

SUBLETTE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Sublette County's population decreased from 10,247 in 2010 to 10,041 in 2013, or by 2.0 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age decreased by 4.8 percent, and the number of people from 55 to 64 years of age increased by 1.9 percent. The white population decreased by 3.9 percent, while the black population increased by 209.1 percent. The Hispanic population increased from 712 to 781 people between 2010 and 2013 or by 9.7 percent. These data are presented in Table II.18.1, below.

Table II.18.1						
Profile of Population Characteristics						
Wyoming vs. Sublette County						
2010 Census and 2013 Current Census Estimates						
Subject	Sublette County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	10,247	10,041	-2.0%	563,626	582,658	3.4%
Age						
Under 14 years	2,033	2,014	-.9%	113,371	115,337	1.7%
15 to 24 years	1,145	1,101	-3.8%	78,460	80,908	3.1%
25 to 44 years	2,885	2,746	-4.8%	144,615	151,055	4.5%
45 to 54 years	1,736	1,508	-13.1%	83,577	76,258	-8.8%
55 to 64 years	1,409	1,436	1.9%	73,513	80,411	9.4%
65 and Over	1,039	1,236	19.0%	70,090	78,689	12.3%
Race						
White	9,929	9,543	-3.9%	529,110	539,936	2.0%
Black	44	136	209.1%	5,135	10,186	98.4%
American Indian and Alaskan Native	105	108	2.9%	14,457	15,258	5.5%
Asian	57	110	93.0%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	2	4	100.0%	521	630	20.9%
Two or more races	110	140	27.3%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	712	781	9.7%	50,231	56,363	12.2%

Table II.18.2, on the following page, presents the population of Sublette County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 5,397 persons, and accounted for 53.7 percent of the population, with the remaining 46.3 percent, or 4,644 persons being female.

Table II.18.2 Population by Age and Gender Sublette County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 00-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,025	1,008	2,033	1,078	936	2,014	-.9%
15 to 24 years	638	507	1,145	586	515	1,101	-3.8%
25 to 44 years	1,624	1,261	2,885	1,498	1,248	2,746	-4.8%
45 to 54 years	925	811	1,736	820	688	1,508	-13.1%
55 to 64 years	785	624	1,409	771	665	1,436	1.9%
65 and Over	553	486	1,039	644	592	1,236	19.0%
Total	5,550	4,697	10,247	5,397	4,644	10,041	-2.0%
% of Total	54.2%	45.8%	.	53.7%	46.3%	.	

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 ¹⁴²	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

¹⁴² 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 2,676 family households, of which 2,357 housed married couple families and 319 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 126 families, or a female householder with no husband present, of which there were 193 families. There were also an estimated 826 “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 76.4 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Sublette County, 88.1 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.18.4				
Household Type by Tenure				
Sublette County				
2009-2013 5-Year ACS Data				
Family Type	Sublette County		State of Wyoming	
	Sublette County	% of Total	State of Wyoming	% of Total
Family households	2,676	76.4%	147,018	66.0%
Married-couple family	2,357	88.1%	118,096	80.3%
Owner-occupied housing units	1,972	83.7%	98,615	83.5%
Renter-occupied housing units	385	16.3%	19,481	16.5%
Other family	319	11.9%	28,922	19.7%
Male householder, no wife present	126	4.7%	9,489	32.8%
Owner-occupied housing units	110	87.3%	5,628	59.3%
Renter-occupied housing units	16	12.7%	3,861	40.7%
Female householder, no husband present	193	7.2%	19,433	67.2%
Owner-occupied housing units	76	39.4%	9,887	50.9%
Renter-occupied housing units	117	60.6%	9,546	49.1%
Nonfamily households	826	23.6%	75,828	34.0%
Owner-occupied housing units	449	54.4%	42,072	55.5%
Renter-occupied housing units	377	45.6%	33,756	44.5%
Total	3,502	100.0%	222,846	100.0%

Table II.18.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 1,233 two-person family households, 563 three-person family households and 453 four-person family households. One-person non-family households made up 90.1 percent of all non-family households or an estimated 744 households. Sublette County’s two persons households made up 37.5 percent of total housing units and four person households made up an additional 12.9 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.18.5				
Sublette County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sublette County				
One Person	.	744	744	21.2%
Two Person	1,233	82	1,315	37.5%
Three Person	563	0	563	16.1%
Four Person	453	0	453	12.9%
Five Person	207	0	207	5.9%
Six Person	154	0	154	4.4%
Seven Person	66	0	66	1.9%
Total	2,676	826	3,502	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 1,315 two-person households, 1,136 were owner-occupied and 179 were renter-occupied. Of the 453 four-person households, 364 were owner-occupied and 89 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sublette County				
One Person	436	308	744	21.2%
Two Person	1,136	179	1,315	37.5%
Three Person	419	144	563	16.1%
Four Person	364	89	453	12.9%
Five Person	194	13	207	5.9%
Six Person	49	105	154	4.4%
Seven Person or more	9	57	66	1.9%
Total	2,607	895	3,502	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.18.7, on the following page, Sublette County had a total of 5,766 housing units of which 3,502 or 60.7 percent were occupied. Of these occupied units, 74.4 percent, or 2,607 units were owner occupied, which compares to a statewide rate of 70.1. A total of 2,264 units or 39.3 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.18.7 Housing Units by Tenure Sublette County 2009-2013 5-Year ACS Data				
Tenure	Sublette County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,502	60.7%	222,846	84.7
Owner-Occupied	2,607	74.4%	156,202	70.1
Renter-Occupied	895	25.6%	66,644	29.9
Vacant Housing Units	2,264	39.3%	40,194	15.3
Total Housing Units	5,766	100.0%	263,040	100.0

Table II.18.8, below, shows that of the 2,264 housing units in Sublette County as reported in the 2013 ACS data, 255 or 11.3 percent were for rent and 111 or 4.9 percent were for sale. An estimated 1,452 units were for seasonal, recreational, or occasional use, and 309 or 13.6 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.18.8 Disposition of Vacant Housing Units Sublette County 2009-2013 5-Year ACS Data				
Disposition	Sublette County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	255	11.3%	5,920	14.7%
Rented, but not occupied	111	4.9%	1,757	4.4%
For sale only	111	4.9%	2,733	6.8%
Sold, but not occupied	0	.0%	774	1.9%
For seasonal, recreational, or occasional use	1,452	64.1%	17,878	44.5%
For migrant workers	26	1.1%	448	1.1%
Other vacant	309	13.6%	10,684	26.6%
Total	2,264	100.0%	40,194	100.0%

Table II.18.9, at right, presents different income statistics for Sublette County. According to the 2013 ACS data averages, median family income for Sublette County was \$85,885 compared to the statewide average of \$70,868. Per capita income for Sublette County, which is calculated by dividing total income by population, was \$35,944, which compared to \$28,902 for the State of Wyoming.

Table II.18.9 Median and Per Capita Income Sublette County 2009-2013 5-Year ACS Data		
Income Type	Sublette County	Wyoming
Median Family Income	85,885	70,868
Median Household Income	77,900	57,406
Per Capita Income	35,944	28,902

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 202 households or 5.8 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 301 households that had incomes between \$35,000 and \$49,999, which accounted for 8.6 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 38.4 percent of total households and numbered 1,346 in Sublette County.

Table II.18.10 Households by Income Sublette County 2009-2013 5-Year ACS Data				
Income	Sublette County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	202	5.8%	21,737	9.8%
15,000 - 19,999	55	1.6%	10,770	4.8%
20,000 - 24,999	136	3.9%	10,936	4.9%
25,000 - 34,999	234	6.7%	22,748	10.2%
35,000 - 49,999	301	8.6%	30,917	13.9%
50,000 - 74,999	764	21.8%	43,782	19.6%
75,000 - 99,999	464	13.2%	32,050	14.4%
100,000 and above	1,346	38.4%	49,906	22.4%
Total	3,502	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.18.11, below. In total, the poverty rate in Sublette County was 6.1 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Sublette County had a poverty rate of 4.9 percent and the female population had a poverty rate of 7.6 percent. There were 32 males and 0 females in poverty under the age of 5. Overall, 5.2 percent of persons in poverty in Sublette County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 17 individuals with incomes below the poverty level which represented 2.7 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.18.11 Poverty by Age Sublette County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Sublette County				
5 and Below	32	0	32	5.2%
6 to 18	30	122	152	24.5%
18 to 64	208	212	420	67.6%
65 and Older	0	17	17	2.7%
Total	270	351	621	100.0%
Poverty Rate	4.9%	7.6%	6.1%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.18.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Sublette County saw an average of 2,451 owner-occupied single-family units compared to 685 single-family rental units. In Sublette County, single-family units comprised 89.5 percent of all households compared with 71.8 percent statewide. Sublette County had a total of 40 apartment rental units and total apartment units accounted for 1.1 percent of all

households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 231 mobile homes in Sublette County, which comprised 6.6 percent of all occupied housing units and compared to 13.4 statewide.

Table II.18.12 Households by Unit Type Sublette County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
Single-Family Unit	2,451	685	3,136	89.5%
Duplex	0	63	63	1.8%
Tri- or Four-Plex	0	15	15	.4%
Apartments	0	40	40	1.1%
Mobile Homes	139	92	231	6.6%
Boat, RV, Van, Etc.	17	0	17	.5%
Total	2,607	895	3,502	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.18.13, below, shows the number of households by year of construction. As shown, 3.9 percent, or 136 units, were built in 1939 or earlier in the county, and another 193 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,276, which accounted for 36.4 percent of all households, and an additional 4 households, or .1 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.18.13 Households by Year Built Sublette County 2009-2013 5-Year ACS Data				
Year Built	Sublette County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	136	3.9%	24,806	11.1%
1940 to 1949	193	5.5%	10,660	4.8%
1950 to 1959	145	4.1%	22,003	9.9%
1960 to 1969	232	6.6%	18,965	8.5%
1970 to 1979	431	12.3%	50,045	22.5%
1980 to 1989	536	15.3%	33,947	15.2%
1990 to 1999	549	15.7%	26,271	11.8%
2000 to 2004	1,276	36.4%	33,516	15.0%
Built 2005 or Later	4	.1%	2,633	1.2%
Total	3,502	100.0%	222,846	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 accounting for only 2.6 percent of total housing units, while households with five and six rooms accounted for 25.1 and 19.7 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				
2009-2013 5-Year ACS Data				
Number of Rooms	Sublette County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	151	2.6%	4,380	1.7%
Two	431	7.5%	6,986	2.7%
Three	332	5.8%	19,468	7.4%
Four	941	16.3%	43,545	16.6%
Five	1,449	25.1%	52,356	19.9%
Six	1,137	19.7%	40,659	15.5%
Seven	803	13.9%	32,683	12.4%
Eight	246	4.3%	25,669	9.8%
Nine or more	276	4.8%	37,294	14.2%
Total	5,766	100.0%	263,040	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 15 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 16.3 percent of total households in Sublette County, which compared to 24.2 percent statewide. In Sublette County, the 1,741 households with three bedrooms accounted for 49.7 percent of all households, and there were only 268 five-bedroom or more households, which accounted for 7.7 percent of all households.

Table II.18.15				
Households by Number of Bedrooms				
Sublette County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
None	0	15	15	.4%
One	104	71	175	5.0%
Two	378	193	571	16.3%
Three	1,323	418	1,741	49.7%
Four	543	189	732	20.9%
Five or more	259	9	268	7.7%
Total	2,607	895	3,502	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	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 \$298,600, while structures built between 1950 and 1959 had a median value of \$338,900 and those built between 1990 to 1999 had a median value of \$293,700. 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 \$296,400 and \$, respectively. The total average median value in Sublette County was \$282,800, which compared to \$185,900 in the State of Wyoming.

Table II.18.16 Median Value by Year Structure Built Sublette County 2009-2013 5-Year ACS Data		
Year Built	Sublette County	State of Wyoming
1939 or earlier	298,600	154,300
1940 to 1949	173,900	136,700
1950 to 1959	338,900	156,800
1960 to 1969	117,700	176,000
1970 to 1979	223,400	182,000
1980 to 1989	284,800	196,100
1990 to 1999	293,700	225,600
2000 to 2004	296,400	253,100
Built 2005 or Later		239,800
Total	282,800	185,900

Household mortgage status is reported in Table II.18.17, below. In Sublette County, households with a mortgage accounted for 57.8 percent of all households or 1,506 housing units, and the remaining 42.2 percent or 1,101 units had no mortgage. Of those units with a mortgage, 296 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,210 or 80.3 percent had no second mortgage or no home equity loan.

Table II.18.17 Mortgage Status Sublette County 2009-2013 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	1,506	57.8%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	296	19.7%	13,352	14.3%
Second mortgage only	196	66.2%	6,691	50.1%
Home equity loan only	100	33.8%	6,661	49.9%
Both second mortgage and home equity loan	0	.0%	598	.6%
No second mortgage and no home equity loan	1,210	80.3%	79,545	85.1%
Housing units without a mortgage	1,101	42.2%	62,707	40.1%
Total	2,607	100.0%	156,202	100.00%

The median rent in Sublette County was \$979 as compared to \$647 statewide, as seen in Table II.18.18, below.

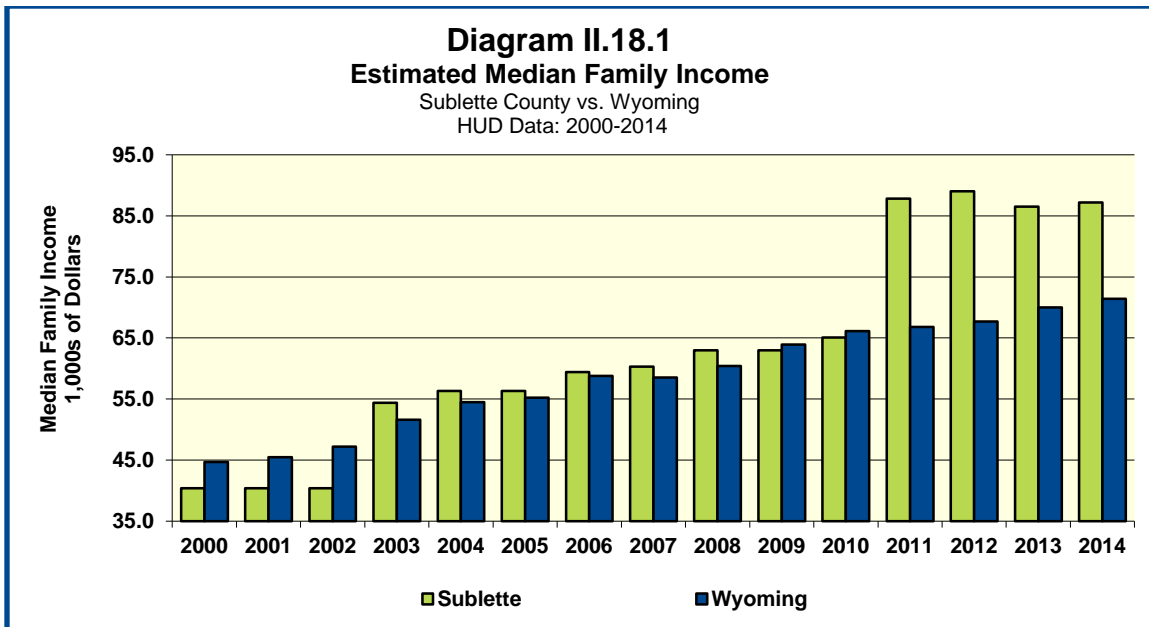
Table II.18.18 Median Rent Sublette County 2009-2013 5-Year ACS Data	
Place	Rent
Sublette County	\$979
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 122 persons during 2014. 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 2,333 persons over the time period.

Table II.18.19			
Driver’s Licenses Exchanged and Surrendered			
Sublette County			
WYDOT Data, 2000–2014			
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	790	668	122
Total	6,223	3,890	2,333

Economics

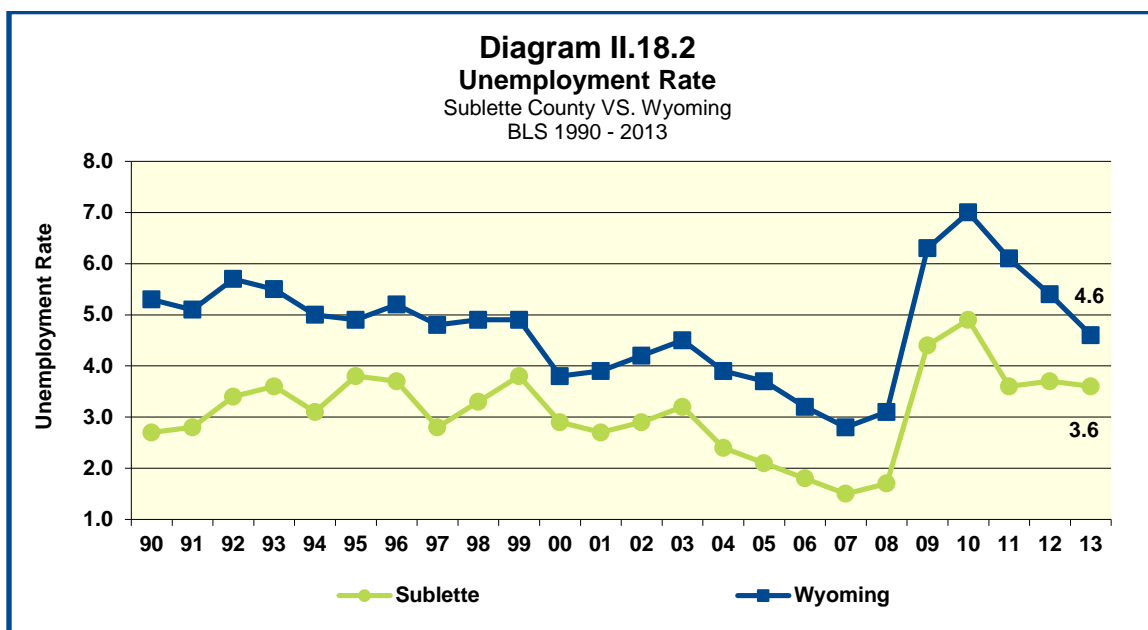
The HUD estimated MFI for Sublette County was \$87,200 in 2014.¹⁴³ This compares to Wyoming’s MFI of \$71,400. Diagram II.18.1, below, illustrates the estimated MFI for 2000 through 2014.



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 605 persons, from 7,350 in 2012 to 6,745 in 2013. Employment decreased by 572 persons; unemployment decreased by 33 persons; and the unemployment rate, the number of

¹⁴³ 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.

unemployed persons as a percentage of the labor force, decreased from 3.7 percent in 2012 to 3.6 in 2013, as shown below in Diagram II.18.2.



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.18.20, below annual total monthly employment decreased by 8.78 percent between 2012 and 2013, from a total of 5,525 to 5,040 workers. Preliminary estimates shows employment increased to 5,056 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	2,798	3,098	3,790	4,827	5,054	5,887	5,111	5,362	5,880	4,771	4,675
Feb	2,836	3,110	3,838	4,843	5,087	5,644	5,105	5,336	5,757	4,702	4,594
Mar	2,841	3,122	3,855	4,935	5,331	5,535	5,142	5,341	5,630	4,756	4,584
Apr	2,859	3,207	3,930	4,992	5,224	5,406	5,305	5,577	5,538	4,799	4,698
May	3,026	3,433	4,242	5,205	5,448	5,452	5,581	5,652	5,634	5,009	4,941
Jun	3,330	3,851	4,554	5,535	5,810	5,608	5,871	6,058	5,878	5,273	5,056
Jul	3,366	4,003	4,612	5,418	5,844	5,438	5,898	6,121	5,422	5,217	.
Aug	3,357	4,015	4,582	5,491	5,840	5,482	5,928	6,266	5,376	5,252	.
Sep	3,319	4,019	4,545	5,488	5,877	5,553	5,800	6,436	5,469	5,318	.
Oct	3,252	3,891	4,417	5,354	5,858	5,464	5,753	6,291	5,379	5,258	.
Nov	3,172	3,765	4,404	5,155	5,801	5,433	5,650	6,197	5,223	5,157	.
Dec	3,158	3,687	4,417	5,033	5,661	5,375	5,480	6,042	5,119	4,967	.
Annual	3,110	3,600	4,266	5,190	5,570	5,523	5,552	5,890	5,525	5,040	.
% Change	12.52	15.76	18.50	21.66	7.32	-0.84	0.53	6.09	-6.20	-8.78	.

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.18.21, on the following page, annual average weekly wages increased by 0.62 percent between 2012 and

2013, from a total of \$1,125 to \$1,132. In the second quarter of 2014 preliminary estimates show average weekly wages fell to \$1,130.

Table II.18.21 Average Weekly Wages Sublette County BLS QCEW Data, 2001–2014(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	0.62
2014(p)	1,244	1,130

Total business establishments reported by the QCEW are displayed in Table II.18.22, below. Annual establishments decreased from 618 in 2012 to 592 establishments in 2013. Preliminary estimates indicate the total number of establishments decreased to 565 in the second quarter of 2014.

Table II.18.22 Number of Establishments Sublette County BLS QCEW Data, 2001–2014(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	625	619	617	612	618	0.00
2013	606	588	591	582	592	-4.21
2014(p)	563	565

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Sublette County recorded 7,576 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 \$608,205,000, and real per capita income was \$60,572 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$62,552 in 2013, while Wyoming average earnings per job was \$52,420. 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 increased from \$786 in second quarter 2013 to \$809 in second quarter 2014, or by 2.9 percent. Detached single-family home rents decreased by 3.3 percent.

Sublette County rental prices experienced average annualized increases of 4.7 percent for apartments and 4.9 percent for houses, since second quarter 1998 through second quarter 2014.¹⁴⁴ These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. 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 26 authorized units in 2012 to 29 in 2013. Total residential authorizations increased from 26 units in 2012 to 53 in 2013.

The real value of single-family building permits increased from \$219,670 in 2012 to \$243,353 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$239,157 in 2011 to a low of \$154,518 in 2005. These figures compare to the state average high of \$289,650 in 2013 and low of \$187,810 in 2003. Additional details of permit activity are given in Table II.18.24, on the following page.

Table II.18.23 Semiannual Average Monthly Rental Prices Sublette County EAD Data, Fourth Quarter 1986–Second Quarter 2014				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
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	.
Q4.12	813	.	1,146	.
Q2.13	786	.	1,192	.
Q4.13	806	.	1,168	.
Q2.14	809	.	1,153	.

¹⁴⁴ 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, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	82	.	.	.	82	.	.	100.9	.
1981	90	2	12	.	104	.	.	103.3	.
1982	90	2	4	5	101	.	.	94.8	37.2
1983	87	.	8	5	100	.	.	96.1	35.8
1984	72	.	.	.	72	.	.	78.1	.
1985	58	4	.	5	67	.	.	89.5	33.5
1986	64	4	.	.	68	.	.	106.2	.
1987	34	.	.	.	34	.	.	107.6	.
1988	21	.	.	.	21	.	.	119.8	.
1989	19	.	.	.	19	.	.	126.1	.
1990	37	.	.	.	37	.	.	130.8	.
1991	59	.	.	.	59	.	.	132.3	.
1992	50	.	.	.	50	.	.	130.0	.
1993	49	4	.	.	53	.	.	129.5	.
1994	70	.	4	.	74	.	.	137.9	.
1995	86	4	4	.	94	.	.	138.5	.
1996	58	2	9	.	69	.	.	138.2	.
1997	44	2	.	.	46	.	.	143.5	.
1998	68	.	.	.	68	.	.	155.0	.
1999	75	.	.	.	75	.	.	164.4	.
2000	54	.	.	.	54	.	.	169.9	.
2001	72	4	.	.	76	.	.	178.2	.
2002	74	6	8	.	88	.	.	186.9	.
2003	83	4	8	.	95	.	.	188.6	.
2004	77	12	4	.	93	.	.	204.2	.
2005	179	.	.	6	185	.	.	154.5	173.8
2006	232	.	.	6	238	.	.	170.9	168.6
2007	257	6	.	.	263	.	.	211.0	.
2008	100	4	10	.	114	.	.	226.6	.
2009	44	.	.	.	44	.	.	231.3	.
2010	40	2	.	.	42	.	.	213.8	.
2011	13	.	.	12	25	.	.	239.2	94.6
2012	26	.	.	.	26	12	4	219.7	.
2013	29	24	.	.	53	.	.	243.4	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Sublette County was \$239,736. This represented a decrease of 0.9 percent from the previous year. In contrast, Wyoming’s weighted average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.18.25, on the following page.

Table II.18.25 Average Sales Prices Sublette County vs. Wyoming DOR Data, 2000–2013				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2014.¹⁴⁵ During December 2014, a total of 28 surveys were completed by property managers in Sublette County. Of the 280 rental units surveyed, 33 were vacant, indicating a vacancy rate of 11.8 percent, as shown in Table II.18.26, below. This compares to a 13.5 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 4.6 percent.

Table II.18.26 Total Units, Vacant Units, and Vacancy Rate Sublette County RVS Data, June 2001–December 2014				
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%

¹⁴⁵Those 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.18.3, below, 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.

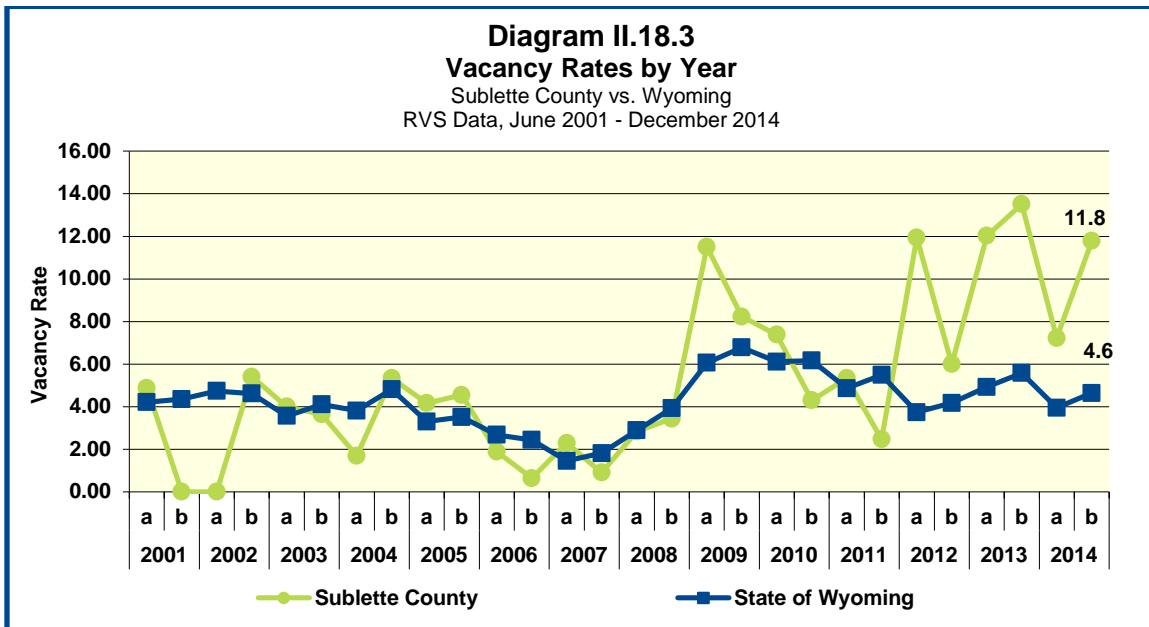


Diagram II.18.4, below, shows the average rent of single-family and apartment units in Sublette County. In 2014, average rents for single-family units rose to \$1,169 and average rents for apartments rose to \$859.

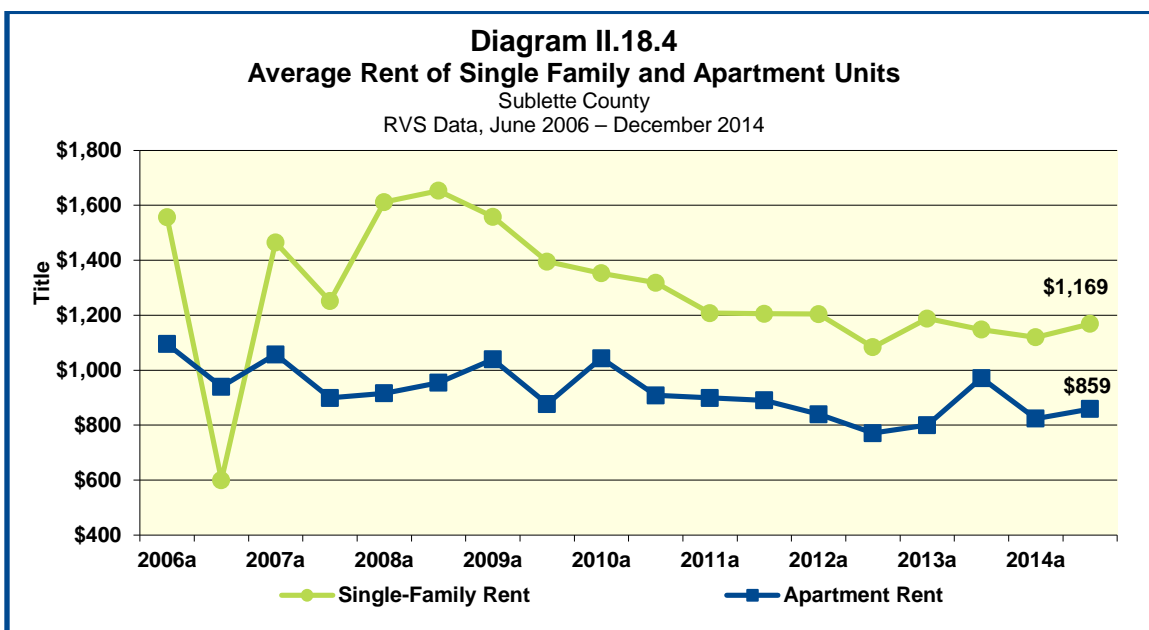


Table II.18.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 65 single family units in Sublette County, with 4 of them available. This translates into a vacancy rate of 6.2 percent in Sublette County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 191 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 2.6 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.18.27			
Rental Vacancy Survey by Type			
Sublette County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	65	4	6.2%
Duplex units	11	3	27.3%
Apartments	191	5	2.6%
Mobile Homes	9	0	.0%
“Other” Units	0	0	%
Don't Know	4	21	525.0%
Total	280	33	11.8%

Table II.18.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 29 units. The most common apartment units were three bedroom units, with 94 units. Additional details of unit types by bedrooms are reported below.

Table II.18.28							
Rental Units by Bedroom Size							
Sublette County							
RVS Data, December 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	1	0	0	.	1
One	4	0	13	0	0	.	17
Two	12	8	61	5	0	.	86
Three	29	1	94	3	0	.	127
Four	4	0	14	0	0	.	18
Five	2	0	1	0	0	.	3
Don't Know	14	2	7	1	0	4	28
Total	65	11	191	9	0	4	280

Average market-rate rents by unit type are shown in Table II.18.29, on the following page. 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.18.29						
Average Market Rate Rents by Bedroom Size						
Sublette County						
RVS Data, December 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$650	\$	\$	\$650
One	\$600	\$	\$707	\$	\$	\$680
Two	\$970	\$1,033	\$810	\$550	\$	\$896
Three	\$1,021	\$1,500	\$1,250	\$650	\$	\$1,055
Four	\$2,075	\$	\$1,500	\$	\$	\$1,788
Five	\$1,400	\$	\$1,550	\$	\$	\$1,450
Total	\$1,169	\$1,117	\$859	\$675	\$	\$1,061

Table II.18.30 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 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

Table II.18.30			
Single Family Market Rate Rents by Vacancy Status			
Sublette County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	7	0	.0%
\$1,000 to \$1,500	34	3	8.8%
Above \$1,500	7	1	14.3%
Missing	17	0	.0%
Total	65	4	6.2%

The availability of apartment units by average rent is displayed in Table II.18.31 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.18.31			
Apartment Market Rate Rents by Vacancy Status			
Sublette County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	28	3	10.7%
\$1,000 to \$1,500	156	0	.0%
Above \$1,500			%
Missing	7	2	28.6%
Total	191	5	2.6%

Table II.18.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of .0 percent.

Table II.18.32 Mobile Home Market Rate Rents by Vacancy Status Sublette County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	9	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	9	0	.0%

Table II.18.33, 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 good condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.18.33 Condition by Unit Type Sublette County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	1	0	0	0	0	.	1
Fair						.	
Average	18	4	11	1	0	.	34
Good	21	5	160	8	0	.	194
Excellent	10	2	12	0	0	.	24
Don’t Know	15	0	8	0	0	4	27
Total	65	11	191	9	0	4	280

The availability of single family units based on their condition is displayed in Table II.18.34, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

Table II.18.34 Condition of Single Family Units by Vacancy Status Sublette County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	1	0	%0
Fair			%
Average	18	0	.0%
Good	21	2	9.5%
Excellent	10	2	20.0%
Don’t Know	15	0	.0%
Total	65	4	6.2%

Table II.18.35, 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.18.35 Condition of Apartment Units by Vacancy Status Sublette County RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	0	0	%
Fair			%
Average	11	0	.0%
Good	160	0	.0%
Excellent	12	3	25.0%
Don't Know	8	2	25.0%
Total	191	5	2.6%

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

Table II.18.36 Condition of Mobile Home Units by Vacancy Status Sublette County RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor	0	0	
Fair			%
Average	1	0	.0%
Good	8	0	.0%
Excellent	0	0	%
Don't Know	0	0	%
Total	9	0	.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.18.37, on the following page, respondents in Sublette County said they would prefer 74 more single family units, and 6 more apartment units. In total, respondents indicated they wished to own or manage an additional 81 units.

Table II.18.37 If you had the opportunity to own/manage more units, how many would you prefer Sublette County RVS Data, December 2014	
Unit Type	More Units
Single family units	74
Duplex Units	1
Apartments	6
Mobile homes	0
Other	
Don't Know	
All types	
Total	81

Table, II.18.38, on the following page shows the most common answers from the 2014 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 24 respondents, with an average persons per household of 2.3 people. Of new residents to Sublette County, 56.5 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 54.2 percent of respondents renting their residence. The average mortgage payment in Sublette County was \$563 and the average rent was \$920. When asked if they were satisfied with their current housing, 75.0 percent said they were satisfied with thier current housing.

Table II.18.38 Most Replied Response Sublette County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	24
Number of persons in household (Average)	2.3
Current age	55 to 64 years old (29.2%)
Marital status	Married (56.5%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (33.3%)
In which industry are you primarily employed	Other (29.2%)
Highest education level completed	High School Diploma/GED (37.5%)
Total household income from all sources	\$50,000 to \$74,999 dollars (35.7%)
Current Housing Characteristics	
Current Residence	Single family home (79.2%)
Do you own or rent	Rent (54.2%)
How many bedrooms (Average)	2.9
How many full bathrooms (Average)	1.8
Average mortgage payment	\$563
Average rental payment	\$920
Are you satisfied with your current housing	Satisfied with current housing (75.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (60.0%)
Are you seeking to change your housing situation	Seeking different housing (44.4%)
What type of unit are you seeking	Single family home (75.0%)
Type of tenure seeking	Seeking to buy (66.7%)
If own, do you plan on building or buying	Build a new unit (50.0%)
Expected buying price	\$150,000 to \$199,999 dollars (100.0%)
Expected building price	.
Expected rental price	.

For residents who are unsatisfied with their current housing, 60.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 75.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 66.7 percent wanted to buy and 33.3 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$150,000 to \$199,999 dollars if they were buying an existing unit. Additional survey data are presented in **Volume II. Technical Appendix**¹⁴⁶.

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 2013 5-year ACS data, 123 or 3.5 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, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

¹⁴⁶ 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.

Table II.18.39				
Overcrowding and Severe Overcrowding				
Sublette County				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sublette County				
Owner				
Households	2,565	42	0	2,607
Percentage	98.4%	1.6%	.0%	100.0%
Renter				
Households	814	81	0	895
Percentage	90.9%	9.1%	.0%	100.0%
Total				
Households	3,379	123	0	3,502
Percentage	96.5%	3.5%	.0%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.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 2013 5-year ACS, a total of 227 units or 3.9 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		
2009-2013 5-Year ACS Data		
Facilities	Sublette County	State of Wyoming
Complete Kitchen Facilities	5,539	256,276
Lacking Complete Kitchen Facilities	227	6,764
Total Housing Units	5,766	263,040
Percent Lacking	3.9%	2.6%

At the time of the 2013 ACS, a total of 220 units or 3.8 percent of all housing units in Sublette County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.18.41 on the following page.

Table II.18.41 Housing Units with Incomplete Plumbing Facilities Sublette County 2009-2013 5-Year ACS Data		
Facilities	Sublette County	State of Wyoming
Complete Plumbing Facilities	5,546	257,728
Lacking Complete Plumbing Facilities	220	5,312
Total Households	5,766	263,040
Percent Lacking	3.8%	2.0%

The third type of housing problem reported in the 2013 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, 14.2 percent of households had a cost burden and 9.3 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 21.8 percent of homeowners with a mortgage in Sublette County experienced a cost burden and 15.2 percent experienced a severe cost burden, while 17.9 percent of renters had a cost burden and 8.3 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 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sublette County					
Owner With a Mortgage					
Households	948	329	229	0	1,506
Percent	62.9%	21.8%	15.2%	.0%	100.0%
Owner Without a Mortgage					
Households	1,014	9	23	55	1,101
Percent	92.1%	.8%	2.1%	5.0%	100.0%
Renter					
Households	408	160	74	253	895
Percent	45.6%	17.9%	8.3%	28.3%	100.0%
Total					
Households	2,370	498	326	308	3,502
Percent	67.7%	14.2%	9.3%	8.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 5,069 households in Sublette County, from 3,906 in 2010 to 8,975 in 2040. Homeowners are expected to increase from 2,658 households in 2010 to 5,879 by 2040. Renters are anticipated to increase from 1,248 households in 2010 to 3,096 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 313 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 233 households and by 518 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 198 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 350 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	258	192	428	286	1,494	2,658
2015	313	233	519	347	1,811	3,222
2020	378	281	626	419	2,188	3,892
2025	423	314	700	468	2,445	4,349
2030	470	349	778	520	2,717	4,833
2035	519	385	859	574	3,001	5,338
2040	571	424	946	632	3,305	5,879
Renters by Percent of Median Household Income						
2010	134	237	251	108	519	1,248
2015	165	291	309	132	638	1,535
2020	210	370	393	168	811	1,952
2025	237	417	443	190	915	2,203
2030	267	470	500	214	1,032	2,482
2035	298	526	559	240	1,154	2,778
2040	333	587	623	267	1,287	3,096
Total Households by Percent of Median Household Income						
2010	392	428	679	393	2,013	3,906
2015	478	524	828	479	2,449	4,757
2020	588	651	1,019	587	2,999	5,844
2025	659	731	1,143	658	3,360	6,551
2030	736	819	1,277	734	3,749	7,316
2035	817	912	1,418	814	4,155	8,115
2040	904	1,011	1,569	899	4,592	8,975