5.7%	529,110	543,292	2.7%
Black	44	102	131.8%	5,135	8,286	61.4%
American Indian and Alaskan Native	105	105	.0%	14,457	15,757	9.0%
Asian	57	183	221.1%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	2	4	100.0%	521	676	29.8%
Two or more races	110	140	27.3%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	712	753	5.8%	50,231	58,207	15.9%

Table II.8.2, on the following page, presents the population of Sublette County by age and gender from the 2010 Census and 2015 current census estimates. 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. In 2015, the number of males rose to 5,321 persons, and accounted for 53.8 percent of the population, with the remaining 46.2 percent, or 4,578 persons being female.

Table II.18.2 Population by Age and Gender Sublette County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,025	1,008	2,033	1,078	931	2,009	-1.2%
15 to 24 years	638	507	1,145	532	482	1,014	-11.4%
25 to 44 years	1,624	1,261	2,885	1,435	1,221	2,656	-7.9%
45 to 54 years	925	811	1,736	766	630	1,396	-19.6%
55 to 64 years	785	624	1,409	797	679	1,476	4.8%
65 and Over	553	486	1,039	713	635	1,348	29.7%
Total	5,550	4,697	10,247	5,321	4,578	9,899	-3.4%
% of Total	54.2%	45.8%	.	53.8%	46.2%	.	

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.18.3, below.

Table II.18.3 Group Quarters Population Sublette County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁵²	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

¹⁵² In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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.18.4, below, shows data on household type by tenure in the 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 2,663 family households, of which 2,338 housed married couple families and 325 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 111 families, or a female householder with no husband present, of which there were 214 families. There were also an estimated 960 “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 73.5 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Sublette County, 87.8 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.18.4 Household Type by Tenure Sublette County 2010-2015 5-Year ACS Data				
Family Type	Sublette County		State of Wyoming	
	Sublette County	% of Total	State of Wyoming	% of Total
Family households	2,663	73.5%	147,229	64.9%
Married-couple family	2,338	87.8%	117,355	79.7%
Owner-occupied housing units	1,977	84.6%	97,628	83.2%
Renter-occupied housing units	361	15.4%	19,727	16.8%
Other family	325	12.2%	29,874	20.3%
Male householder, no wife present	111	34.2%	10,771	36.1%
Owner-occupied housing units	111	100.0%	6,308	58.6%
Renter-occupied housing units	0	.0%	4,463	41.4%
Female householder, no husband present	214	65.8%	19,103	63.9%
Owner-occupied housing units	94	43.9%	9,562	50.1%
Renter-occupied housing units	120	56.1%	9,541	49.9%
Nonfamily households	960	26.5%	79,636	35.1%
Owner-occupied housing units	482	50.2%	43,177	54.2%
Renter-occupied housing units	478	49.8%	36,459	45.8%
Total	3,623	100.0%	226,865	100.0%

Table II.18.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 1,431 two-person family households, 591 three-person family households and 475 four-person family households. One-person non-family households made up 82.2 percent of all non-family households or an estimated 789 households. Sublette County’s two persons households made up 42.4 percent of total housing units and four person households made up an additional 13.3 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.18.5				
Household Type by Household Size				
Sublette County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sublette County				
One Person	.	789	789	21.8%
Two Person	1,431	106	1,537	42.4%
Three Person	591	57	648	17.9%
Four Person	475	8	483	13.3%
Five Person	121	0	121	3.3%
Six Person	45	0	45	1.2%
Seven Person	0	0	0	.0%
Total	2,663	960	3,623	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,537 two-person households, 1,317 were owner-occupied and 220 were renter-occupied. Of the 483 four-person households, 359 were owner-occupied and 124 were renter-occupied. Further household size data by tenure are presented in Table II.18.6, below.

Table II.18.6				
Tenure by Household Size				
Sublette County				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sublette County				
One Person	433	356	789	21.8%
Two Person	1,317	220	1,537	42.4%
Three Person	438	210	648	17.9%
Four Person	359	124	483	13.3%
Five Person	99	22	121	3.3%
Six Person	18	27	45	1.2%
Seven Person or more	0	0	0	.0%
Total	2,664	959	3,623	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.18.7, on the following page, Sublette County had a total of 5,843 housing units of which 3,623 or 62.0 percent were occupied. Of these occupied units, 73.5 percent, or 2,664 units were owner occupied, which compares to a statewide rate of 69.1. A total of 2,220 units or 38.0 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.18.7 Housing Units by Tenure Sublette County 2010-2015 5-Year ACS Data				
Tenure	Sublette County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,623	62.0%	226,865	85.1
Owner-Occupied	2,664	73.5%	156,675	69.1
Renter-Occupied	959	26.5%	70,190	30.9
Vacant Housing Units	2,220	38.0%	39,765	14.9
Total Housing Units	5,843	100.0%	266,630	100.0

Table II.18.8, below, shows that of the 2,220 housing units in Sublette County as reported in the 2015 ACS data, 241 or 10.9 percent were for rent and 61 or 2.7 percent were for sale. An estimated 1,524 units were for seasonal, recreational, or occasional use, and 281 or 12.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.18.8 Disposition of Vacant Housing Units Sublette County 2010-2015 5-Year ACS Data				
Disposition	Sublette County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	241	10.9%	6,460	16.2%
Rented, but not occupied	90	4.1%	1,371	3.4%
For sale only	61	2.7%	2,571	6.5%
Sold, but not occupied	0	.0%	931	2.3%
For seasonal, recreational, or occasional use	1,524	68.6%	17,209	43.3%
For migrant workers	23	1.0%	302	.8%
Other vacant	281	12.7%	10,921	27.5%
Total	2,220	100.0%	39,765	100.0%

Table II.18.9, at right, presents different income statistics for Sublette County. According to the 2014 ACS data averages, median family income for Sublette County was \$87,182 compared to the statewide average of \$73,194.

Table II.18.9 Median and Per Capita Income Sublette County 2010-2015 5-Year ACS Data		
Income Type	Sublette County	Wyoming
Median Family Income	87,182	73,194
Median Household Income	81,772	58,840

Table II.18.10, on the following page, shows households by income for Sublette County and the State of Wyoming. In Sublette County, there were a total of 160 households or 4.4 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 582 households that had incomes between \$35,000 and \$49,999, which accounted for 16.1 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 38.6 percent of total households and numbered 1,400 in Sublette County.

Income	Sublette County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	160	4.4%	21,426	9.4%
15,000 - 19,999	59	1.6%	10,358	4.6%
20,000 - 24,999	94	2.6%	11,900	5.2%
25,000 - 34,999	205	5.7%	22,435	9.9%
35,000 - 49,999	582	16.1%	30,775	13.6%
50,000 - 74,999	571	15.8%	43,104	19.0%
75,000 - 99,999	552	15.2%	32,540	14.3%
100,000 and above	1,400	38.6%	54,327	23.9%
Total	3,623	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.18.11, below. In total, the poverty rate in Sublette County was 8 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Sublette County had a poverty rate of 8 percent and the female population had a poverty rate of 8 percent. There were 36 males and 42 females in poverty under the age of 5. Overall, 9.6 percent of persons in poverty in Sublette County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 29 individuals with incomes below the poverty level which represented 3.6 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Age	Male	Female	Total	% of Total
Sublette County				
5 and Below	36	42	78	9.6%
6 to 17	48	134	182	22.4%
18 to 64	367	156	523	64.4%
65 and Older	2	27	29	3.6%
Total	453	359	812	100.0%
Poverty Rate	8%	8%	8%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.18.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Sublette County saw an average of 2,491 owner-occupied single-family units compared to 703 single-family rental units. In Sublette County, single-family units comprised 88.2 percent of all households compared with 71.8 percent statewide. Sublette County

had a total of 37 apartment rental units and total apartment units accounted for 1.0 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 265 mobile homes in Sublette County, which comprised 7.3 percent of all occupied housing units and compared to 12.9 statewide.

Table II.18.12 Households by Unit Type Sublette County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
Single-Family Unit	2,491	703	3,194	88.2%
Duplex	0	75	75	2.1%
Tri- or Four-Plex	0	35	35	1.0%
Apartments	0	37	37	1.0%
Mobile Homes	156	109	265	7.3%
Boat, RV, Van, Etc.	17	0	17	.5%
Total	2,664	959	3,623	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.18.13, below, shows the number of households by year of construction. As shown, 4.5 percent, or 163 units, were built in 1939 or earlier in the county, and another 127 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,275, which accounted for 35.2 percent of all households, and an additional 21 households, or .6 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.18.13 Households by Year Built Sublette County 2010-2015 5-Year ACS Data				
Year Built	Sublette County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	163	4.5%	24,616	10.9%
1940 to 1949	127	3.5%	10,203	4.5%
1950 to 1959	155	4.3%	21,453	9.5%
1960 to 1969	196	5.4%	18,653	8.2%
1970 to 1979	386	10.7%	48,616	21.4%
1980 to 1989	562	15.5%	33,033	14.6%
1990 to 1999	738	20.4%	26,955	11.9%
2000 to 2009	1,275	35.2%	36,947	16.3%
Built 2010 or Later	21	.6%	6,389	2.8%
Total	3,623	100.0%	226,865	100.0%

Table II.18.14, below, 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 accounted for only 1.4 percent of total housing units, while households with five and six rooms accounted for 29.0 and 16.8 percent, respectively. The median number of rooms in Sublette County was 5 rooms, which compared to 6 statewide.

Table II.18.14				
Housing Units by Number of Rooms				
Sublette County				
2010-2015 5-Year ACS Data				
Number of Rooms	Sublette County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	82	1.4%	4,535	1.7%
Two	452	7.7%	7,317	2.7%
Three	343	5.9%	20,228	7.6%
Four	877	15.0%	41,849	15.7%
Five	1,693	29.0%	54,574	20.5%
Six	982	16.8%	42,082	15.8%
Seven	664	11.4%	31,471	11.8%
Eight	305	5.2%	25,750	9.7%
Nine or more	445	7.6%	38,824	14.6%
Total	5,843	100.0%	266,630	100.0%
Median Rooms	5	.	6	.

Table II.18.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 19 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.4 percent of total households in Sublette County, which compared to 24.3 percent statewide. In Sublette County, the 1,824 households with three bedrooms accounted for 50.3 percent of all households, and there were only 182 five-bedroom or more households, which accounted for 5.0 percent of all households.

Table II.18.15				
Households by Number of Bedrooms				
Sublette County				
2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
None	0	19	19	.5%
One	124	32	156	4.3%
Two	448	362	810	22.4%
Three	1,356	468	1,824	50.3%
Four	554	78	632	17.4%
Five or more	182	0	182	5.0%
Total	2,664	959	3,623	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	100.0%

The age of a structure influences its value. As shown in Table II.18.16, at right, structures built in 1939 or earlier had a median value of \$219,600, while structures built between 1950 and 1959 had a median value of \$214,200 and those built between 1990 to 1999 had a median value of \$417,400. The newest structures tended to have the highest values and those built between 2010 and 2013 had a median value of \$286,600. The total average median value in Sublette County was \$275,600, which compared to \$194,800 in the State of Wyoming.

Table II.18.16 Median Value by Year Structure Built Sublette County 2010-2015 5-Year ACS Data		
Year Built	Sublette County	State of Wyoming
1939 or earlier	219,600	156,400
1940 to 1949	225,600	145,000
1950 to 1959	214,200	159,900
1960 to 1969	217,200	182,000
1970 to 1979	236,400	188,100
1980 to 1989	240,300	205,600
1990 to 1999	417,400	236,200
2000 to 2009	286,600	253,100
2010 to 2013	.	272,200
2014 to Later	.	284,800
Total	275,600	194,800

Household mortgage status is reported in Table II.18.17, below. In Sublette County, households with a mortgage accounted for 58.7 percent of all households or 1,565 housing units, and the remaining 41.3 percent or 1,099 units had no mortgage. Of those units with a mortgage, 202 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,363 or 87.1 percent had no second mortgage or no home equity loan.

Table II.18.17 Mortgage Status Sublette County 2010-2015 5-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	1,565	58.7%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	202	12.9%	10,910	11.8%
Second mortgage only	107	53.0%	5,021	46.0%
Home equity loan only	95	47.0%	5,889	54.0%
Both second mortgage and home equity loan	0	.0%	514	.6%
No second mortgage and no home equity loan	1,363	87.1%	81,121	87.7%
Housing units without a mortgage	1,099	41.3%	64,130	40.9%
Total	2,664	100.0%	156,675	100.00%

The median rent in Sublette County was \$977 as compared to \$674 statewide, as seen in Table II.18.18, below.

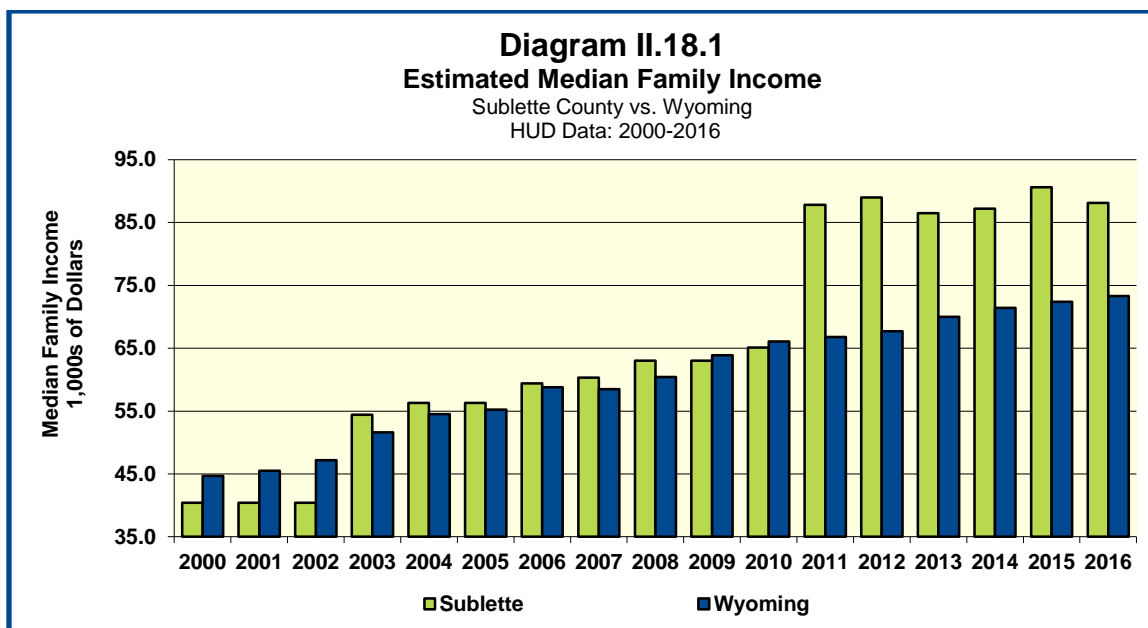
Table II.18.18 Median Rent Sublette County 2010-2015 5-Year ACS Data	
Place	Rent
Sublette County	\$977
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 20 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Sublette County are presented in Table II.18.19, below, and indicate a net increase of 2,083 persons over the time period.

Table II.18.19			
Driver’s Licenses Exchanged and Surrendered			
Sublette County			
WYDOT Data, 2000 – First Half 2016			
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	363	385	-22
2013	325	343	-18
2014	264	339	-75
2015	297	330	-33
2016 – First Half	116	136	-20
Total	6,110	4,027	2,083

Economics

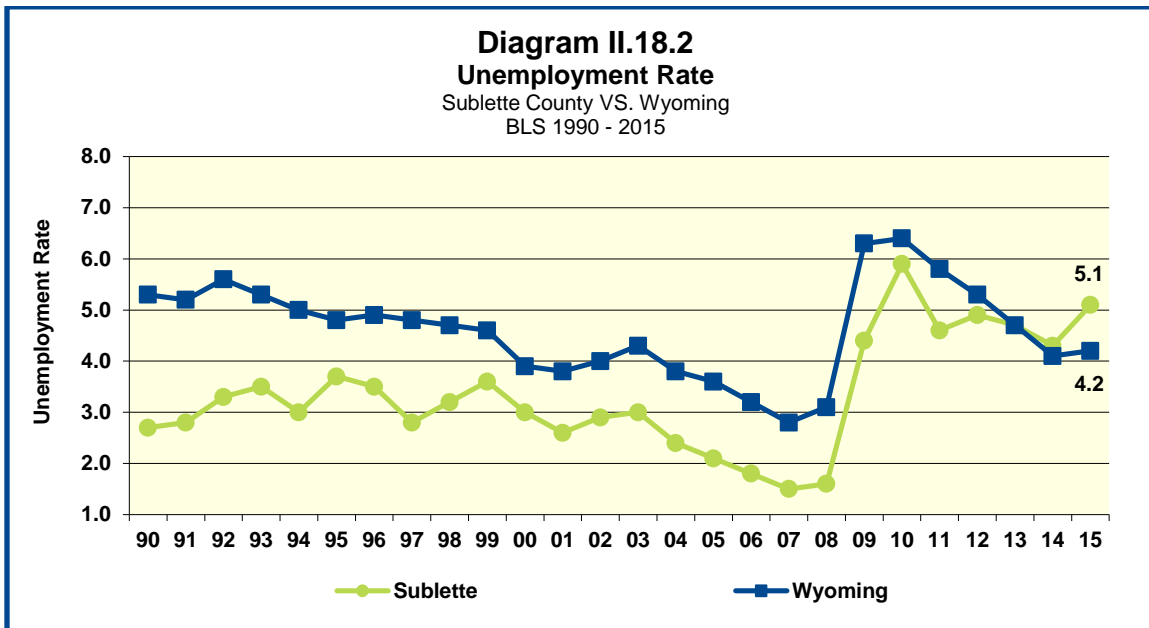
The HUD estimated MFI for Sublette County was \$88,100 in 2016.¹⁵³ This compares to Wyoming’s MFI of \$73,300. Diagram II.18.1, below, illustrates the estimated MFI for 2000 through 2016.



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, decreased by 265 persons, from 4,882 in 2014 to 4,617 in 2015. Employment decreased by 292

¹⁵³ 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.

persons; unemployment increased by 27 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 4.3 percent in 2014 to 5.1 in 2015, as shown below in Diagram II.18.2.



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 the number of workers who worked during or received pay for the pay period. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.18.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 4,447 persons in 2015; this figure was lower than the 2014 average by 419 jobs. In June total preliminary monthly employment was estimated to be 4,057 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	3,098	3,790	4,827	5,054	5,887	5,111	5,362	5,880	4,771	4,675	4,687	3,934
Feb	3,110	3,838	4,843	5,087	5,644	5,105	5,336	5,757	4,702	4,594	4,485	3,872
Mar	3,122	3,855	4,935	5,331	5,535	5,142	5,341	5,630	4,756	4,584	4,473	3,861
Apr	3,207	3,930	4,992	5,224	5,406	5,305	5,577	5,538	4,799	4,723	4,356	3,729
May	3,433	4,242	5,205	5,448	5,452	5,581	5,652	5,634	5,009	4,968	4,448	3,786
Jun	3,851	4,554	5,535	5,810	5,608	5,871	6,058	5,878	5,273	5,084	4,679	4,057
Jul	4,003	4,612	5,418	5,844	5,438	5,898	6,121	5,422	5,217	4,983	4,473	.
Aug	4,015	4,582	5,491	5,840	5,482	5,928	6,266	5,376	5,252	4,953	4,398	.
Sep	4,019	4,545	5,488	5,877	5,553	5,800	6,436	5,469	5,318	4,995	4,484	.
Oct	3,891	4,417	5,354	5,858	5,464	5,753	6,291	5,379	5,258	5,047	4,397	.
Nov	3,765	4,404	5,155	5,801	5,433	5,650	6,197	5,223	5,157	4,923	4,252	.
Dec	3,687	4,417	5,033	5,661	5,375	5,480	6,042	5,119	4,967	4,866	4,227	.
Annual	3,600	4,266	5,190	5,570	5,523	5,552	5,890	5,525	5,040	4,866	4,447	.
% Change	15.76%	18.50%	21.66%	7.32%	-.84%	.53%	6.09%	-6.20%	-8.78%	-3.45%	-8.61%	.

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 \$1,179 in 2014. In 2015, average weekly wages saw a decrease of 6.79 over the prior year, rising to \$1,099. The most recent preliminary estimates show average weekly wages were 1,002 in the second quarter on 2016. These data are shown in Table II.18.21, below.

Table II.18.21 Average Weekly Wages Sublette County BLS QCEW Data, 2001–2016(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	1,196	1,088	1,021	1,192	1,125	-1.32%
2013	1,172	1,090	1,086	1,183	1,132	.62%
2014	1,244	1,126	1,124	1,226	1,179	4.15%
2015	1,210	1,085	1,010	1,090	1,099	-6.79%
2016(p)	1,071	1,002				

Total business establishments reported by the QCEW are displayed in Table II.18.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming decreased by 1.60 percent to 543 establishments. The most recent preliminary estimates show the number of business establishments were 533 in the second quarter on 2016.

Table II.18.22 Number of Business Establishments Sublette County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	396	407	409	409	409	
2002	407	415	416	411	411	1.73%
2003	432	450	454	450	450	8.50%
2004	448	468	478	482	482	4.92%
2005	485	499	508	517	517	7.04%
2006	528	561	577	571	571	11.35%
2007	598	618	625	624	624	10.20%
2008	628	638	638	647	647	3.57%
2009	642	641	637	631	631	.00%
2010	624	627	623	623	623	-2.19%
2011	613	613	618	626	626	-.96%
2012	625	619	617	612	612	.00%
2013	606	588	591	582	582	-4.21%
2014	562	561	563	559	559	-5.24%
2015	557	553	554	543	543	-1.60%
2016	531	533				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, State of Wyoming recorded 406,576 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 \$32,869,550,000, and real per capita income was \$56,081 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$53,875 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Sublette County decreased from \$840 to \$818 between second quarter of 2015 and 2016. Detached single-family home rents decreased by 0.9 percent to \$1,108 in the second quarter of 2016.

Sublette County rental prices experienced average annualized decreases of 2.2 percent for apartments and 2.0 percent for houses, since fourth quarter 1998 through second quarter 2016.¹⁵⁴ These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments and 1.3 percent for houses. Table II.18.23, 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 increased from 27 authorizations in 2014 to 30 in 2015.

The real value of single-family building permits increased from \$257,717 in 2014 to \$282,025 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.18.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	547	212	772	586
Q4.98	708	212	813	516
Q2.99	592	209	818	470
Q4.99	644	244	809	516
Q2.00	589	238	849	592
Q4.00	631	225	770	442
Q2.01	605	220	809	0
Q4.01	587	233	816	466
Q2.02	619	262	801	0
Q4.02	700	216	858	599
Q2.03	668	257	988	606
Q4.03	785	257	1,020	.
Q2.04	809	281	1,010	780
Q4.04	957	300	1,110	750
Q2.05	847	291	1,069	715
Q4.05	882	333	1,312	721
Q2.06	918	311	1,405	756
Q4.06	882	323	1,455	815
Q2.07	941	315	1,532	764
Q4.07	985	315	1,588	772
Q2.08	979	309	1,561	758
Q4.08	970	.	1,569	752
Q2.09	965	.	1,578	669
Q4.09	968	.	1,503	664
Q2.10	956	.	1,458	606
Q4.10	1,000	.	1,456	641
Q2.11	1,038	.	1,345	593
Q4.11	995	.	1,493	.
Q2.12	953	.	1,269	.
Q4.12	861	.	1,214	.
Q2.13	819	.	1,243	.
Q4.13	840	.	1,218	.
Q2.14	828	.	1,181	.
Q4.14	839	.	1,172	.
Q2.15	840	.	1,119	.
Q4.15	829	.	1,114	.
Q2.16	813	.	1,108	.

¹⁵⁴ Data from 1986 to 1997 for Sublette County is not reported by the EAD.

Table II.18.24 Building Permits and Valuation Sublette County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	82	.	.	.	82	104.1	.
1981	90	2	12	.	104	106.5	.
1982	90	2	4	5	101	97.8	38.3
1983	87	.	8	5	100	99.1	36.9
1984	72	.	.	.	72	80.5	.
1985	58	4	.	5	67	92.3	34.5
1986	64	4	.	.	68	109.5	.
1987	34	.	.	.	34	110.9	.
1988	21	.	.	.	21	123.5	.
1989	19	.	.	.	19	130.0	.
1990	37	.	.	.	37	134.8	.
1991	59	.	.	.	59	136.5	.
1992	50	.	.	.	50	134.0	.
1993	49	4	.	.	53	133.6	.
1994	70	.	4	.	74	142.2	.
1995	86	4	4	.	94	142.8	.
1996	58	2	9	.	69	142.5	.
1997	44	2	.	.	46	147.9	.
1998	68	.	.	.	68	159.8	.
1999	75	.	.	.	75	169.3	.
2000	54	.	.	.	54	175.0	.
2001	72	4	.	.	76	183.6	.
2002	74	6	8	.	88	192.5	.
2003	83	4	8	.	95	194.3	.
2004	77	12	4	.	93	210.4	.
2005	179	.	.	6	185	159.2	179.0
2006	232	.	.	6	238	176.0	173.7
2007	257	6	.	.	263	217.3	.
2008	100	4	10	.	114	233.3	.
2009	44	.	.	.	44	238.2	.
2010	40	2	.	.	42	220.2	.
2011	13	.	.	12	25	246.1	97.4
2012	26	.	.	.	26	225.8	.
2013	29	24	.	.	53	249.8	.
2014	27	.	.	.	27	257.7	.
2015	30	.	.	.	30	282.0	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Sublette County was \$244,464. This represented an increase of 4.3 percent from the previous year. In contrast, Wyoming’s weighted average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.18.25, on the following page.

Table II.18.25 Average Sales Prices Sublette County vs. Wyoming DOR Data, 2000–2015				
Year	Sublette County Average Price (\$)	Sublette County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	125,922	10.44	131,207	.
2001	149,179	18.47	128,771	-1.86
2002	163,473	9.58	138,295	7.40
2003	173,116	5.90	148,276	7.22
2004	218,343	26.13	159,558	7.61
2005	249,029	14.05	178,183	11.67
2006	269,795	8.34	219,438	23.15
2007	334,073	23.82	265,044	20.78
2008	296,638	-11.2	256,045	-3.40
2009	247,842	-16.4	241,622	-5.63
2010	257,988	4.09	250,958	3.86
2011	246,674	-4.4	241,301	-3.85
2012	241,938	-1.9	266,406	10.40
2013	239,736	-0.9	281,345	5.6
2014	234,338	-2.3	263,432	-6.4
2015	244,464	4.3	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.¹⁵⁵ During December 2016, a total of 21 surveys were completed by property managers in Sublette County. Of the 267 rental units surveyed, 65 were vacant, indicating a vacancy rate of 24.3 percent, as shown in Table II.18.26, at right. This compares to a 20.9 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

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, but has been above the statewide rate since June 2012.

Table II.18.26 Total Units, Vacant Units, and Vacancy Rate Sublette County RVS Data, June 2001– December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	41	2	4.9%
2001b	2	39	.	.
2002a	3	41	.	.
2002b	5	37	2	5.4%
2003a	7	50	2	4.0%
2003b	6	55	2	3.6%
2004a	6	59	1	1.7%
2004b	9	75	4	5.3%
2005a	12	96	4	4.2%
2005b	13	154	7	4.6%
2006a	13	159	3	1.9%
2006b	11	157	1	0.6%
2007a	9	131	3	2.3%
2007b	13	111	1	0.9%
2008a	17	141	4	2.8%
2008b	33	320	11	3.4%
2009a	27	226	26	11.5%
2009b	35	328	27	8.2%
2010a	30	325	24	7.4%
2010b	23	256	11	4.3%
2011a	22	206	11	5.3%
2011b	27	203	5	2.5%
2012a	27	264	32	12.1%
2012b	28	250	15	6.0%
2013a	28	266	32	12.0%
2013b	23	259	35	13.5%
2014a	26	263	19	7.2%
2014b	28	280	33	11.8%
2015a	25	272	39	14.3%
2015b	24	258	54	20.9%
2016a	20	231	31	13.4%
2016b	21	267	65	24.3%

¹⁵⁵Those 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.

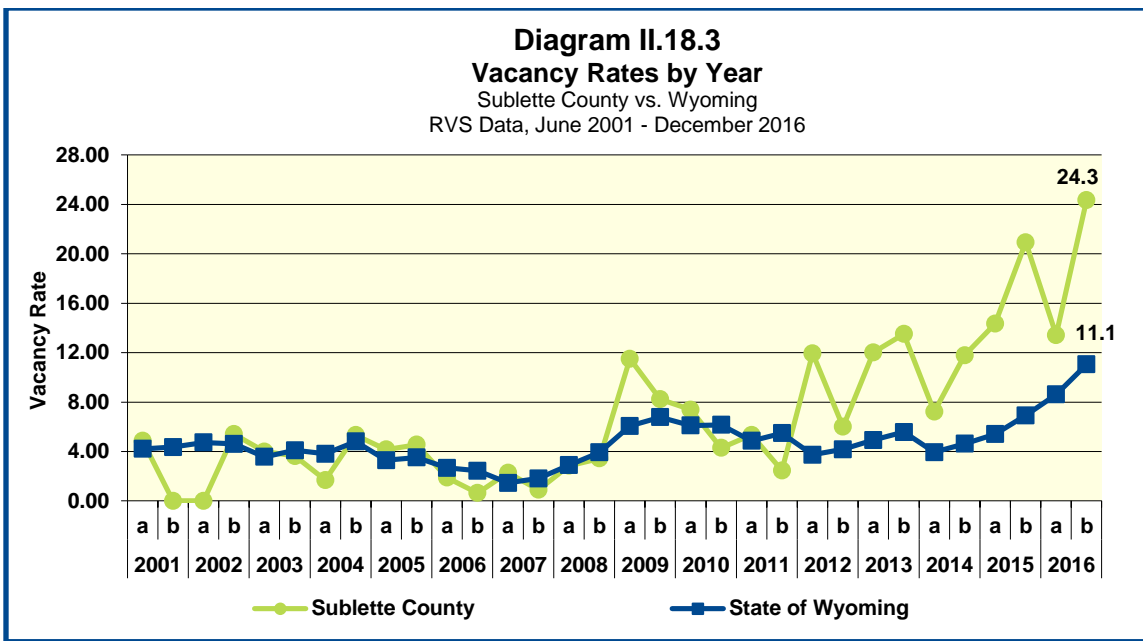


Diagram II.18.4, below, shows the average rent of single-family and apartment units in Sublette County. In 2016, average rents for single-family units rose to \$1,036 and average rents for apartments increased to \$812.

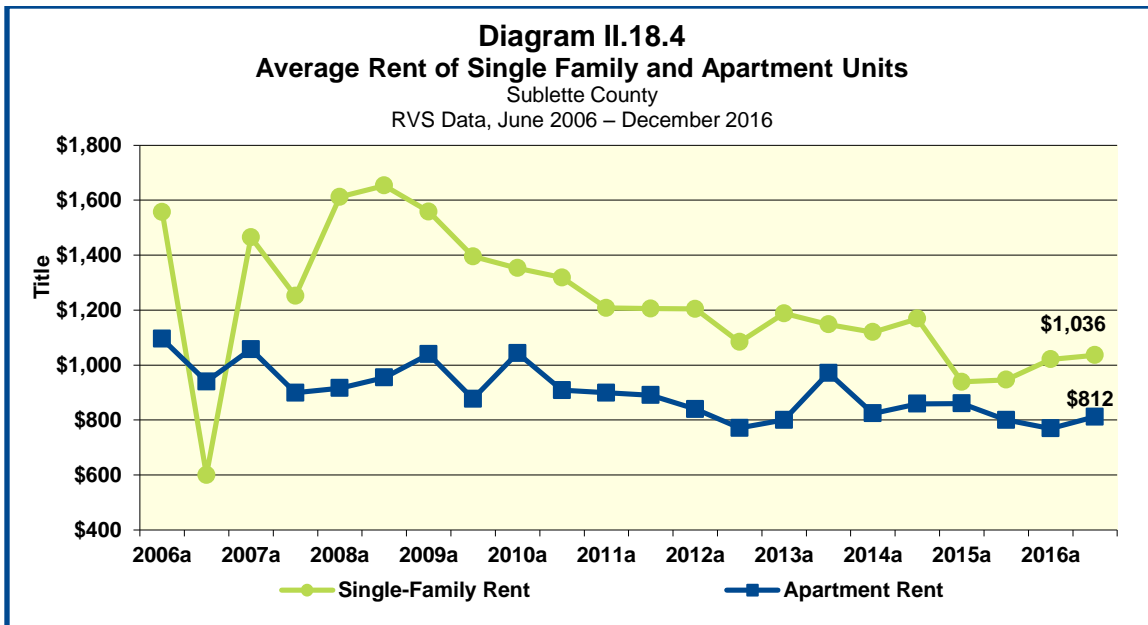


Table II.18.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 34 single family units in Sublette County, with 5 of them available. This translates into a vacancy rate of 14.7 percent in Sublette County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 39 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of 10.3 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.18.27			
Rental Vacancy Survey by Type			
Sublette County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	34	5	14.7%
Duplex units	6	1	16.7%
Apartments	39	4	10.3%
Mobile Homes	27	16	59.3%
“Other” Units	11	4	36.4%
Don't Know	150	35	23.3%
Total	267	65	24.3%

Table II.18.28 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 16 units. The most common apartment units were two bedroom units, with 22 units. Additional details of unit types by bedrooms are reported below.

Table II.18.28							
Rental Units by Number of Bedrooms							
Sublette County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	1	0	1	0	.	2
One	0	0	7	0	0	.	7
Two	14	5	22	10	8	.	59
Three	16	0	10	14	3	.	43
Four	1	0	0	2	0	.	3
Five	0	0	0	0	0	.	0
Don't Know	3	0	0	0	0	150	153
Total	34	6	39	27	11	150	267

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.18.29, on the following page, one bedroom apartments were the most available apartment units, with three bedroom units being the most available single family units.

Table II.18.29							
Available Rental Units by Number of Bedrooms							
Sublette County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	2	0	0	.	2
Two	2	1	0	7	0	.	10
Three	2	0	0	9	0	.	11
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	1	0	2	0	4	35	42
Total	5	1	4	16	4	35	65

Table II.18.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with one bedroom had the highest vacancy rate at 28.6 percent, with two bedroom single family units having the highest vacancy rate at 14.3 percent.

Table II.18.30							
Vacancy Rates by Number of Bedrooms							
Sublette County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	.0%	%	.0%	%		.0%
One	%	%	28.6%	%	%		28.6%
Two	14.3%	20.0%	.0%	70.0%	.0%		16.9%
Three	12.5%	%	.0%	64.3%	.0%		25.6%
Four	.0%	%	%	.0%	%		.0%
Five	%	%	%	%	%		%
Don't Know	33.3%	%	%	%	%	23.3%	27.5%
Total	14.7%	16.7%	10.3%	59.3%	36.4%	23.3%	24.3%

Average market-rate rents by unit type are shown in Table II.18.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.18.31						
Average Market Rate Rents by Number of Bedrooms						
Sublette County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$450	\$	\$450
One	\$500	\$	\$707	\$	\$	\$655
Two	\$800	\$700	\$746	\$600	\$	\$723
Three	\$1,108	\$	\$1,000	\$775	\$1,200	\$1,033
Four	\$1,250	\$	\$	\$800	\$	\$1,025
Five	\$	\$	\$	\$	\$	\$
Total	\$1,036	\$750	\$812	\$688	\$1,050	\$872

Table II.18.32 below, shows vacancy rates for single family units by average rental rates for Sublette County. Single family units with the lowest vacancy rate had an average rent of 1,000 to 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.18.32 Single Family Market Rate Rents by Vacancy Status Sublette County RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	6	1	16.7%
\$1,000 to \$1,500	25	4	16.0%
Above \$1,500			%
Missing	3	0	.0%
Total	34	5	14.7%

The availability of apartment units by average rent is displayed in Table II.18.33 below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.18.33 Apartment Market Rate Rents by Vacancy Status Sublette County RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	12	2	16.7%
\$500 to \$1,000	25	2	8.0%
\$1,000 to \$1,500	2	0	.0%
Above \$1,500			%
Missing	0	0	%
Total	39	4	10.3%

Table II.18.34, below, shows the condition of rental units by unit type for Sublette 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 below, most single family units were in average condition, with most apartments being in excellent condition. Details by unit type and condition are displayed below.

Table II.18.34 Condition by Unit Type Sublette County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	0	4	0	0	.	4
Average	18	2	9	9	3	.	41
Good	0	0	12	16	8	.	36
Excellent	14	4	14	2	0	.	34
Don’t Know	2	0	0	0	0	150	152
Total	34	6	39	27	11	150	267

The availability of single family units based on their condition is displayed in Table II.18.35, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 14.3 percent.

Table II.18.35 Condition of Single Family Units by Vacancy Status Sublette County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	18	3	16.7%
Good	0	0	%
Excellent	14	2	14.3%
Don't Know	2	0	.0%
Total	34	5	14.7%

Table II.18.36, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in good condition, and had a vacancy rate of 0.0 percent.

Table II.18.36 Condition of Apartment Units by Vacancy Status Sublette County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	4	1	25.0%
Average	9	1	11.1%
Good	12	0	.0%
Excellent	14	2	14.3%
Don't Know	0	0	%
Total	39	4	10.3%

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.18.37, below, 2 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

Table II.18.37 If you had the opportunity to own/manage more units, how many would you prefer Sublette County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	1
Apartments	2
Mobile homes	0
Other	0
All types	0
Total	5

Table, II.18.38, on the following page, shows the most common answers from the 2016 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. Sublette

County had a total of 8 respondents, with an average persons per household of 2.9 people. Of new residents to Sublette County, 62.5 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 62.5 percent of respondents owning thier residence. The average mortgage payment in Sublette County was \$865 and the average rent was \$967. When asked if they were satisfied with their current housing, 87.5 percent said they were satisfied with thier current housing.

Table II.18.38 Most Replied Response Sublette County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	8
Number of persons in household (Average)	2.9
Current age	55 to 64 years old (37.5%)
Marital status	Married (62.5%)
Primary reason for moving to Wyoming	New job (50.0%)
In which industry are you primarily employed	Other (50.0%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (37.5%)
Total household income from all sources	\$50,000 to \$74,999 dollars (40.0%)
Current Housing Characteristics	
Current Residence	Single family home (100.0%)
Do you own or rent	Own (62.5%)
How many bedrooms (Average)	3.5
How many full bathrooms (Average)	2.4
Average mortgage payment	\$865
Average rental payment	\$967
Are you satisfied with your current housing	Satisfied with current housing (87.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Other (.0%)
Type of tenure seeking	Seeking to rent (100.0%)
Expected rental price	\$601 to \$700 dollars (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the rent or mortgage is too high. When asked if they preferred to own or rent, 0.0 percent wanted to buy and 100.0 wanted to rent their next residence. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$601 to \$700 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**¹⁵⁶

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 2015 5-year ACS

¹⁵⁶ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

data, 46 or 1.3 percent of households in Sublette County were overcrowded and another 0 or 0.0 percent of units were severely overcrowded, as shown in Table II.18.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.18.39				
Overcrowding and Severe Overcrowding				
Sublette County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sublette County				
Owner				
Households	2,642	22	0	2,664
Percentage	99.2%	.8%	.0%	100.0%
Renter				
Households	935	24	0	959
Percentage	97.5%	2.5%	.0%	100.0%
Total				
Households	3,577	46	0	3,623
Percentage	98.7%	1.3%	.0%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	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 2015 5-year ACS, a total of 196 units or 3.4 percent of all housing units in Sublette County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.18.40, at right.

Table II.18.40		
Housing Units with Incomplete Kitchen Facilities		
Sublette County		
2010-2015 5-Year ACS Data		
Facilities	Sublette County	State of Wyoming
Complete Kitchen Facilities	5,647	259,728
Lacking Complete Kitchen Facilities	196	6,902
Total Housing Units	5,843	266,630
Percent Lacking	3.4%	2.6%

At the time of the 2015 ACS, a total of 173 units or 3.0 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.18.41, below.

Table II.18.41 Housing Units with Incomplete Plumbing Facilities Sublette County 2010-2015 5-Year ACS Data		
Facilities	Sublette County	State of Wyoming
Complete Plumbing Facilities	5,670	260,327
Lacking Complete Plumbing Facilities	173	6,303
Total Households	5,843	266,630
Percent Lacking	3.0%	2.4%

The third type of housing problem reported in the 2014 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 Sublette County, 9.7 percent of households had a cost burden and 5.7 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 15.3 percent of homeowners with a mortgage in Sublette County experienced a cost burden and 6.3 percent experienced a severe cost burden, while 11.2 percent of renters had a cost burden and 11.2 percent had a severe cost burden, as seen in Table II.18.42, on the following page.

Table II.18.42					
Cost Burden and Severe Cost Burden by Tenure					
Sublette County					
2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sublette County					
Owner With a Mortgage					
Households	1,228	239	98	0	1,565
Percent	78.5%	15.3%	6.3%	.0%	100.0%
Owner Without a Mortgage					
Households	1,049	5	3	42	1,099
Percent	95.5%	.5%	.3%	3.8%	100.0%
Renter					
Households	465	107	107	280	959
Percent	48.5%	11.2%	11.2%	29.2%	100.0%
Total					
Households	2,742	351	208	322	3,623
Percent	75.7%	9.7%	5.7%	8.9%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 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 *2016 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 1,562 households in Sublette County, from 3,906 in 2010 to 5,468 in 2040. Homeowners are expected to increase from 2,658 households in 2010 to 3,828 by 2040. Renters are anticipated to increase from 1,248 households in 2010 to 1,640 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 68 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 101 households and by 216 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 61 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 72 households over the period. Table II.18.43, below, provides details of the household forecast by tenure and income.

Table II.18.43						
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	155	229	491	203	1,580	2,658
2015	155	230	492	204	1,583	2,664
2020	178	263	564	234	1,817	3,057
2025	186	274	587	243	1,889	3,178
2030	197	292	625	259	2,011	3,384
2035	210	310	665	276	2,141	3,602
2040	223	330	707	293	2,275	3,828
Renters by Percent of Median Household Income						
2010	195	230	326	97	399	1,248
2015	150	177	250	75	307	959
2020	203	239	338	101	415	1,296
2025	209	247	350	105	428	1,339
2030	224	264	374	112	458	1,432
2035	240	283	400	120	491	1,534
2040	257	303	428	128	525	1,640
Total Households by Percent of Median Household Income						
2010	350	459	816	301	1,979	3,906
2015	305	407	742	279	1,890	3,623
2020	381	503	902	335	2,231	4,353
2025	395	521	936	348	2,318	4,518
2030	422	556	998	371	2,469	4,816
2035	450	594	1,065	396	2,632	5,137
2040	480	632	1,135	421	2,800	5,468

