

SUBLETTE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Sublette County's population decreased from 10,247 in 2010 to 10,057 in 2014, or by 1.9 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age decreased by 5.5 percent, and the number of people from 55 to 64 years of age increased by 3.8 percent. The white population decreased by 4.0 percent, while the black population increased by 204.5 percent. The Hispanic population increased from 712 to 810 people between 2010 and 2014, or by 13.8 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 2014 Current Census Estimates						
Subject	Sublette County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	10,247	10,057	-1.9%	563,626	584,153	3.6%
Age						
Under 14 years	2,033	1,987	-2.3%	113,371	115,517	1.9%
15 to 24 years	1,145	1,105	-3.5%	78,460	80,249	2.3%
25 to 44 years	2,885	2,725	-5.5%	144,615	152,555	5.5%
45 to 54 years	1,736	1,505	-13.3%	83,577	73,372	-12.2%
55 to 64 years	1,409	1,463	3.8%	73,513	80,819	9.9%
65 and Over	1,039	1,272	22.4%	70,090	81,641	16.5%
Race						
White	9,929	9,531	-4.0%	529,110	541,596	2.4%
Black	44	134	204.5%	5,135	9,112	77.4%
American Indian and Alaskan Native	105	111	5.7%	14,457	15,541	7.5%
Asian	57	128	124.6%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	2	6	200.0%	521	632	21.3%
Two or more races	110	147	33.6%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	712	810	13.8%	50,231	57,065	13.6%

Table II.18.2, on the following page, presents the population of Sublette County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 5,396 persons, and accounted for 53.7 percent of the population, with the remaining 46.3 percent, or 4,661 persons, being female.

Table II.18.2 Population by Age and Gender Sublette County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,025	1,008	2,033	1,050	937	1,987	-2.3%
15 to 24 years	638	507	1,145	586	519	1,105	-3.5%
25 to 44 years	1,624	1,261	2,885	1,464	1,261	2,725	-5.5%
45 to 54 years	925	811	1,736	823	682	1,505	-13.3%
55 to 64 years	785	624	1,409	794	669	1,463	3.8%
65 and Over	553	486	1,039	679	593	1,272	22.4%
Total	5,550	4,697	10,247	5,396	4,661	10,057	-1.9%
% 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 ¹⁹⁸	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

¹⁹⁸ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 2,729 family households, of which 2,418 housed married couple families and 311 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 96 families, or a female householder with no husband present, of which there were 215 families. There were also an estimated 811 "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 77.1 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Sublette County, 88.6 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.18.4				
Household Type by Tenure				
Sublette County 2010-2014 5-Year ACS Data				
Family Type	Sublette County		State of Wyoming	
	Sublette County	% of Total	State of Wyoming	% of Total
Family households	2,729	77.1%	147,321	65.3%
Married-couple family	2,418	88.6%	117,624	79.8%
Owner-occupied housing units	2,036	84.2%	97,837	83.2%
Renter-occupied housing units	382	15.8%	19,787	16.8%
Other family	311	11.4%	29,697	20.2%
Male householder, no wife present	96	30.9%	9,885	33.3%
Owner-occupied housing units	96	100.0%	5,955	60.2%
Renter-occupied housing units	0	.0%	3,930	39.8%
Female householder, no husband present	215	69.1%	19,812	66.7%
Owner-occupied housing units	64	29.8%	9,942	50.2%
Renter-occupied housing units	151	70.2%	9,870	49.8%
Nonfamily households	811	22.9%	78,193	34.7%
Owner-occupied housing units	391	48.2%	42,555	54.4%
Renter-occupied housing units	420	51.8%	35,638	45.6%
Total	3,540	100.0%	225,514	100.0%

Table II.18.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 1,415 two-person family households, 632 three-person family households and 421 four-person family households. One-person non-family households made up 87.8 percent of all non-family households or an estimated 712 households. Sublette County's two persons households made up 41.9 percent of total housing units and four person households made up an additional 11.9 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.18.5				
Household Type by Household Size				
Sublette County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sublette County				
One Person	.	712	712	20.1%
Two Person	1,415	68	1,483	41.9%
Three Person	632	31	663	18.7%
Four Person	421	0	421	11.9%
Five Person	104	0	104	2.9%
Six Person	119	0	119	3.4%
Seven Person	38	0	38	1.1%
Total	2,729	811	3,540	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,483 two-person households, 1,300 were owner-occupied and 183 were renter-occupied. Of the 421 four-person households, 301 were owner-occupied and 120 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sublette County				
One Person	374	338	712	20.1%
Two Person	1,300	183	1,483	41.9%
Three Person	498	165	663	18.7%
Four Person	301	120	421	11.9%
Five Person	78	26	104	2.9%
Six Person	32	87	119	3.4%
Seven Person or more	4	34	38	1.1%
Total	2,587	953	3,540	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.18.7, on the following page, Sublette County had a total of 5,815 housing units of which 3,540 or 60.9 percent were occupied. Of these occupied units, 73.1 percent, or 2,587 units were owner occupied, which compares to a statewide rate of 69.3. A total of 2,275 units or 39.1 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.18.7 Housing Units by Tenure Sublette County 2010-2014 5-Year ACS Data				
Tenure	Sublette County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,540	60.9%	225,514	85.0
Owner-Occupied	2,587	73.1%	156,289	69.3
Renter-Occupied	953	26.9%	69,225	30.7
Vacant Housing Units	2,275	39.1%	39,681	15.0
Total Housing Units	5,815	100.0%	265,195	100.0

Table II.18.8, below, shows that of the 2,275 housing units in Sublette County as reported in the 2014 ACS data, 272 or 12.0 percent were for rent and 131 or 5.8 percent were for sale. An estimated 1,449 units were for seasonal, recreational, or occasional use, and 292 or 12.8 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 2010-2014 5-Year ACS Data				
Disposition	Sublette County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	272	12.0%	5,921	14.9%
Rented, but not occupied	104	4.6%	1,577	4.0%
For sale only	131	5.8%	2,601	6.6%
Sold, but not occupied	0	.0%	802	2.0%
For seasonal, recreational, or occasional use	1,449	63.7%	17,496	44.1%
For migrant workers	27	1.2%	362	.9%
Other vacant	292	12.8%	10,922	27.5%
Total	2,275	100.0%	39,681	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 \$85,949 compared to the statewide average of \$72,086. Per capita income for Sublette County, which is calculated by dividing total income by population, was \$33,532, which compared to \$29,381 for the State of Wyoming.

Table II.18.9 Median and Per Capita Income Sublette County 2010-2014 5-Year ACS Data		
Income Type	Sublette County	Wyoming
Median Family Income	85,949	72,086
Median Household Income	78,578	58,252
Per Capita Income	33,532	29,381

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 212 households or 6.0 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 419 households that had incomes between \$35,000 and \$49,999, which accounted for 11.8 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 37.6 percent of total households and numbered 1,330 in Sublette County.

Table II.18.10				
Households by Income				
Sublette County				
2010-2014 5-Year ACS Data				
Income	Sublette County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	212	6.0%	21,756	9.6%
15,000 - 19,999	50	1.4%	10,739	4.8%
20,000 - 24,999	100	2.8%	11,332	5.0%
25,000 - 34,999	214	6.0%	22,763	10.1%
35,000 - 49,999	419	11.8%	30,423	13.5%
50,000 - 74,999	686	19.4%	43,643	19.4%
75,000 - 99,999	529	14.9%	31,799	14.1%
100,000 and above	1,330	37.6%	53,059	23.5%
Total	3,540	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.18.11, below. In total, the poverty rate in Sublette County was 7.8 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Sublette County had a poverty rate of 7.6 percent and the female population had a poverty rate of 8.0 percent. There were 49 males and 30 females in poverty under the age of 5. Overall, 10.0 percent of persons in poverty in Sublette County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 41 individuals with incomes below the poverty level which represented 5.2 percent of the total population in poverty. In the State of Wyoming there were 4,574 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				
2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Sublette County				
5 and Below	49	30	79	10.0%
6 to 17	48	159	207	26.2%
18 to 64	318	144	462	58.6%
65 and Older	0	41	41	5.2%
Total	415	374	789	100.0%
Poverty Rate	7.6%	8.0%	7.8%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 2,435 owner-occupied single-family units compared to 692 single-family rental units. In Sublette County, single-family units comprised 88.3 percent of all households compared with 71.7 percent statewide. Sublette County had a total of 46 apartment rental units and total apartment units accounted for 1.3 percent of all

households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 252 mobile homes in Sublette County, which comprised 7.1 percent of all occupied housing units and compared to 13.0 statewide.

Table II.18.12 Households by Unit Type Sublette County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
Single-Family Unit	2,435	692	3,127	88.3%
Duplex	0	78	78	2.2%
Tri- or Four-Plex	0	16	16	.5%
Apartments	0	46	46	1.3%
Mobile Homes	131	121	252	7.1%
Boat, RV, Van, Etc.	21	0	21	.6%
Total	2,587	953	3,540	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.18.13, below, shows the number of households by year of construction. As shown, 3.4 percent, or 122 units, were built in 1939 or earlier in the county, and another 145 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,440, which accounted for 40.7 percent of all households, and an additional 3 households, or .1 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.18.13 Households by Year Built Sublette County 2010-2014 5-Year ACS Data				
Year Built	Sublette County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	122	3.4%	24,514	10.9%
1940 to 1949	145	4.1%	10,454	4.6%
1950 to 1959	156	4.4%	22,142	9.8%
1960 to 1969	146	4.1%	18,728	8.3%
1970 to 1979	376	10.6%	49,663	22.0%
1980 to 1989	464	13.1%	32,994	14.6%
1990 to 1999	688	19.4%	26,751	11.9%
2000 to 2009	1,440	40.7%	35,858	15.9%
Built 2010 or Later	3	.1%	4,410	2.0%
Total	3,540	100.0%	225,514	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 2.0 percent of total housing units, while households with five and six rooms accounted for 26.0 and 19.0 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				
2010-2014 5-Year ACS Data				
Number of Rooms	Sublette County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	118	2.0%	4,521	1.7%
Two	484	8.3%	7,349	2.8%
Three	272	4.7%	20,368	7.7%
Four	893	15.4%	42,809	16.1%
Five	1,509	26.0%	53,147	20.0%
Six	1,104	19.0%	41,493	15.6%
Seven	740	12.7%	31,612	11.9%
Eight	315	5.4%	25,739	9.7%
Nine or more	380	6.5%	38,157	14.4%
Total	5,815	100.0%	265,195	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 24 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 18.9 percent of total households in Sublette County, which compared to 24.4 percent statewide. In Sublette County, the 1,861 households with three bedrooms accounted for 52.6 percent of all households, and there were only 200 five-bedroom or more households, which accounted for 5.6 percent of all households.

Table II.18.15				
Households by Number of Bedrooms				
Sublette County				
2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
None	0	24	24	.7%
One	87	63	150	4.2%
Two	417	252	669	18.9%
Three	1,410	451	1,861	52.6%
Four	473	163	636	18.0%
Five or more	200	0	200	5.6%
Total	2,587	953	3,540	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$214,500, while structures built between 1950 and 1959 had a median value of \$230,000 and those built between 1990 to 1999 had a median value of \$377,000. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$295,000 and \$, respectively. The total average median value in Sublette County was \$284,400, which compared to \$189,300 in the State of Wyoming.

Table II.18.16 Median Value by Year Structure Built Sublette County 2010-2014 5-Year ACS Data		
Year Built	Sublette County	State of Wyoming
1939 or earlier	214,500	153,700
1940 to 1949	223,600	140,900
1950 to 1959	230,000	158,200
1960 to 1969	216,400	177,300
1970 to 1979	190,100	184,100
1980 to 1989	247,400	197,900
1990 to 1999	377,000	233,600
2000 to 2009	295,000	252,800
Built 2010 or Later		258,900
Total	284,400	189,300

Household mortgage status is reported in Table II.18.17, below. In Sublette County, households with a mortgage accounted for 58.0 percent of all households or 1,500 housing units, and the remaining 42.0 percent or 1,087 units had no mortgage. Of those units with a mortgage, 259 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,241 or 82.7 percent had no second mortgage or no home equity loan.

Table II.18.17 Mortgage Status Sublette County 2010-2014 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	1,500	58.0%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	259	17.3%	12,104	13.1%
Second mortgage only	178	68.7%	5,864	48.4%
Home equity loan only	81	31.3%	6,240	51.6%
Both second mortgage and home equity loan	0	.0%	545	.6%
No second mortgage and no home equity loan	1,241	82.7%	80,039	86.4%
Housing units without a mortgage	1,087	42.0%	63,601	40.7%
Total	2,587	100.0%	156,289	100.00%

The median rent in Sublette County was \$994 as compared to \$663 statewide, as seen in Table II.18.18, below.

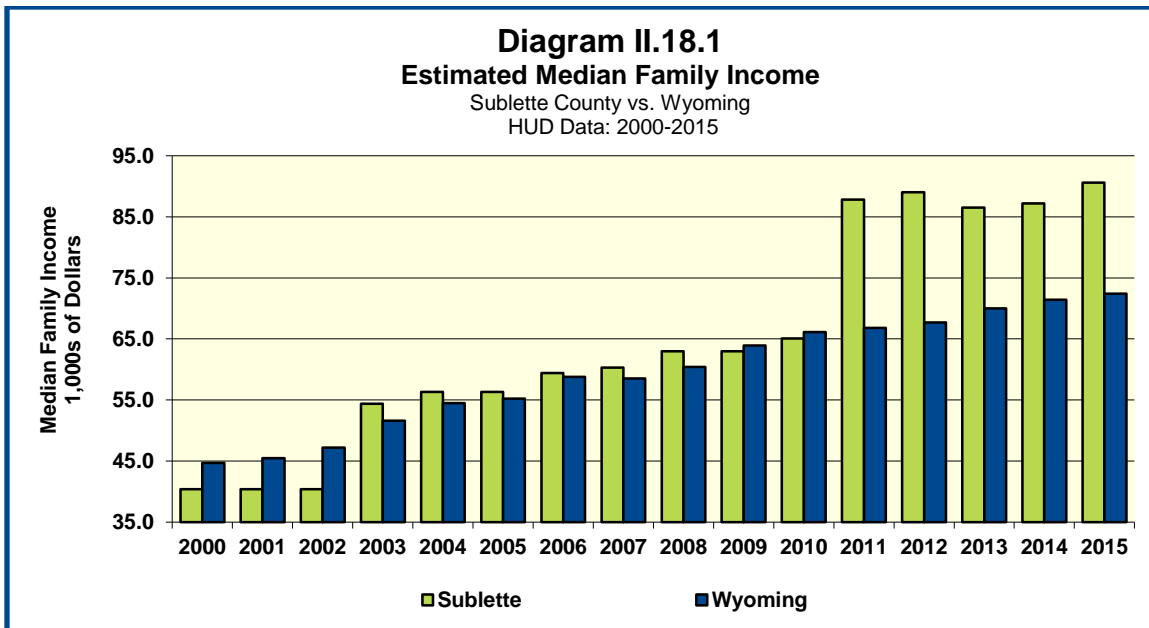
Table II.18.18 Median Rent Sublette County 2010-2014 5-Year ACS Data	
Place	Rent
Sublette County	\$994
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 72 persons during the first half of 2015. 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 2,405 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	220	179	41
2001	264	155	109
2002	286	148	138
2003	276	104	172
2004	339	175	164
2005	338	182	156
2006	444	183	261
2007	582	259	323
2008	653	253	400
2009	523	283	240
2010	408	263	145
2011	412	310	102
2012	363	385	-22
2013	325	343	-18
2014	790	668	122
2015	812	674	138
Total	7,035	4,564	2,471

Economics

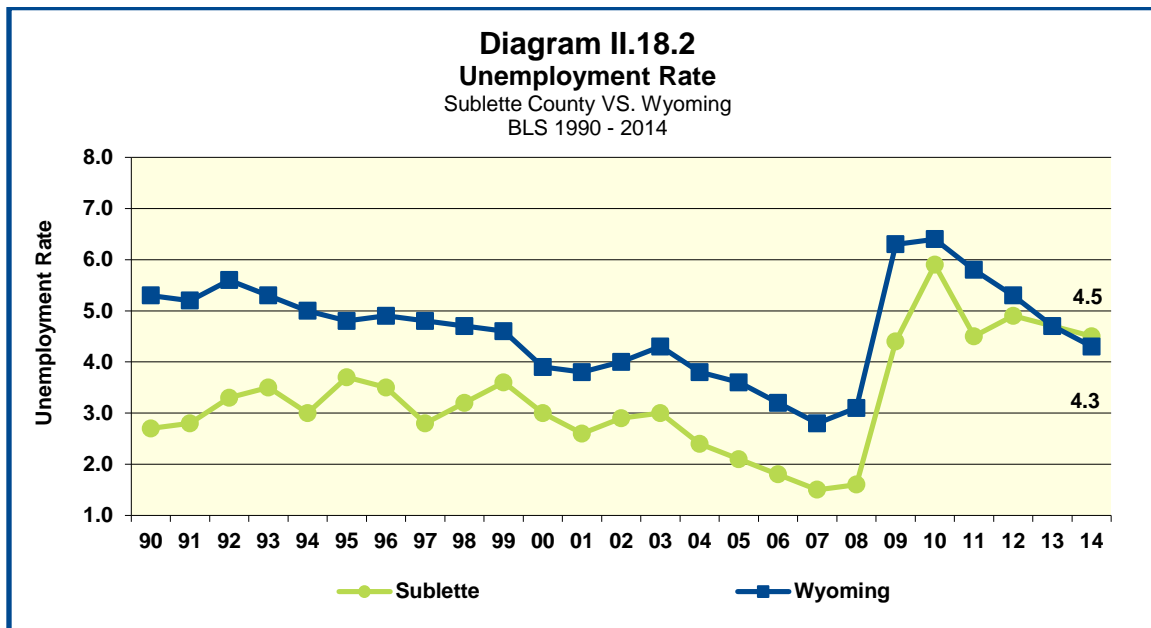
The HUD estimated MFI for Sublette County was \$90,600 in 2015.¹⁹⁹ This compares to Wyoming’s MFI of \$72,400. Diagram II.18.1, below, illustrates the estimated MFI for 2000 through 2015.



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 209 persons, from 5,083 in 2013 to 4,874 in 2014. Employment decreased by 188 persons; unemployment decreased by 21 persons; and the unemployment rate, the number of

¹⁹⁹ 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 4.7 percent in 2013 to 4.5 in 2014, 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 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.18.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 4,866 persons in 2014; this figure was lower than the 2013 average by 174 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment fell from 5,084 to 4,675 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	3,098	3,790	4,827	5,054	5,887	5,111	5,362	5,880	4,771	4,675	4,687
Feb	3,110	3,838	4,843	5,087	5,644	5,105	5,336	5,757	4,702	4,594	4,485
Mar	3,122	3,855	4,935	5,331	5,535	5,142	5,341	5,630	4,756	4,584	4,473
Apr	3,207	3,930	4,992	5,224	5,406	5,305	5,577	5,538	4,799	4,723	4,365
May	3,433	4,242	5,205	5,448	5,452	5,581	5,652	5,634	5,009	4,968	4,450
Jun	3,851	4,554	5,535	5,810	5,608	5,871	6,058	5,878	5,273	5,084	4,675
Jul	4,003	4,612	5,418	5,844	5,438	5,898	6,121	5,422	5,217	4,983	
Aug	4,015	4,582	5,491	5,840	5,482	5,928	6,266	5,376	5,252	4,953	
Sep	4,019	4,545	5,488	5,877	5,553	5,800	6,436	5,469	5,318	4,995	
Oct	3,891	4,417	5,354	5,858	5,464	5,753	6,291	5,379	5,258	5,047	
Nov	3,765	4,404	5,155	5,801	5,433	5,650	6,197	5,223	5,157	4,923	
Dec	3,687	4,417	5,033	5,661	5,375	5,480	6,042	5,119	4,967	4,866	
Annual	3,600	4,266	5,190	5,570	5,523	5,552	5,890	5,525	5,040	4,866	
% Change	15.76	18.50	21.66	7.32	-0.84	0.53	6.09	-6.20	-8.78	-3.45	

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 \$1,132 in 2013. In 2014, average weekly wages saw an increase of 4.15 over the prior year, rising to \$1,179. These data are shown in Table II.18.21, below. Preliminary estimates show average weekly wages rose from \$1,126 to \$1,089 between the second quarter of 2014 and 2015.

Table II.18.21						
Average Weekly Wages						
Sublette County						
BLS QCEW Data, 2001–2015(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(p)	1,196	1,089				

Total business establishments reported by the QCEW are displayed in Table II.18.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming decreased by 5.24 percent to 559 establishments. Preliminary estimates show the number of establishments rose from 561 to 556 between the second quarter of 2014 and 2015.

Table II.18.22						
Number of Business Establishments						
Sublette County						
BLS QCEW Data, 2001–2015(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(p)	557	556				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Sublette County recorded 7,475 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 \$518,732,000, and real per capita income was \$51,579 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$61,647 in 2014, while Wyoming average earnings per job was \$53,171. 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 remained at \$827. Detached single-family home rents decreased by 5.2 percent.

Sublette County rental prices experienced average annualized increases of 2.4 percent for apartments and 2.1 percent for houses, since fourth quarter 1998 through second quarter 2015.²⁰⁰ These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 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 decreased from 29 authorizations in 2013 to 27 in 2014.

The real value of single-family building permits increased from \$246,862 in 2013 to \$255,179 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.18.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	539	209	760	578
Q4.98	697	209	800	508
Q2.99	583	206	806	463
Q4.99	635	240	797	509
Q2.00	580	235	836	583
Q4.00	622	221	759	436
Q2.01	596	216	797	0
Q4.01	578	229	803	459
Q2.02	609	258	789	0
Q4.02	689	213	845	590
Q2.03	658	253	973	597
Q4.03	773	253	1,005	.
Q2.04	797	277	995	769
Q4.04	942	296	1,094	739
Q2.05	834	286	1,052	704
Q4.05	869	328	1,292	710
Q2.06	904	307	1,383	744
Q4.06	868	318	1,433	802
Q2.07	927	310	1,509	752
Q4.07	970	310	1,564	760
Q2.08	964	304	1,537	747
Q4.08	956	.	1,545	741
Q2.09	951	.	1,554	659
Q4.09	954	.	1,481	654
Q2.10	941	.	1,436	596
Q4.10	985	.	1,434	631
Q2.11	1,022	.	1,325	584
Q4.11	980	.	1,470	.
Q2.12	939	.	1,250	.
Q4.12	848	.	1,196	.
Q2.13	807	.	1,224	.
Q4.13	827	.	1,199	.
Q2.14	817	.	1,164	.
Q2.15	827	.	1,155	.

²⁰⁰ 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, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	82	.	.	.	82	102.5	.
1981	90	2	12	.	104	105.0	.
1982	90	2	4	5	101	96.4	37.8
1983	87	.	8	5	100	97.7	36.3
1984	72	.	.	.	72	79.3	.
1985	58	4	.	5	67	91.0	34.0
1986	64	4	.	.	68	107.9	.
1987	34	.	.	.	34	109.3	.
1988	21	.	.	.	21	121.7	.
1989	19	.	.	.	19	128.1	.
1990	37	.	.	.	37	132.8	.
1991	59	.	.	.	59	134.5	.
1992	50	.	.	.	50	132.1	.
1993	49	4	.	.	53	131.6	.
1994	70	.	4	.	74	140.1	.
1995	86	4	4	.	94	140.7	.
1996	58	2	9	.	69	140.4	.
1997	44	2	.	.	46	145.8	.
1998	68	.	.	.	68	157.4	.
1999	75	.	.	.	75	167.0	.
2000	54	.	.	.	54	172.7	.
2001	72	4	.	.	76	181.0	.
2002	74	6	8	.	88	189.9	.
2003	83	4	8	.	95	191.6	.
2004	77	12	4	.	93	207.5	.
2005	179	.	.	6	185	157.0	176.5
2006	232	.	.	6	238	173.6	171.3
2007	257	6	.	.	263	214.3	.
2008	100	4	10	.	114	230.2	.
2009	44	.	.	.	44	235.0	.
2010	40	2	.	.	42	217.2	.
2011	13	.	.	12	25	242.7	96.1
2012	26	.	.	.	26	222.8	.
2013	29	24	.	.	53	246.9	.
2014	27	.	.	.	27	255.2	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Sublette County was \$234,338. This represented a decrease of 2.3 percent from the previous year. In contrast, Wyoming’s weighted average was \$263,432, a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.18.25, on the following page.

Table II.18.25 Average Sales Prices Sublette County vs. Wyoming DOR Data, 2000–2014				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2015.²⁰¹ During December 2015, a total of 24 surveys were completed by property managers in Sublette County. Of the 258 rental units surveyed, 54 were vacant, indicating a vacancy rate of 20.9 percent, as shown in Table II.18.26, at right. This compares to an 11.8 percent vacancy rate one year ago and a statewide December 2015 vacancy rate of 6.9 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 2015				
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%

²⁰¹Those 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.

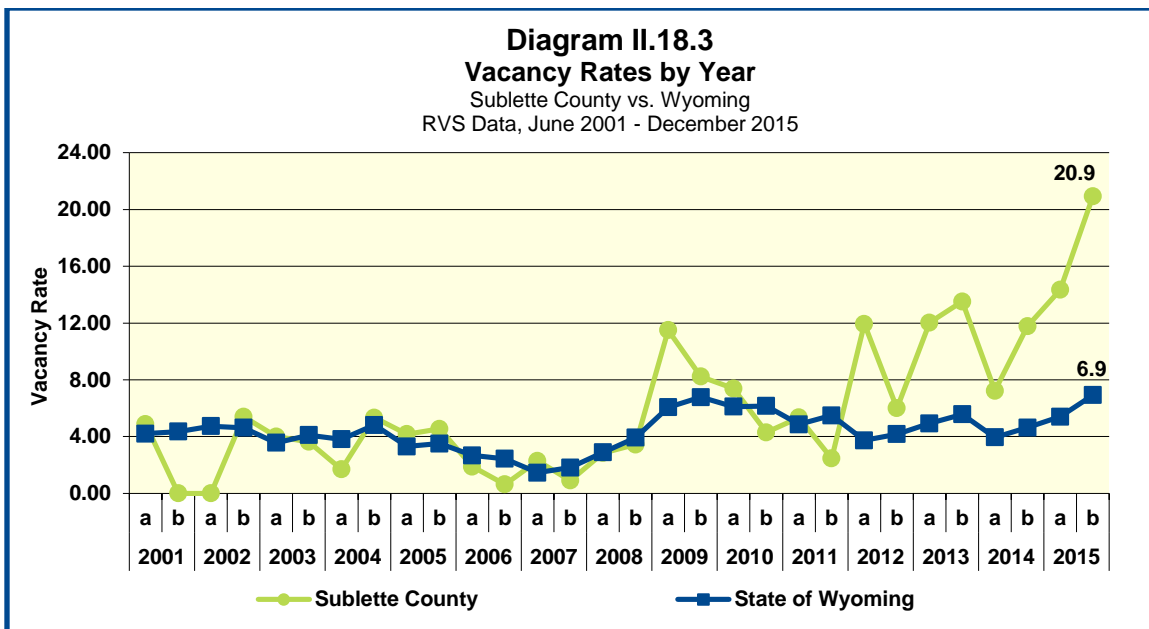


Diagram II.18.4, below, shows the average rent of single-family and apartment units in Sublette County. In 2015, average rents for single-family units rose to \$946 and average rents for apartments fell to \$800.

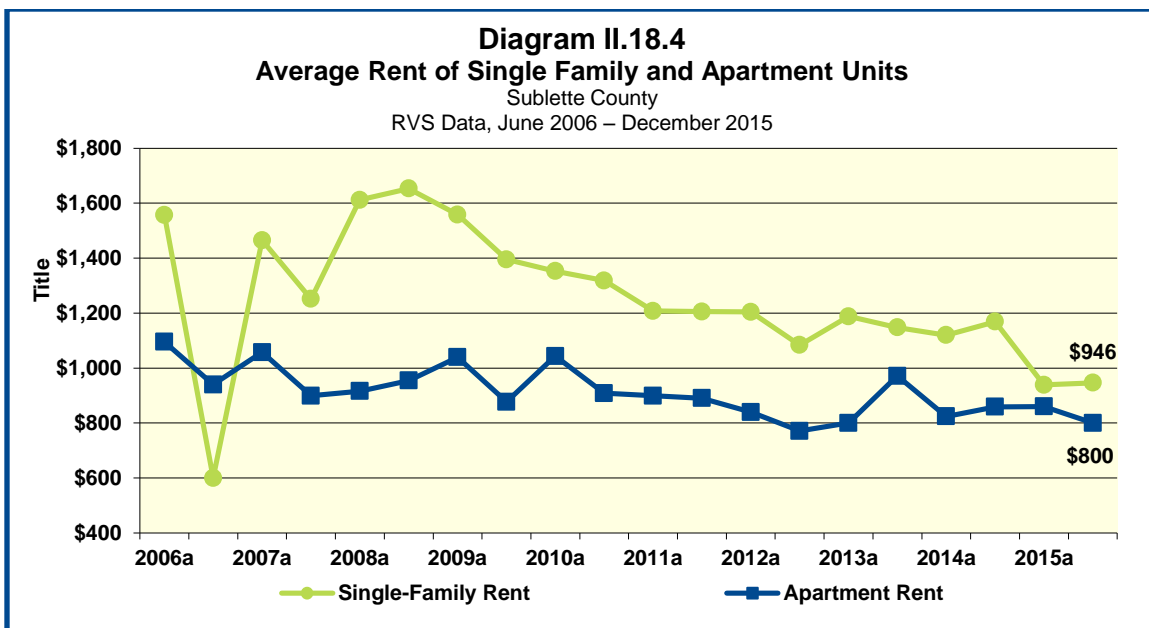


Table II.18.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 36 single family units in Sublette County, with 8 of them available. This translates into a vacancy rate of 22.2 percent in Sublette County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 46 apartment units reported in the survey, with 20 of them available, which resulted in a vacancy rate of 43.5 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	36	8	22.2%
Duplex units	11	2	18.2%
Apartments	46	20	43.5%
Mobile Homes	19	0	.0%
“Other” Units	0	0	%
Don’t Know	146	24	16.4%
Total	258	54	20.9%

Table II.18.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 23 units. The most common apartment units were two bedroom units, with 14 units. Additional details of unit types by bedrooms are reported below.

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	1	0	.	1
One	1	0	6	0	0	.	7
Two	23	7	14	8	0	.	52
Three	4	0	8	8	0	.	20
Four	1	0	0	2	0	.	3
Five	1	0	0	0	0	.	1
Don’t Know	6	4	18	0	0	146	174
Total	36	11	46	19	0	146	258

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 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$450	\$	\$450
One	\$600	\$	\$717	\$	\$	\$688
Two	\$770	\$1,025	\$693	\$500	\$	\$754
Three	\$1,090	\$	\$855	\$667	\$	\$916
Four	\$1,383	\$	\$	\$800	\$	\$1,238
Five	\$1,000	\$	\$	\$	\$	\$1,000
Total	\$946	\$1,025	\$800	\$663	\$	\$858

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 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	14	3	21.4%
\$1,000 to \$1,500	10	5	50.0%
Above \$1,500			%
Missing	12	0	.0%
Total	36	8	22.2%

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 percent.

Table II.18.31			
Apartment Market Rate Rents by Vacancy Status			
Sublette County			
RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	36	16	44.4%
\$1,000 to \$1,500	3	0	.0%
Above \$1,500			%
Missing	7	4	57.1%
Total	46	20	43.5%

Table II.18.32, 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 excellent condition. Details by unit type and condition are displayed below.

Table II.18.32							
Condition by Unit Type							
Sublette County							
RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	12	0	1	0	0	.	13
Average	0	0	6	0	0	.	6
Good	15	9	15	19	0	.	58
Excellent	9	2	24	0	0	.	35
Don’t Know	0	0	0	0	0	146	146
Total	36	11	46	19	0	146	258

The availability of single family units based on their condition is displayed in Table II.18.33, below. As can be seen the single family units with the lowest vacancy rates were in fair condition, with a vacancy rate of .0 percent.

Table II.18.33			
Condition of Single Family Units by Vacancy Status			
Sublette County			
RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	12	0	.0%
Average	0	0	%
Good	15	3	20.0%
Excellent	9	5	55.6%
Don’t Know	0	0	%
Total	36	8	22.2%

Table II.18.34, 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 average condition, and had a vacancy rate of .0 percent.

Table II.18.34			
Condition of Apartment Units by Vacancy Status			
Sublette County			
RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	6	0	.0%
Good	15	5	33.3%
Excellent	24	15	62.5%
Don’t Know	0	0	%
Total	46	20	43.5%

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.18.35, below, respondents in Sublette County said they would prefer 21 more single family units, 29 more apartment units, and 2 units of all types. In total, respondents indicated they wished to own or manage an additional 52 units.

Table II.18.35 If you had the opportunity to own/manage more units, how many would you prefer Sublette County RVS Data, December 2015	
Unit Type	More Units
Single family units	21
Duplex Units	
Apartments	29
Mobile homes	
Other	
Don't Know	
All types	2
Total	52

Table, II.18.36, on the following page, shows the most common answers from the 2015 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 28 respondents, with an average persons per household of 3.1 people. Of new residents to Sublette County, 58.3 percent were married and the most common age group arriving in the state was 25 to 34 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 57.1 percent of respondents renting their residence. The average mortgage payment in Sublette County was \$1,440 and the average rent was \$881. When asked if they were satisfied with their current housing, 85.7 percent said they were satisfied with thier current housing.

Table II.18.36 Most Replied Response Sublette County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	28
Number of persons in household (Average)	3.1
Current age	25 to 34 years old (37.0%)
Marital status	Married (58.3%)
Primary reason for moving to Wyoming	New job (32.1%)
In which industry are you primarily employed	Other (30.8%)
Highest education level completed	College Graduate (28.6%)
Total household income from all sources	\$50,000 to \$74,999 dollars (33.3%)
Current Housing Characteristics	
Current Residence	Single family home (53.6%)
Do you own or rent	Rent (57.1%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.8
Average mortgage payment	\$1,440
Average rental payment	\$881
Are you satisfied with your current housing	Satisfied with current housing (85.7%)
Housing Demand (if unsatisfied with current housing)	
Reason you are unsatisfied	Other (66.7%)
Are you seeking to change your housing situation	Don't know (75.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to rent (100.0%)
If own, do you plan on building or buying	.
Expected buying price	.
Expected building price	.
Expected rental price	\$501 to \$600 dollars (100.0%)

For residents who are unsatisfied with their current housing, 66.7 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, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 0.0 percent wanted to buy and 100.0 percent wanted to rent their next residence. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$501 to \$600 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**²⁰²

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 2014 5-year ACS data, 85 or 2.4 percent of households in Sublette County were overcrowded and another 0 or .0 percent of units were severely overcrowded, as shown in Table II.18.37, below. This housing problem was far more prevalent in renter households as compared to owner households.

²⁰² 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.18.37				
Overcrowding and Severe Overcrowding				
Sublette County				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sublette County				
Owner				
Households	2,563	24	0	2,587
Percentage	99.1%	.9%	.0%	100.0%
Renter				
Households	892	61	0	953
Percentage	93.6%	6.4%	.0%	100.0%
Total				
Households	3,455	85	0	3,540
Percentage	97.6%	2.4%	.0%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 185 units or 3.2 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.18.38, at right.

Table II.18.38		
Housing Units with Incomplete Kitchen Facilities		
Sublette County		
2010-2014 5-Year ACS Data		
Facilities	Sublette County	State of Wyoming
Complete Kitchen Facilities	5,630	258,329
Lacking Complete Kitchen Facilities	185	6,866
Total Housing Units	5,815	265,195
Percent Lacking	3.2%	2.6%

At the time of the 2014 ACS, a total of 185 units or 3.2 percent of all housing units in Sublette County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.18.39, below.

Table II.18.39 Housing Units with Incomplete Plumbing Facilities Sublette County 2010-2014 5-Year ACS Data		
Facilities	Sublette County	State of Wyoming
Complete Plumbing Facilities	5,630	259,378
Lacking Complete Plumbing Facilities	185	5,817
Total Households	5,815	265,195
Percent Lacking	3.2%	2.2%

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, 12.1 percent of households had a cost burden and 8.1 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 20.1 percent of homeowners with a mortgage in Sublette County experienced a cost burden and 12.6 percent experienced a severe cost burden, while 12.6 percent of renters had a cost burden and 10.4 percent had a severe cost burden, as seen in Table II.18.40, on the following page.

Table II.18.40 Cost Burden and Severe Cost Burden by Tenure Sublette County 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sublette County					
Owner With a Mortgage					
Households	1,010	301	189	0	1,500
Percent	67.3%	20.1%	12.6%	.0%	100.0%
Owner Without a Mortgage					
Households	1,017	7	0	63	1,087
Percent	93.6%	.6%	.0%	5.8%	100.0%
Renter					
Households	478	120	99	256	953
Percent	50.2%	12.6%	10.4%	26.9%	100.0%
Total					
Households	2,505	428	288	319	3,540
Percent	70.8%	12.1%	8.1%	9.0%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 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 1,375 households in Sublette County, from 3,906 in 2010 to 5,281 in 2040. Homeowners are expected to increase from 2,658 households in 2010 to 3,686 by 2040. Renters are anticipated to increase from 1,248 households in 2010 to 1,595 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 80 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 80 households and by 192 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 49 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 59 households over the period. Table II.18.41, below, provides details of the household forecast by tenure and income.

Table II.18.41						
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	207	206	497	252	1,496	2,658
2015	204	203	489	248	1,475	2,620
2020	210	209	504	255	1,519	2,698
2025	223	222	534	270	1,608	2,856
2030	242	240	579	293	1,744	3,099
2035	263	262	631	320	1,902	3,378
2040	288	286	689	349	2,075	3,686
Renters by Percent of Median Household Income						
2010	176	212	218	103	538	1,248
2015	163	197	202	96	499	1,156
2020	163	197	203	96	500	1,159
2025	170	206	211	100	521	1,209
2030	185	224	230	109	568	1,317
2035	204	247	253	120	625	1,448
2040	225	272	279	132	688	1,595
Total Households by Percent of Median Household Income						
2010	383	419	715	355	2,034	3,906
2015	367	400	692	344	1,973	3,776
2020	374	407	707	351	2,018	3,857
2025	393	427	745	370	2,129	4,065
2030	427	465	809	402	2,312	4,415
2035	467	509	885	440	2,526	4,826
2040	512	557	968	481	2,763	5,281

Additional Comments

Like many other counties in Wyoming, Sublette County has been impacted by the recent drop in oil and energy prices. Sublette County saw a 12.1 decline in taxable sales last year, mainly attributed to the decline in the mining sector.²⁰³ The County also saw a jump in unemployment as oil prices fell.²⁰⁴ Another potential impact for the economy in Sublette County has been the EPA's proposed update the Clean Air Act. Sublette County was included in a study that found an increase in respiratory related clinic visits, and would violate the new proposed air quality regulations.²⁰⁵ Tracking homeless populations can be tricky due to the inability to find persons living on the streets; as such, Sublette County reported no homeless persons in 2015.²⁰⁶

²⁰³ <http://www.mysanantonio.com/business/energy/article/Low-oil-and-gas-prices-show-up-in-Wyoming-economy-6380490.php>

²⁰⁴ http://www.douglas-budget.com/news/article_90407de2-c776-11e4-ab1c-df6c7d9b81c2.html

²⁰⁵ <https://www.hcn.org/articles/cleaner-air-ozone-EPA-Wyoming-pollution>

²⁰⁶ http://trib.com/news/state-and-regional/govt-and-politics/to-tackle-homelessness-in-wyoming-one-challenge-is-finding-and/article_e5f3d252-cd52-5147-b416-c6cd5b33465c.html

