

SUBLETTE COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Sublette County's population decreased from 10,247 in 2010 to 10,146 in 2011, or by 1 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁵⁹ The number of people from 15 to 24 years of age decreased by 1.6 percent, and the number of people from 55 to 64 years of age increased by 3.5 percent. The white population decreased by 1.8 percent, while the black population increased by 50 percent. The Hispanic population increased from 712 to 743 people between 2010 and 2011 or by 4.4 percent. These data are presented in Table II.18.1, below.

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

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

¹⁵⁹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

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

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

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

At the time of the 2010 Census, there were 550 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 663.9 percent, as shown in Table II.18.4, on the following page.

Table II.18.4			
Group Quarters Population			
Sublette County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁶⁰	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%

Table II.18.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 2,594 family households, 2,200 of which housed married couple families and 394 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 196 families, or a female householder with no husband present, of which there were 198 families. There were also an estimated 1,312 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 52 percent, and the number of married couple families increased by 46.5 percent. The number of male households with no wife present increased by 145 percent, the number of female households with no husband present increased by 58.4 percent, and non-family households increased by 97.6 percent.

Table II.18.5			
Household Type by Tenure			
Sublette County			
2000 SF1 and 2010 Census Data			
Family Type	2000	2010	% Change 00-10
Family households	1,707	2,594	52.0%
Married couple family	1,502	2,200	46.5%
Owner-occupied housing units	1,222	1,720	40.8%
Renter-occupied housing units	280	480	71.4%
Other family	205	394	92.2%
Male householder, no wife present	80	196	145.0%
Owner-occupied housing units	41	111	170.7%
Renter-occupied housing units	39	85	117.9%
Female householder, no husband present	125	198	58.4%
Owner-occupied housing units	75	107	42.7%
Renter-occupied housing units	50	91	82.0%
Non-family households	664	1,312	97.6%
Owner-occupied housing units	399	720	80.5%
Renter-occupied housing units	265	592	123.4%
Total	2,371	3,906	64.7%

¹⁶⁰ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.18.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,212 two-person family households, 537 three-person family households, and 492 four-person family households. One-person non-family households made up 76.2 percent of all non-family households, or an estimated 1,000 households. Between 2000 and 2010, the number of four-person households increased by 61.8 percent, or from 314 to 508 households.

Table II.18.6¹⁶¹							
Household Type by Household Size							
Sublette County 2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	559	559	.	1,000	1,000	78.9%
Two Person	825	90	915	1,212	249	1,461	59.7%
Three Person	388	12	400	537	36	573	43.3%
Four Person	313	1	314	492	16	508	61.8%
Five Person	123	1	124	227	7	234	88.7%
Six Person	41	1	42	80	2	82	95.2%
Seven Person	17	0	17	46	2	48	182.4%
Total	1,707	664	2,371	2,594	1,312	3,906	64.7%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,461 two-person households, 1,093 were owner-occupied and 368 were renter-occupied. Of the 508 four-person households, 355 were owner-occupied and 153 were renter-occupied. Further household size data by tenure are presented in Table II.18.7, below.

Table II.18.7							
Tenure by Household Size							
Sublette County 2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	349	210	559	583	417	1,000	78.9%
Two Person	731	184	915	1,093	368	1,461	59.7%
Three Person	282	118	400	384	189	573	43.3%
Four Person	229	85	314	355	153	508	61.8%
Five Person	100	24	124	152	82	234	88.7%
Six Person	32	10	42	63	19	82	95.2%
Seven Person or More	14	3	17	28	20	48	182.4%
Total	1,737	634	2,371	2,658	1,248	3,906	64.7%

¹⁶¹ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.18.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 53 percent, or from 1,737 to 2,658 households. The number of renter units increased from 634 to 1,248 households, or by 96.8 percent. In 2010, Sublette County had a total of 5,770 housing units, of which 3,906, or 67.7 percent, were occupied. A total of 1,864 units, or 32.3 percent of all units, were vacant, which was an increase of 57.8 percent from the 2000 Census.

Table II.18.8 Housing Units by Tenure Sublette County 2000 SF1 and 2010 Census Data			
Tenure	2000	2010	% Change 00-10
Occupied Housing Units	2,371	3,906	64.7%
Owner-Occupied	1,737	2,658	53.0%
Renter-Occupied	634	1,248	96.8%
Vacant Housing Units	1,181	1,864	57.8%
Total Housing Units	3,552	5,770	62.4%
Homeownership Rate	73.3%	68.0%	.

Table II.18.9, below, shows that, of the 1,864 vacant housing units in Sublette County at the time of the 2010 Census, 123, or 6.6 percent, were for rent and 66, or 3.5 percent, were for sale. An estimated 1,446 units were for seasonal, recreational, or occasional use, and 175, or 9.4 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied increased from 17 to 28 units, and units listed as “other vacant” increased from 121 to 175 units, or by 44.6 percent.

Table II.18.9 Disposition of Vacant Housing Units Sublette County 2000 SF1 and 2010 Census Data			
Disposition	2000	2010	% Change 00-10
For rent	51	123	141.2%
For sale only	42	66	57.1%
Rented or sold but not occupied	17	28	64.7%
For seasonal, recreational, or occasional use	930	1,446	55.5%
For migrant workers	20	26	30.0%
Other vacant	121	175	44.6%
Total	1,181	1,864	57.8%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming’s more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.18.10, below, presents different income statistics for Sublette County. According to the 2010 ACS data averages, Median Family Income (MFI) for Sublette County was \$81,389 compared to the statewide average of \$65,964. Per capita income for Sublette County, which is calculated by dividing total income by population, was \$31,433, which compared to \$27,860 for the State of Wyoming.

Table II.18.10		
Median and Per Capita Income		
Sublette County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Sublette County	Wyoming
Median Family Income	81,389	65,964
Median Household Income	70,147	53,802
Per Capita Income	31,433	27,860

Table II.18.11, below, shows households by income for Sublette County and the State of Wyoming in 2010. In Sublette County, there were a total of 137 households, or 4.4 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 358 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 11.4 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 31.8 percent of total households and numbered 1,002 in Sublette County.

Table II.18.11				
Households by Income				
Sublette County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Sublette County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	137	4.4%	21,963	10.1%
\$15,000–\$19,999	115	3.7%	10,477	4.8%
\$20,000–\$24,999	127	4.0%	11,850	5.4%
\$25,000–\$34,999	294	9.3%	23,902	11.0%
\$35,000–\$49,999	358	11.4%	32,677	15.0%
\$50,000–\$74,999	606	19.3%	44,279	20.3%
\$75,000–\$99,999	509	16.2%	30,595	14.1%
\$100,000 and Above	1,002	31.8%	41,945	19.3%
Total	3,148	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.18.12, on the following page. In total, the poverty rate in Sublette County was 4.2 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Sublette County had a poverty rate of 3.5 percent, and the female population had a poverty rate of

5 percent. There were no males and seven females in poverty aged 5 and under. Overall, 1.8 percent of persons in poverty in Sublette County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 12 persons, which represented 3.1 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.18.12				
Poverty by Age				
Sublette County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Sublette County				
5 and Under	0	7	7	1.8%
6 to 17	14	27	41	10.7%
18 to 64	157	167	324	84.4%
65 and Older	0	12	12	3.1%
Total	171	213	384	100.0%
Poverty Rate	3.5%	5.0%	4.2%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.18.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Sublette County saw an average of 2,096 owner-occupied single-family units compared to 591 single-family rental units. In Sublette County, single-family units represented 85.4 percent of all households compared to 70.8 percent statewide. Sublette County had a total of 23 apartment rental units, and total apartment units accounted for 0.7 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 347 mobile homes in Sublette County, which made up 11 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.18.13				
Households by Unit Type				
Sublette County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
Single-Family Unit	2,096	591	2,687	85.4%
Duplex	6	7	13	0.4%
Tri- or Four-Plex	0	78	78	2.5%
Apartment	0	23	23	.7%
Mobile Home	214	133	347	11.0%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	2,316	832	3,148	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	0.1%
Total	152,806	64,882	217,688	100.0%

Table II.18.14, below, shows the number of households by year of construction. As shown, 5.1 percent, or 159 units, were built in 1939 or earlier in the county and another 5.7 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 217, which accounted for 6.9 percent of all households, and an additional 269 households, or 8.5 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.18.14				
Households by Year Built				
Sublette County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Sublette County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	159	5.1%	25,116	11.5%
1940 to 1949	181	5.7%	11,481	5.3%
1950 to 1959	272	8.6%	21,920	10.1%
1960 to 1969	345	11.0%	19,433	8.9%
1970 to 1979	539	17.1%	53,519	24.6%
1980 to 1989	733	23.3%	34,949	16.1%
1990 to 1999	433	13.8%	26,791	12.3%
2000 to 2004	217	6.9%	14,090	6.5%
2005 or Later	269	8.5%	10,389	4.8%
Total	3,148	100.0%	217,688	100.0%

Table II.18.15, on the following page, displays housing units for Sublette County and the State of Wyoming. The number of rooms in Sublette County varied between households. Households with one room accounted for only 2.2 percent of total housing units, while households with five and six rooms accounted for 24.1 and 22.7 percent, respectively, in the county. The median number of rooms in Sublette County was five rooms, which compared to six statewide.

Table II.18.15				
Housing Units by Number of Rooms				
Sublette County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Sublette County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	115	2.2%	3,804	1.5%
Two	123	2.3%	6,391	2.5%
Three	412	7.8%	18,634	7.3%
Four	1,272	24.0%	45,335	17.8%
Five	1,279	24.1%	52,421	20.5%
Six	1,204	22.7%	39,475	15.5%
Seven	463	8.7%	31,509	12.4%
Eight	263	5.0%	25,135	9.9%
Nine or More	175	3.3%	32,392	12.7%
Total	5,306	100.0%	255,096	100.0%
Median Rooms	5	.	6	.

Table II.18.16, below, shows households in the county by number of bedrooms and tenure. There were no rental households without bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 19.9 percent of total households in Sublette County, which compared to 25.5 percent statewide. In Sublette County, the 1,620 households with three bedrooms accounted for 51.5 percent of all households, and there were only 207 five-bedroom or more households, which accounted for 6.6 percent of all households.

Table II.18.16				
Households by Number of Bedrooms				
Sublette County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sublette County				
None	2	0	2	0.1%
One	100	75	175	5.6%
Two	307	318	625	19.9%
Three	1,294	326	1,620	51.5%
Four	421	98	519	16.5%
Five or More	192	15	207	6.6%
Total	2,316	832	3,148	100.0%
State of Wyoming				
None	275	1,668	1,943	0.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.18.17, at right, structures built in 1939 or earlier had a median value of \$228,800, while structures built between 1950 and 1959 had a median value of \$260,400 and those built between 1990 and 1999 had a median value of \$282,000. 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 \$379,900 and \$319,000, respectively. The median value in Sublette County was \$278,300, which compared to \$174,000 in the State of Wyoming.

Table II.18.17 Median Value by Year Structure Built Sublette County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Sublette County	State of Wyoming
1939 or Earlier	228,800	141,200
1940 to 1949	168,300	129,500
1950 to 1959	260,400	151,800
1960 to 1969	233,300	166,500
1970 to 1979	234,700	169,900
1980 to 1989	297,700	187,000
1990 to 1999	282,000	224,000
2000 to 2004	379,900	243,500
2005 or Later	319,000	244,600
Median Value	278,300	174,000

Household mortgage status is reported in Table II.18.18, below. In Sublette County, households with a mortgage accounted for 56 percent of all households, or 1,297 housing units, and the remaining 44 percent, or 1,019 units, had no mortgage. Of those units with a mortgage, 197 had either a second mortgage or home equity loan, no units had both a second mortgage and home equity loan, and 1,100, or 84.8 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.18.18 Mortgage Status Sublette County and the State of Wyoming 2010 Five-Year ACS Data				
Mortgage Status	Sublette County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,297	56.0%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	197	15.2%	17,932	19.1%
Second mortgage only	121	61.4%	8,629	48.1%
Home equity loan only	76	38.6%	9,303	51.9%
Both second mortgage and home equity loan	0	0.0%	741	0.8%
No second mortgage and no home equity loan	1,100	84.8%	75,088	80.1%
Housing units without a mortgage	1,019	44.0%	59,045	38.6%
Total	2,316	100.0%	152,806	100.00%

The median rent in Sublette County was \$765 compared to \$552 statewide, as shown in Table II.18.19, below. These figures show that rents in Sublette County were significantly higher than rents statewide.

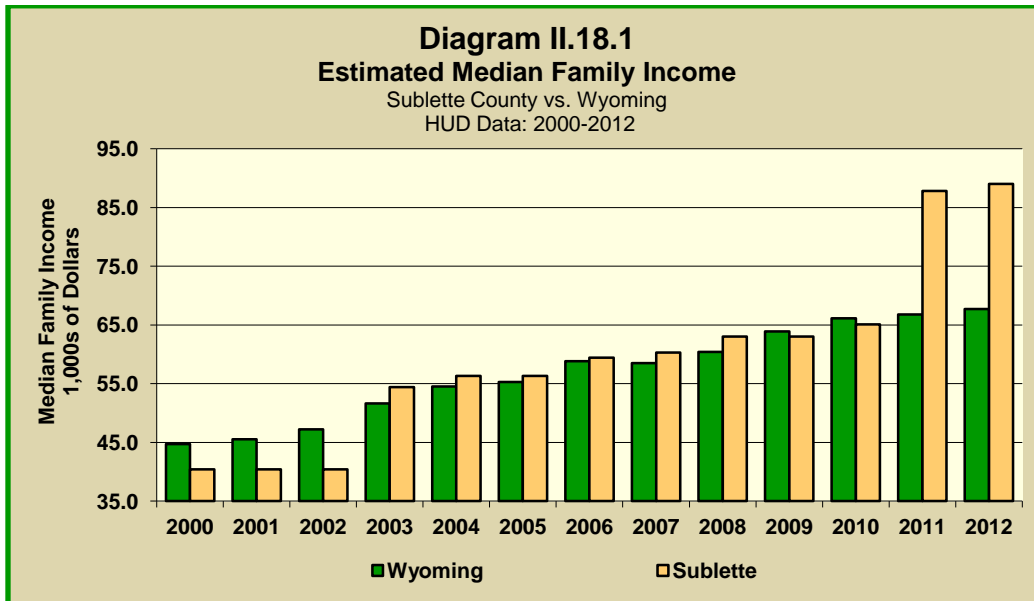
Table II.18.19 Median Rent Sublette County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Sublette County	\$765
State of Wyoming	\$552

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

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

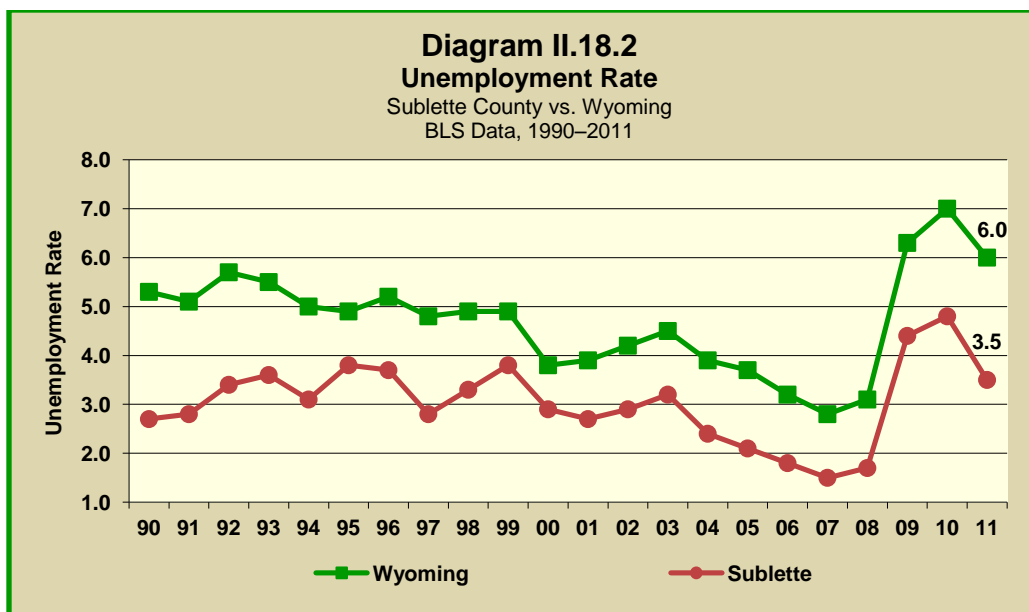
Economics

The HUD estimated MFI for Sublette County was \$89,000 in 2012.¹⁶² This compares to Wyoming’s MFI of \$67,700. Diagram II.18.1, below, illustrates the estimated MFI for 2000 through 2012.



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

¹⁶² Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of covered workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.18.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 0.53 percent between 2010 and 2011, from a total of 5,552 to 5,889 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	2,123	2,348	2,446	2,798	3,098	3,790	4,827	5,054	5,887	5,111	5,362
Feb	2,098	2,330	2,424	2,836	3,110	3,838	4,843	5,087	5,644	5,105	5,336
Mar	2,132	2,373	2,434	2,841	3,122	3,855	4,935	5,331	5,535	5,142	5,341
Apr	2,174	2,405	2,484	2,859	3,207	3,930	4,992	5,224	5,406	5,305	5,577
May	2,359	2,613	2,717	3,026	3,433	4,242	5,205	5,448	5,452	5,581	5,652
Jun	2,582	2,780	2,980	3,330	3,851	4,554	5,535	5,810	5,608	5,871	6,058
Jul	2,589	2,770	3,106	3,366	4,003	4,612	5,418	5,844	5,438	5,898	6,121
Aug	2,617	2,790	3,088	3,357	4,015	4,582	5,491	5,840	5,482	5,928	6,266
Sep	2,562	2,713	3,077	3,319	4,019	4,545	5,488	5,877	5,553	5,800	6,436
Oct	2,477	2,606	2,957	3,252	3,891	4,417	5,354	5,858	5,464	5,753	6,288
Nov	2,378	2,528	2,741	3,172	3,765	4,404	5,155	5,801	5,433	5,650	6,194
Dec	2,373	2,480	2,713	3,158	3,687	4,417	5,033	5,661	5,375	5,480	6,039
Annual	2,372	2,561	2,764	3,110	3,600	4,266	5,190	5,570	5,523	5,552	5,889
% Change	.	7.97	7.93	12.52	15.76	18.50	21.66	7.32	-0.84	0.53	6.07

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

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

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

Table II.18.23						
Number of Establishments						
Sublette County						
BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	396	407	409	409	405	.
2002	407	415	416	411	412	1.73
2003	432	450	454	450	447	8.50
2004	448	468	478	482	469	4.92
2005	485	499	508	517	502	7.04
2006	528	561	577	571	559	11.35
2007	598	618	625	624	616	10.20
2008	628	638	638	647	638	3.57
2009	642	641	637	631	638	0.00
2010	624	627	623	623	624	-2.19
2011(p)	613	613	619	628	618	-0.96

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Sublette County recorded 8,121 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 \$578,631,000, and real per capita income was \$56,523 in 2010. Average earnings per job in the county was \$59,024 in 2010. 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 \$908 in fourth quarter 2010 to \$922 in fourth quarter 2011, or by 1.5 percent. Detached single-family home rents decreased by 4.7 percent.

Sublette County rental prices experienced average annualized increases of 4.8 percent for apartments and 7 percent for houses, since second quarter 1998 through fourth quarter 2011.¹⁶³ These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. Table II.18.24, at right, presents the Sublette County data for each rental type.¹⁶⁴

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Sublette County decreased from 40 authorized units in 2010 to 13 in 2011. Total residential authorizations decreased from 42 units in 2010 to 25 in 2011.

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

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

¹⁶³ Data from 1986 to 1997 for Sublette County is not reported by the EAD.

¹⁶⁴ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

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

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

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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.¹⁶⁵ During June 2012, a total of 27 surveys were completed by property managers in Sublette County. Of the 264 rental units surveyed, 32 were vacant, indicating a vacancy rate of 12.12 percent, as shown in Table II.18.27, below. This compares to a 5.34 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

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

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

¹⁶⁵Those signified as a in the “year” column of Table II.18.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

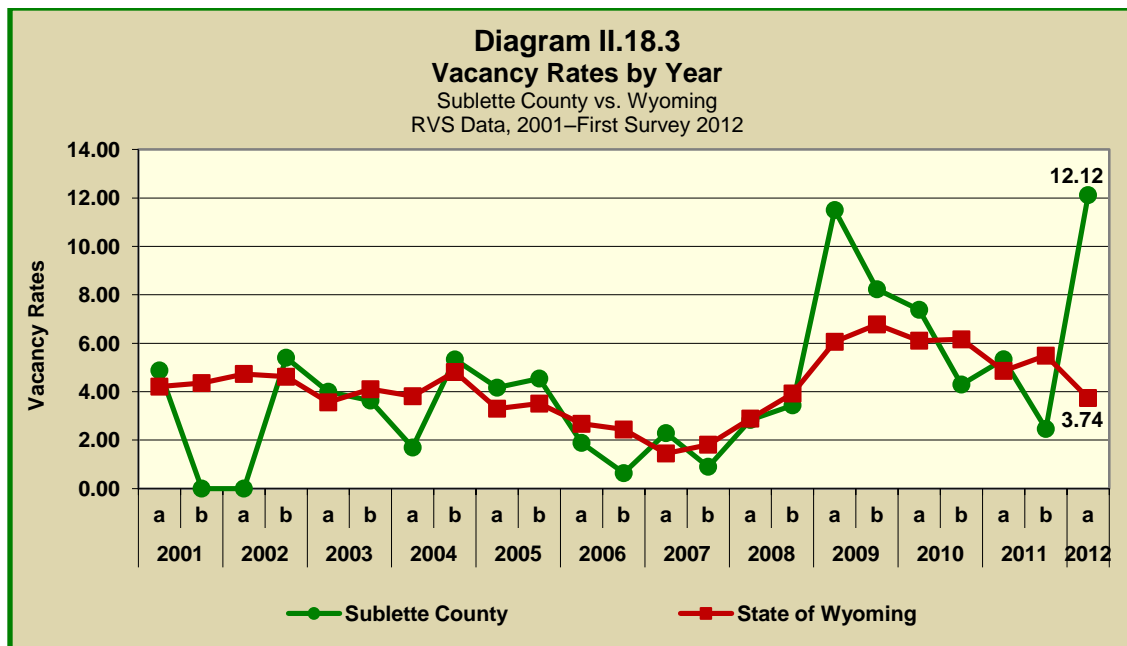
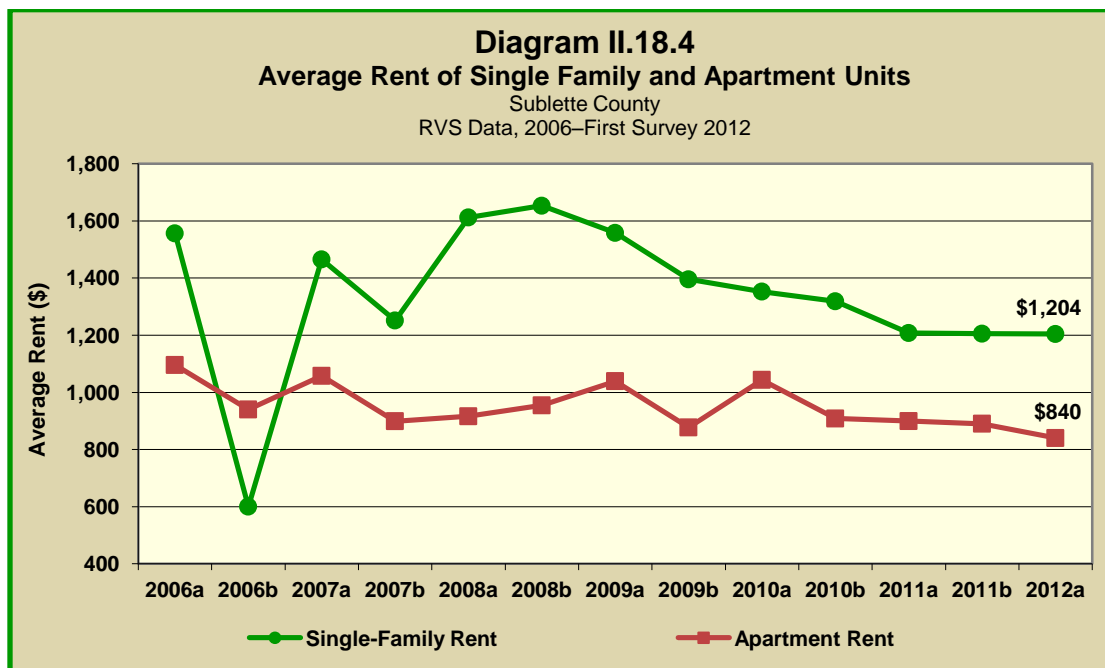


Diagram II.18.4, below, shows the average rent of single-family and apartment units in Sublette County. In the first half of 2012, average rents for single-family units remained at \$1,204 and average rents for apartments fell, to \$840.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 3 respondents in Sublette County. Of the incoming population who were unsatisfied with their current housing, 100 percent of respondents wished to rent.

Of those respondents who were seeking to rent, 100 percent anticipated spending above \$850.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 276 loans purchased in Sublette County between 1979 and 2012, with one occurring in fiscal 2012. The average home size over the period was 1,302 square feet and 1,400 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 2007. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$61,508. The average purchase price in fiscal 2012 was \$144,000. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

Housing Problems

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

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 129, or 4.1 percent of households in Sublette County, were overcrowded and another 2, or 0.1 percent of units, were severely overcrowded, as shown on the following page in Table II.18.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.18.28				
Overcrowding and Severe Overcrowding				
Sublette County and the State of Wyoming				
2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sublette County				
Owner				
Households	2,306	8	2	2,316
Percentage	99.6%	0.3%	0.1%	100.0%
Renter				
Households	711	121	0	832
Percentage	85.5%	14.5%	0.0%	100.0%
Total				
Households	3,017	129	2	3,148
Percentage	95.8%	4.1%	0.1%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2010 ACS, a total of 429 units, or 8.1 percent of all housing units in Sublette County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.18.29, below.

Table II.18.29 Housing Units with Incomplete Kitchen Facilities Sublette County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Sublette County	State of Wyoming
Complete Kitchen Facilities	4,877	247,608
Lacking Complete Kitchen Facilities	429	7,488
Total Housing Units	5,306	255,096
Percent Lacking	8.1%	2.9%

At the time of the 2010 ACS, a total of 473 units, or 8.9 percent of all housing units in Sublette County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.18.30, on the following page.

Table II.18.30 Housing Units with Incomplete Plumbing Facilities Sublette County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Sublette County	State of Wyoming
Complete Plumbing Facilities	4,833	249,046
Lacking Complete Plumbing Facilities	473	6,050
Total Households	5,306	255,096
Percent Lacking	8.9%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 11.9 percent of households had a cost burden and 4.4 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 13.7 percent of homeowners with a mortgage in Sublette County experienced a cost burden and 8.3 percent experienced a severe cost burden, while 23.1 percent of renters had a cost burden and 1 percent had a severe cost burden, as shown in Table II.18.31, below.

Table II.18.31					
Cost Burden and Severe Cost Burden by Tenure					
Sublette County and the State of Wyoming					
2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Sublette County					
Owner with a Mortgage					
Households	1,011	178	108	0	1,297
Percent	77.9%	13.7%	8.3%	0.0%	100.0%
Owner without a Mortgage					
Households	992	6	21	0	1,019
Percent	97.4%	.6%	2.1%	0.0%	100.0%
Renter					
Households	464	192	8	168	832
Percent	55.8%	23.1%	1.0%	20.2%	100.0%
Total					
Households	2,467	376	137	168	3,148
Percent	78.4%	11.9%	4.4%	5.3%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	0.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%