

## SUBLETTE COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Sublette County’s population decreased from 10,247 in 2010 to 9,769 in 2016, or by 4.7 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age decreased by 19.6 percent, and the number of people from 55 to 64 years of age increased by 2.8 percent. The white population decreased by 6.1 percent, while the black population increased by 120.5 percent. The Hispanic population increased from 712 to 790 people between 2010 and 2016 or by 11.0 percent. These data are presented in Table II.18.1.

<b>Table II.18.1</b>						
<b>Profile of Population Characteristics</b>						
Sublette County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Sublette County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>10,247</b>	<b>9,769</b>	<b>-4.7%</b>	<b>563,626</b>	<b>585,501</b>	<b>3.9%</b>
<b>Age</b>						
Under 14 years	2,033	1,975	-2.9%	113,371	116,796	3.0%
15 to 24 years	1,145	1,002	-12.5%	78,460	77,293	-1.5%
25 to 34 years	1,498	1,204	-19.6%	77,649	81,948	5.5%
35 to 44 years	1,387	1,367	-1.4%	66,966	71,334	6.5%
45 to 54 years	1,736	1,355	-21.9%	83,577	69,052	-17.4%
55 to 64 years	1,409	1,448	2.8%	73,513	81,266	10.5%
65 and Over	1,039	1,418	36.5%	70,090	87,812	25.3%
<b>Race</b>						
White	9,929	9,320	-6.1%	529,110	543,387	2.7%
Black	44	97	120.5%	5,135	7,753	51.0%
American Indian and Alaskan Native	105	106	1.0%	14,457	15,762	9.0%
Asian	57	103	80.7%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	2	7	250.0%	521	673	29.2%
Two or more races	110	136	23.6%	9,754	12,070	23.7%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	712	790	11.0%	50,231	58,413	16.3%

Table II.18.2, presents the population of Sublette County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 5,220 persons, and accounted for 53.4 percent of the population, with the remaining 46.6 percent, or 4,549 persons being female.

<b>Table II.18.2</b> <b>Population by Age and Gender</b> Sublette County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,025	1,008	2,033	1,036	939	1,975	-2.9%
15 to 24 years	638	507	1,145	516	486	1,002	-12.5%
25 to 44 years	857	641	1,498	638	566	1,204	-19.6%
45 to 54 years	767	620	1,387	753	614	1,367	-1.4%
55 to 64 years	925	811	1,736	732	623	1,355	-21.9%
65 and Over	785	624	1,409	784	664	1,448	2.8%
<b>Total</b>	<b>5,550</b>	<b>4,697</b>	<b>10,247</b>	<b>5,220</b>	<b>4,549</b>	<b>9,769</b>	<b>-4.7%</b>
<b>% of Total</b>	<b>54.2%</b>	<b>45.8%</b>	.	<b>53.4%</b>	<b>46.6%</b>	.	

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.

<b>Table II.18.3</b> <b>Group Quarters Population</b> Sublette County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>110</sup>	7	18	157.1%
Juvenile Facilities	.	.	.
Nursing Homes	63	1	-98.4%
Other Institutions	.	.	.
<b>Total</b>	<b>70</b>	<b>19</b>	<b>-72.9%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	2	531	2,6450.0%
<b>Total</b>	<b>2</b>	<b>531</b>	<b>2,6450.0%</b>
<b>Group Quarters Population</b>	<b>72</b>	<b>550</b>	<b>663.9%</b>

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.

<sup>110</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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

Table II.18.4, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 2,280 family households, of which 2,034 housed married couple families and 246 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 70 families, or a female householder with no husband present, of which there were 176 families. There were also an estimated 923 “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 71.2 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Sublette County, 89.2 percent were married households, which compared to 79.5 percent in the State of Wyoming.

<b>Table II.18.4</b>				
<b>Household Type by Tenure</b>				
Sublette County				
2011-2016 5-Year ACS Data				
Household Type	Sublette County		State of Wyoming	
	Sublette County	% of Total	State of Wyoming	% of Total
Family households	2,280	71.2%	147,961	65.2%
Married-couple family	2,034	89.2%	117,587	79.5%
Owner-occupied housing units	1,762	86.6%	97,431	82.9%
Renter-occupied housing units	272	13.4%	20,156	17.1%
Other family	246	10.8%	30,374	20.5%
Male householder, no wife present	70	28.5%	11,235	37.0%
Owner-occupied housing units	70	100.0%	6,473	57.6%
Renter-occupied housing units	0	.0%	4,762	42.4%
Female householder, no husband present	176	71.5%	19,139	63.0%
Owner-occupied housing units	44	25.0%	9,691	50.6%
Renter-occupied housing units	132	75.0%	9,448	49.4%
Nonfamily households	923	28.8%	79,024	34.8%
Owner-occupied housing units	409	44.3%	42,146	53.3%
Renter-occupied housing units	514	55.7%	36,878	46.7%
<b>Total</b>	<b>3,203</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.18.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 1,291 two-person family households, 454 three-person family households and 383 four-person family households. One-person non-family households made up 85.6 percent of all non-family households or an estimated 790 households. Sublette County’s two person households made up 43.6 percent of total housing units and four person households made up an additional 12.2 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

<b>Table II.18.5</b>				
<b>Household Type by Household Size</b>				
Sublette County				
2011-2016 5-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Sublette County</b>				
One Person	.	790	790	24.7%
Two Person	1,291	104	1,395	43.6%
Three Person	454	20	474	14.8%
Four Person	383	9	392	12.2%
Five Person	132	0	132	4.1%
Six Person	20	0	20	.6%
Seven Person	0	0	0	.0%
<b>Total</b>	<b>2,280</b>	<b>923</b>	<b>3,203</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
<b>Total</b>	<b>147,961</b>	<b>79,024</b>	<b>226,985</b>	<b>100.0%</b>

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 1,395 two-person households, 1,221 were owner-occupied and 174 were renter-occupied. Of the 392 four-person households, 270 were owner-occupied and 122 were renter-occupied. Further household size data by tenure are presented in Table II.18.6.

<b>Table II.18.6</b>				
<b>Tenure by Household Size</b>				
Sublette County				
2011-2016 5-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Sublette County</b>				
One Person	343	447	790	24.7%
Two Person	1,221	174	1,395	43.6%
Three Person	331	143	474	14.8%
Four Person	270	122	392	12.2%
Five Person	103	29	132	4.1%
Six Person	17	3	20	.6%
Seven Person or more	0	0	0	.0%
<b>Total</b>	<b>2,285</b>	<b>918</b>	<b>3,203</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>

As seen in Table II.18.7, Sublette County had a total of 5,859 housing units of which 3,203 or 54.7 percent were occupied. Of these occupied units, 71.3 percent, or 2,285 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 2,656 units or 45.3 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.18.7 Housing Units by Tenure</b> Sublette County 2011-2016 5-Year ACS Data				
Tenure	Sublette County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,203	54.7%	226,985	84.7
Owner-Occupied	2,285	71.3%	155,741	68.6
Renter-Occupied	918	28.7%	71,244	31.4
Vacant Housing Units	2,656	45.3%	41,002	15.3
<b>Total Housing Units</b>	<b>5,859</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0</b>

Table II.18.8, shows that of the 2,656 vacant housing units in Sublette County as reported in the 2016 ACS data, 258 or 9.7 percent were for rent and 85 or 3.2 percent were for sale. An estimated 1,891 units were for seasonal, recreational, or occasional use, and 348 or 13.1 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

<b>Table II.18.8 Disposition of Vacant Housing Units</b> Sublette County 2011-2016 5-Year ACS Data				
Disposition	Sublette County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	258	9.7%	6,818	16.6%
Rented, but not occupied	55	2.1%	1,397	3.4%
For sale only	85	3.2%	2,584	6.3%
Sold, but not occupied	0	.0%	945	2.3%
For seasonal, recreational, or occasional use	1,891	71.2%	17,395	42.4%
For migrant workers	19	.7%	351	.9%
Other vacant	348	13.1%	11,512	28.1%
<b>Total</b>	<b>2,656</b>	<b>100.0%</b>	<b>41,002</b>	<b>100.0%</b>

Table II.18.9, at right, presents different income statistics for Sublette County. According to the 2016 ACS data averages, median family income for Sublette County was \$86,923 compared to the statewide average of \$73,654.

<b>Table II.18.9 Median and Per Capita Income</b> Sublette County 2011-2016 5-Year ACS Data		
Income Type	Sublette County	Wyoming
Median Family Income	86,923	73,654
Median Household Income	76,004	59,143

Table II.18.10, shows households by income for Sublette County and the State of Wyoming. In Sublette County, there were a total of 129 households or 4.0 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 543 households that had incomes between \$35,000 and \$49,999, which accounted for 17.0 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 34.8 percent of total households and numbered 1,116 in Sublette County.

<b>Table II.18.10</b>				
<b>Households by Income</b>				
Sublette County 2011-2016 5-Year ACS Data				
Income	Sublette County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	129	4.0%	21,545	9.5%
15,000 - 19,999	61	1.9%	10,637	4.7%
20,000 - 24,999	64	2.0%	11,410	5.0%
25,000 - 34,999	237	7.4%	22,140	9.8%
35,000 - 49,999	543	17.0%	30,946	13.6%
50,000 - 74,999	545	17.0%	42,533	18.7%
75,000 - 99,999	508	15.9%	32,162	14.2%
100,000 and above	1,116	34.8%	55,612	24.5%
<b>Total</b>	<b>3,203</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.18.11. In total, the poverty rate in Sublette County was 8 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Sublette County had a poverty rate of 9 percent and the female population had a poverty rate of 7 percent. There were 55 males and 50 females in poverty under the age of 5. Overall, 13.5 percent of persons in poverty in Sublette County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 62 individuals with incomes below the poverty level which represented 8.0 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

<b>Table II.18.11</b>				
<b>Poverty by Age</b>				
Sublette County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Sublette County</b>				
5 and Below	55	50	105	13.5%
6 to 17	49	62	111	14.3%
18 to 64	353	144	497	64.1%
65 and Older	2	60	62	8.0%
<b>Total</b>	<b>459</b>	<b>316</b>	<b>775</b>	<b>100.0%</b>
Poverty Rate	9%	7%	8%	.
<b>State of Wyoming</b>				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
<b>Total</b>	<b>29,598</b>	<b>36,164</b>	<b>65,762</b>	<b>100.0%</b>
Poverty Rate	10%	13%	12%	.

Table II.18.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Sublette County saw an average of 2,118 owner-occupied single-family units compared to 637 single-family rental units. In Sublette County, single-family units comprised 86.0 percent of all

households compared with 71.9 percent statewide. Sublette County had a total of 61 apartment rental units and total apartment units accounted for 1.9 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 263 mobile homes in Sublette County, which comprised 8.2 percent of all occupied housing units and compared to 12.9 statewide.

<b>Table II.18.12 Households by Unit Type</b>				
Sublette County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Sublette County</b>				
Single-Family Unit	2,118	637	2,755	86.0%
Duplex	0	74	74	2.3%
Tri- or Four-Plex	0	47	47	1.5%
Apartments	0	61	61	1.9%
Mobile Homes	164	99	263	8.2%
Boat, RV, Van, Etc.	3	0	3	.1%
<b>Total</b>	<b>2,285</b>	<b>918</b>	<b>3,203</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>

Table II.18.13, shows the number of households by year of construction. As shown, 5.4 percent, or 173 units, were built in 1939 or earlier in the county, and another 125 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,010, which accounted for 31.5 percent of all households, and an additional 22 households, or .7 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

<b>Table II.18.13 Households by Year Built</b>				
Sublette County 2011-2016 5-Year ACS Data				
Year Built	Sublette County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	173	5.4%	24,398	10.7%
1940 to 1949	125	3.9%	10,195	4.5%
1950 to 1959	178	5.6%	20,926	9.2%
1960 to 1969	151	4.7%	18,850	8.3%
1970 to 1979	374	11.7%	47,644	21.0%
1980 to 1989	532	16.6%	32,639	14.4%
1990 to 1999	638	19.9%	26,757	11.8%
2000 to 2009	1,010	31.5%	37,104	16.3%
Built 2010 or Later	22	.7%	8,472	3.7%
<b>Total</b>	<b>3,203</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.18.14, displays housing units for Sublette County and the State of Wyoming. The number of rooms in Sublette County varied between households. Households with one room accounted for only 1.4 percent of total housing units, while households with five and six rooms accounted for 26.2 and 15.7 percent, respectively. The median number of rooms in Sublette County was 5 rooms, which compared to 6 statewide.

<b>Table II.18.14 Housing Units by Number of Rooms</b> Sublette County 2011-2016 5-Year ACS Data				
Number of Rooms	Sublette County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	82	1.4%	4,703	1.8%
Two	364	6.2%	6,989	2.6%
Three	398	6.8%	19,621	7.3%
Four	1,028	17.5%	42,956	16.0%
Five	1,537	26.2%	52,646	19.6%
Six	917	15.7%	43,710	16.3%
Seven	687	11.7%	31,960	11.9%
Eight	248	4.2%	25,568	9.5%
Nine or more	598	10.2%	39,834	14.9%
<b>Total</b>	<b>5,859</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0%</b>
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 2 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 21.3 percent of total households in Sublette County, which compared to 23.9 percent statewide. In Sublette County, the 1,530 households with three bedrooms accounted for 47.8 percent of all households, and there were only 123 five-bedroom or more households, which accounted for 3.8 percent of all households.

<b>Table II.18.15 Households by Number of Bedrooms</b> Sublette County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Sublette County</b>				
None	5	2	7	.2%
One	104	36	140	4.4%
Two	364	319	683	21.3%
Three	1,084	446	1,530	47.8%
Four	605	115	720	22.5%
Five or more	123	0	123	3.8%
<b>Total</b>	<b>2,285</b>	<b>918</b>	<b>3,203</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>



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 \$217,400, while structures built between 1950 and 1959 had a median value of \$213,500 and those built between 1990 to 1999 had a median value of \$420,400. The total median value in Sublette County was \$264,700, which compared to \$199,900 in the State of Wyoming.

Year Built	Sublette County	State of Wyoming
1939 or earlier	217,400	157,900
1940 to 1949	222,800	152,100
1950 to 1959	213,500	163,300
1960 to 1969	218,200	185,100
1970 to 1979	288,800	191,500
1980 to 1989	217,700	209,600
1990 to 1999	420,400	245,200
2000 to 2009	280,700	260,000
2010 to 2013		288,500
2014 to Later		289,400
<b>Total</b>	<b>264,700</b>	<b>199,900</b>

Household mortgage status is reported in Table II.18.17. In Sublette County, households with a mortgage accounted for 54.3 percent of all households or 1,240 housing units, and the remaining 45.7 percent or 1,045 units had no mortgage. Of those units with a mortgage, 179 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,061 or 85.6 percent had no second mortgage or no home equity loan.

Mortgage Status	Sublette County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,240	54.3%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	179	14.4%	9,772	10.8%
Second mortgage only	102	57.0%	3,961	40.5%
Home equity loan only	77	43.0%	5,811	59.5%
Both second mortgage and home equity loan	0	.0%	359	.4%
No second mortgage and no home equity loan	1,061	85.6%	79,941	88.8%
Housing units without a mortgage	1,045	45.7%	65,669	42.2%
<b>Total</b>	<b>2,285</b>	<b>100.0%</b>	<b>155,741</b>	<b>100.00%</b>

The median rent in Sublette County was \$899 as compared to \$686 statewide, as seen in Table II.18.18.

Place	Rent
Sublette County	\$899
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 3 persons during 2017. The driver’s license total exchanges since 2000 for Sublette County are presented in Table II.18.19, and indicate a net increase of 2,041 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	264	339	-75
2015	297	330	-33
2016	253	318	-65
2017	277	274	3
<b>Total</b>	<b>6,524</b>	<b>4,483</b>	<b>2,041</b>

**Economics**

The HUD estimated MFI for Sublette County was \$88,700 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.18.1, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.18.1**  
**Estimated Median Family Income**  
Sublette County vs. Wyoming  
HUD Data: 2000-2017

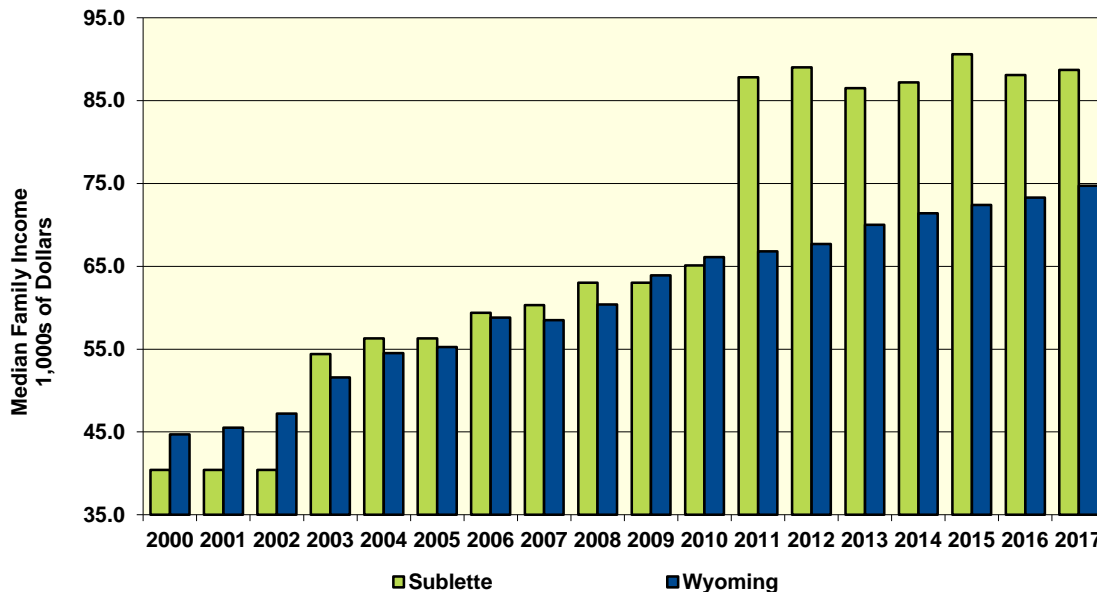


Table II.18.20, shows the labor force statistics for Sublette County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 1.5 percent. The highest level of unemployment occurred during 2016 rising to a rate of 6.4 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Sublette County increased from 5.2 percent in 2015 to 6.4 percent in 2016, which compared to a statewide increase to 5.3 percent.

<b>Table II.18.20</b> <b>Labor Force Statistics</b> Sublette County 1990 - 2016 BLS Data					
Year	Sublette County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	73	2,590	2,663	2.7%	5.3%
1991	77	2,642	2,719	2.8%	5.2%
1992	92	2,690	2,782	3.3%	5.6%
1993	99	2,742	2,841	3.5%	5.3%
1994	91	2,919	3,010	3%	5%
1995	113	2,906	3,019	3.7%	4.8%
1996	108	2,947	3,055	3.5%	4.9%
1997	83	2,896	2,979	2.8%	4.8%
1998	96	2,941	3,037	3.2%	4.7%
1999	112	3,037	3,149	3.6%	4.6%
2000	107	3,452	3,559	3%	3.9%
2001	98	3,651	3,749	2.6%	3.8%
2002	111	3,769	3,880	2.9%	4%
2003	125	4,034	4,159	3%	4.3%
2004	107	4,386	4,493	2.4%	3.8%
2005	102	4,873	4,975	2.1%	3.6%
2006	102	5,538	5,640	1.8%	3.2%
2007	96	6,512	6,608	1.5%	2.8%
2008	114	6,901	7,015	1.6%	3.1%
2009	323	6,972	7,295	4.4%	6.3%
2010	333	5,358	5,691	5.9%	6.4%
2011	270	5,632	5,902	4.6%	5.8%
2012	272	5,300	5,572	4.9%	5.3%
2013	238	4,839	5,077	4.7%	4.7%
2014	209	4,666	4,875	4.3%	4.2%
2015	237	4,348	4,585	5.2%	4.2%
2016	273	4,008	4,281	6.4%	5.3%

Diagram II.18.2, shows the employment and labor force for Sublette County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 4,008 persons, with the labor force reaching 4,281, indicating there were a total of 273 unemployed persons.

**Diagram II.18.2**  
**Employment and Labor Force**  
 Sublette County  
 1990 – 2016 BLS Data

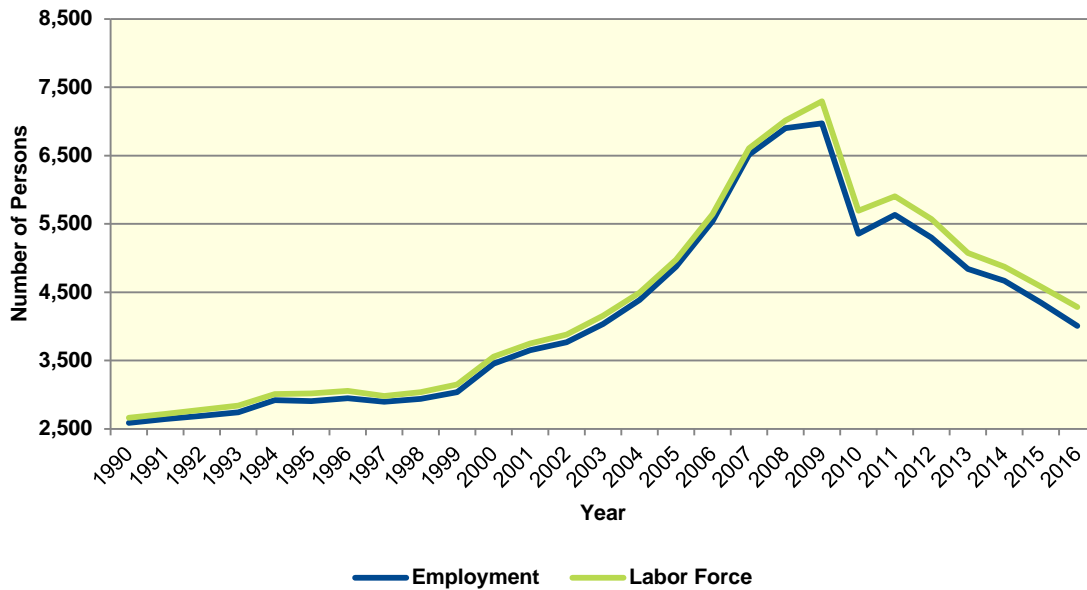
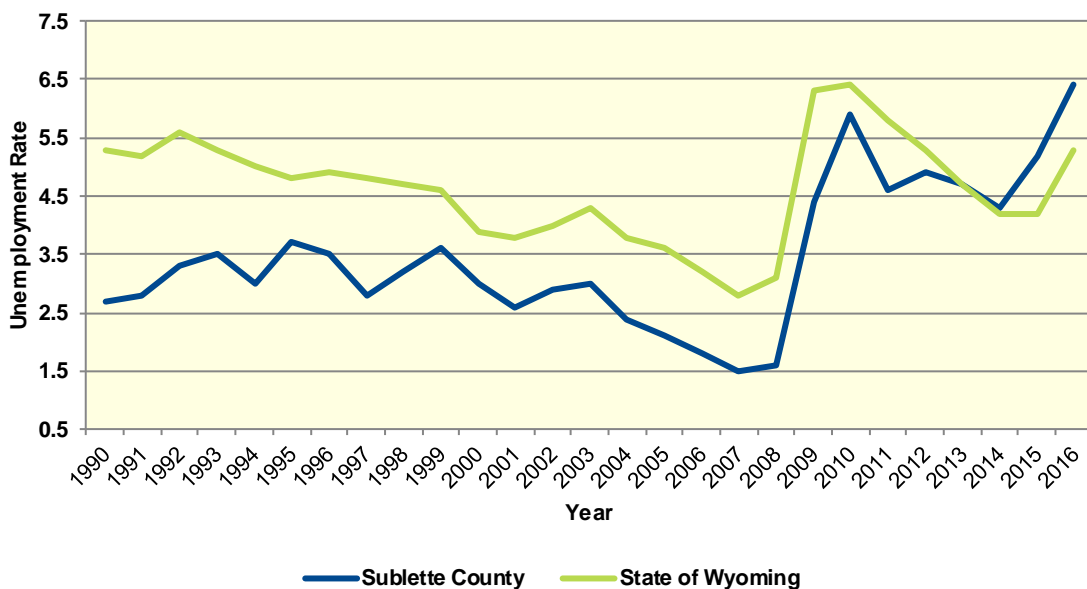


Diagram II.18.3, shows the unemployment rate for both the state and Sublette County. During the 1990s the average rate for Sublette County was 3.2 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 2.5 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.1 percent. Over the course of the entire period Sublette County had an average unemployment rate lower than the state, 3.5 percent for Sublette County, versus 4.6 statewide.

**Diagram II.18.3**  
**Annual Unemployment Rate**  
 Sublette County  
 1990 – 2016 BLS Data



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2017 and are presented in Table II.18.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 4,447 persons in 2015 to 3,901 in 2016, a change of -12.3. In 2017, preliminary estimates show total monthly employment was 4,280 in June 2017.

<b>Table II.18.21</b>								
<b>Total Monthly Employment</b>								
Sublette County								
BLS QCEW Data, 2001–2017(p)								
<b>Period</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>
Jan	5,111	5,362	5,880	4,771	4,675	4,687	3,909	3,740
Feb	5,105	5,336	5,757	4,702	4,594	4,485	3,847	3,714
Mar	5,142	5,341	5,630	4,756	4,584	4,473	3,837	3,805
Apr	5,305	5,577	5,538	4,799	4,723	4,356	3,758	3,793
May	5,581	5,652	5,634	5,009	4,968	4,448	3,804	3,974
Jun	5,871	6,058	5,878	5,273	5,084	4,679	4,087	4,280
Jul	5,898	6,121	5,422	5,217	4,983	4,473	3,939	
Aug	5,928	6,266	5,376	5,252	4,953	4,398	3,912	
Sep	5,800	6,436	5,469	5,318	4,995	4,484	4,053	
Oct	5,753	6,291	5,379	5,258	5,047	4,397	3,935	
Nov	5,650	6,197	5,223	5,157	4,923	4,252	3,861	
Dec	5,480	6,042	5,119	4,967	4,866	4,227	3,868	
<b>Annual</b>	<b>5,552</b>	<b>5,890</b>	<b>5,525</b>	<b>5,040</b>	<b>4,866</b>	<b>4,447</b>	<b>3,901</b>	
% Change	0.5%	6.1%	-6.2%	-8.8%	-3.5%	-8.6%	-12.3%	

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 1,099 dollars in 2015. In 2016, average weekly wages saw a decreased of 6.1 percent over the prior year, to \$1,032, or by 67 dollars. Preliminary 2017 data shows average weekly wages were 1,111 dollars in the second quarter of 2017, which compared to 1,001 dollars in second quarter of 2016. These data are shown in Table II.18.22.

<b>Table II.18.22</b> <b>Average Weekly Wages</b> Sublette County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	474	477	463	534	487	
2002	516	524	488	587	528	8.4%
2003	551	579	522	637	572	8.3%
2004	611	579	579	684	613	7.2%
2005	658	653	714	788	707	15.3%
2006	806	710	784	950	814	15.1%
2007	1,005	930	963	1,082	994	22.1%
2008	1,073	1,193	1,069	1,086	1,105	11.2%
2009	1,144	976	975	1,101	1,050	-5%
2010	1,054	1,050	1,065	1,145	1,079	2.8%
2011	1,181	1,098	1,132	1,152	1,140	5.7%
2012	1,196	1,088	1,021	1,192	1,125	-1.3%
2013	1,172	1,090	1,086	1,183	1,132	0.6%
2014	1,244	1,126	1,124	1,226	1,179	4.2%
2015	1,210	1,085	1,010	1,090	1,099	-6.8%
2016	1,075	1,001	1,016	1,035	1,032	-6.1%
2017(p)	1,130	1,111				

Total business establishments reported by the QCEW are displayed in Table II.18.23. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 4.9 percent, from 552 to 525 establishments. In the second quarter of 2017 there were an estimated 529 business establishments.

<b>Table II.18.23</b> <b>Number of Business Establishments</b> Sublette County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	396	407	409	409	405	
2002	407	415	416	411	412	1.7%
2003	432	450	454	450	447	8.5%
2004	448	468	478	482	469	4.9%
2005	485	499	508	517	502	7%
2006	528	561	577	571	559	11.4%
2007	598	618	625	624	616	10.2%
2008	628	638	638	647	638	3.6%
2009	642	641	637	631	638	0%
2010	624	627	623	623	624	-2.2%
2011	613	613	618	626	618	-1%
2012	625	619	617	612	618	0%
2013	606	588	591	582	592	-4.2%
2014	562	561	563	559	561	-5.2%
2015	557	553	554	543	552	-1.6%
2016	530	529	524	515	525	-4.9%
2017	520	529				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Sublette County recorded 6,398 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 \$448,036,000, and real per capita income was \$45,036 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$52,170 in 2016, while Wyoming average earnings per job was \$52,490. 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 increased by 3.1 percent from second quarter 2016 to second quarter 2017 from \$828 to \$853. During that same period and detached single-family home rents decreased by 2.5 percent.

Sublette County rental prices experienced average annualized increases of 2.2 percent for apartments, and 1.7 percent for houses since fourth quarter 1986 through the second quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.18.24, at right, presents the Sublette County data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Sublette remained unchanged from 30 authorizations in 2015 to 30 in 2016.

Table II.18.24 Semiannual Average Monthly Rental Prices Sublette County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	557	216	785	597
Q4.98	721	216	827	525
Q2.99	602	212	833	479
Q4.99	656	248	823	526
Q2.00	600	242	864	603
Q4.00	643	229	784	450
Q2.01	616	223	823	0
Q4.01	597	237	830	474
Q2.02	630	267	815	0
Q4.02	712	220	874	610
Q2.03	680	262	1,006	617
Q4.03	799	262	1,038	.
Q2.04	823	286	1,028	794
Q4.04	974	305	1,130	764
Q2.05	862	296	1,088	727
Q4.05	898	339	1,335	734
Q2.06	934	317	1,430	769
Q4.06	897	329	1,481	829
Q2.07	958	320	1,559	777
Q4.07	1,002	320	1,616	785
Q2.08	997	314	1,589	771
Q4.08	987	.	1,597	766
Q2.09	982	.	1,606	681
Q4.09	986	.	1,530	676
Q2.10	973	.	1,484	616
Q4.10	1,017	.	1,481	652
Q2.11	1,056	.	1,369	604
Q4.11	1,012	.	1,519	.
Q2.12	970	.	1,291	.
Q4.12	876	.	1,235	.
Q2.13	834	.	1,265	.
Q4.13	855	.	1,239	.
Q2.14	843	.	1,202	.
Q4.14	854	.	1,192	.
Q2.15	855	.	1,138	.
Q4.15	843	.	1,134	.
Q2.16	828	.	1,128	.
Q4.16	842	.	1,110	.
Q2.17	853	.	1,100	.

The real value of single-family building permits decreased from \$285,739 in 2015 to \$270,715 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.18.25.

<b>Table II.18.25</b> <b>Building Permits and Valuation</b> Sublette County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	82	0	0	0	82	105,663	0
1981	90	2	12	0	104	108,140	0
1982	90	2	4	5	101	99,285	38,927
1983	87	0	8	5	100	100,643	37,453
1984	72	0	0	0	72	81,734	0
1985	58	4	0	5	67	93,746	35,047
1986	64	4	0	0	68	111,209	0
1987	34	0	0	0	34	112,656	0
1988	21	0	0	0	21	125,387	0
1989	19	0	0	0	19	131,983	0
1990	37	0	0	0	37	136,875	0
1991	59	0	0	0	59	138,539	0
1992	50	0	0	0	50	136,093	0
1993	49	4	0	0	53	135,591	0
1994	70	0	4	0	74	144,349	0
1995	86	4	4	0	94	144,997	0
1996	58	2	9	0	69	144,689	0
1997	44	2	0	0	46	150,193	0
1998	68	0	0	0	68	162,235	0
1999	75	0	0	0	75	171,939	0
2000	54	0	0	0	54	177,713	0
2001	72	4	0	0	76	186,364	0
2002	74	6	8	0	88	195,475	0
2003	83	4	8	0	95	197,286	0
2004	77	12	4	0	93	213,584	0
2005	179	0	0	6	185	161,594	181,730
2006	232	0	0	6	238	178,700	176,305
2007	257	6	0	0	263	220,625	0
2008	100	4	10	0	114	236,910	0
2009	44	0	0	0	44	241,892	0
2010	40	2	0	0	42	223,569	0
2011	13	0	0	12	25	249,829	98,867
2012	26	0	0	0	26	229,253	0
2013	29	24	0	0	53	253,678	0
2014	27	0	0	0	27	261,320	0
2015	30	0	0	0	30	285,739	0
2016	30	0	0	0	30	270,715	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Sublette County was \$288,654. This represented an increase of 18.1 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.18.26.



<b>Table II.18.26</b> <b>Average Sales Prices</b> Sublette County vs. Wyoming DOR Data, 2000–2016				
Year	Sublette County Average Price (\$)	Sublette County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	125,922	10.44	131,207	.
2001	149,179	18.47	128,771	-1.86
2002	163,473	9.58	138,295	7.40
2003	173,116	5.90	148,276	7.22
2004	218,343	26.13	159,558	7.61
2005	249,029	14.05	178,183	11.67
2006	269,795	8.34	219,438	23.15
2007	334,073	23.82	265,044	20.78
2008	296,638	-11.2	256,045	-3.40
2009	247,842	-16.4	241,622	-5.63
2010	257,988	4.09	250,958	3.86
2011	246,674	-4.4	241,301	-3.85
2012	241,938	-1.9	266,406	10.40
2013	239,736	-0.9	281,345	5.6
2014	234,338	-2.3	263,432	-6.4
2015	244,464	4.3	275,611	4.6
2016	288,654	18.1	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2017.<sup>111</sup> During December 2017, a total of 18 surveys were completed by property managers in Sublette County. Of the 225 rental units surveyed, 24 were vacant, indicating a vacancy rate of 10.7 percent, as shown in Table II.18.27, at right. This compares to a 13.4 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 10.2 percent.

Diagram II.18.4, 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 and only recently falling to a rate similar to the state’s vacancy rate.

<b>Table II.18.27</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Sublette County RVS Data, June 2001– December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	41	2	4.9%
2001b	2	39	.	.
2002a	3	41	.	.
2002b	5	37	2	5.4%
2003a	7	50	2	4.0%
2003b	6	55	2	3.6%
2004a	6	59	1	1.7%
2004b	9	75	4	5.3%
2005a	12	96	4	4.2%
2005b	13	154	7	4.6%
2006a	13	159	3	1.9%
2006b	11	157	1	0.6%
2007a	9	131	3	2.3%
2007b	13	111	1	0.9%
2008a	17	141	4	2.8%
2008b	33	320	11	3.4%
2009a	27	226	26	11.5%
2009b	35	328	27	8.2%
2010a	30	325	24	7.4%
2010b	23	256	11	4.3%
2011a	22	206	11	5.3%
2011b	27	203	5	2.5%
2012a	27	264	32	12.1%
2012b	28	250	15	6.0%
2013a	28	266	32	12.0%
2013b	23	259	35	13.5%
2014a	26	263	19	7.2%
2014b	28	280	33	11.8%
2015a	25	272	39	14.3%
2015b	24	258	54	20.9%
2016a	20	231	31	13.4%
2016b	21	267	65	24.3%
2017a	18	225	24	10.7%
2017b	15	278	19	6.8%

<sup>111</sup> Those signified as a in the “year” column of Table II.18.27 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**  
**Vacancy Rates by Year**  
 Sublette County vs. Wyoming  
 RVS Data, June 2001 – December 2017

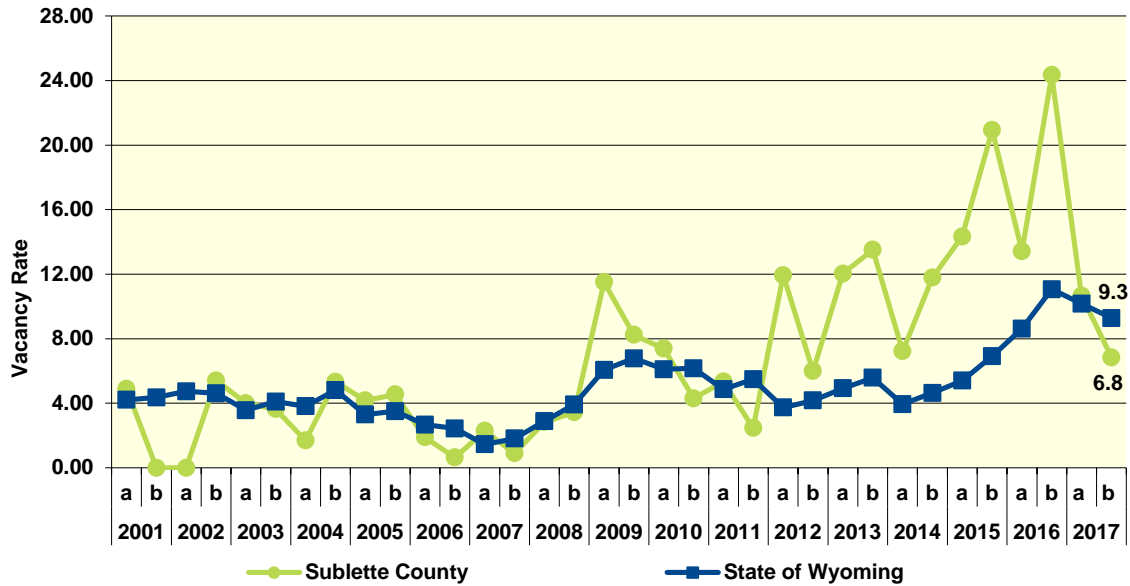


Diagram II.18.5, shows the average rent of single-family and apartment units in Sublette County. In 2017, average rents for single-family units rose to \$1,119 and average rents for apartments fell to \$790.

**Diagram II.18.5**  
**Average Rent of Single Family and Apartment Units**  
 Sublette County  
 RVS Data, June 2006 – December 2017

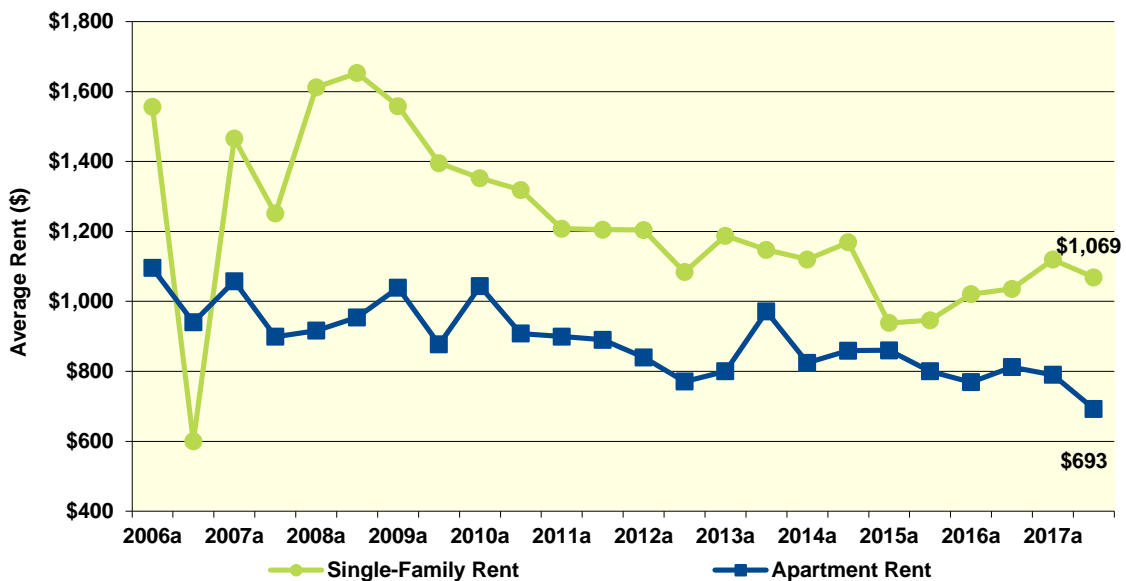


Table II.18.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 21 single family units in Sublette County, with 0 of them available. This translates into a vacancy rate of 0 percent in Sublette County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 57 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 19.3 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

<b>Table II.18.28</b> <b>Rental Vacancy Survey by Type</b> Sublette County RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	21	0	.0%
Duplex units	4	0	.0%
Apartments	57	11	19.3%
Mobile Homes	18	1	5.6%
"Other" Units	8	1	12.5%
Don't Know	170	6	3.5%
<b>Total</b>	<b>278</b>	<b>19</b>	<b>6.8%</b>

Table II.18.29, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 12 units. The most common apartment units were two bedroom units, with 46 units. Additional details of unit types by bedrooms are reported.

<b>Table II.18.29</b> <b>Rental Units by Number of Bedrooms</b> Sublette County RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	0	.	0
One	1	0	3	0	0	.	4
Two	7	4	46	15	8	.	80
Three	12	0	8	3	0	.	23
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	0	0	0	0	0	170	170
<b>Total</b>	<b>21</b>	<b>4</b>	<b>57</b>	<b>18</b>	<b>8</b>	<b>170</b>	<b>278</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.18.30, two bedroom apartments were the most available apartment units, with five bedroom units being the most available single family unit.

<b>Table II.18.30</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Sublette County							
RVS Data, December 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	0	0	0	0	0	.	0
Two	0	0	10	1	1	.	12
Three	0	0	1	0	0	.	1
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	0	0	0	0	6	6
<b>Total</b>	<b>0</b>	<b>0</b>	<b>11</b>	<b>1</b>	<b>1</b>	<b>6</b>	<b>19</b>

Table II.18.31, shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 21.7 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 0 percent.

<b>Table II.18.31</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Sublette County							
RVS Data, December 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	%	%	%	%	%		%
One	.0%	%	.0%	%	%		.0%
Two	.0%	.0%	21.7%	6.7%	12.5%		15.0%
Three	.0%	%	12.5%	.0%	%		4.3%
Four	.0%	%	%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	%	%	%	%	%	3.5%	3.5%
<b>Total</b>	<b>.0%</b>	<b>.0%</b>	<b>19.3%</b>	<b>5.6%</b>	<b>12.5%</b>	<b>3.5%</b>	<b>6.8%</b>

Average market-rate rents by unit type are shown in Table II.18.32. 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.

<b>Table II.18.32</b>						
<b>Average Market Rate Rents by Number of Bedrooms</b>						
Sublette County						
RVS Data, December 2017						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$	\$
One	\$500	\$	\$	\$	\$	\$500
Two	\$767	\$800	\$565	\$450	\$	\$685
Three	\$1,142	\$	\$550	\$550	\$	\$994
Four	\$1,250	\$	\$	\$	\$	\$1,250
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$1,069</b>	<b>\$817</b>	<b>\$693</b>	<b>\$500</b>	<b>\$1,100</b>	<b>\$883</b>

Table II.18.33, shows vacancy rates for single family units by average rental rates for Sublette County. The most common rent for a single family unit was between 1,000 to 1,500 dollars and units in this price range had a vacancy rate of 0 percent.

<b>Table II.18.33</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Sublette County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	6	0	.0%
\$1,000 to \$1,500	15	0	.0%
Above \$1,500			%
Missing	0	0	%
<b>Total</b>	<b>21</b>	<b>0</b>	<b>.0%</b>

The availability of apartment units by average rent is displayed in Table II.18.34. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 22.22 percent.

<b>Table II.18.34</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Sublette County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	12	1	8.3%
\$500 to \$1,000	45	10	22.2%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
<b>Total</b>	<b>57</b>	<b>11</b>	<b>19.3%</b>

Table II.18.35, 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 most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed.

<b>Table II.18.35</b> <b>Condition by Unit Type</b> Sublette County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	1	0	0	18	0	.	19
Good	19	2	33	0	8	.	62
Excellent	1	2	24	0	0	.	27
Don’t Know	0	0	0	0	0	170	170
<b>Total</b>	<b>21</b>	<b>4</b>	<b>57</b>	<b>18</b>	<b>8</b>	<b>170</b>	<b>278</b>

The availability of single family units based on their condition is displayed in Table II.18.36. As can be seen single family units in good condition had a vacancy rate of 0 percent.

<b>Table II.18.36</b> <b>Condition of Single Family Units by Vacancy Status</b> Sublette County RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	1	0	.0%
Good	19	0	.0%
Excellent	1	0	.0%
Don't Know	0	0	%
<b>Total</b>	<b>21</b>	<b>0</b>	<b>.0%</b>

Table II.18.37, shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 9.1 percent.

<b>Table II.18.37</b> <b>Condition of Apartment Units by Vacancy Status</b> Sublette County RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	0	0	%
Good	33	3	9.1%
Excellent	24	8	33.3%
Don't Know	0	0	%
<b>Total</b>	<b>57</b>	<b>11</b>	<b>19.3%</b>

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.18.38, 1 respondent said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

<b>Table II.18.38</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Sublette County RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	1
<b>Total</b>	<b>2</b>

Table II.18.39, shows the most common answers from the 2017 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 9 respondents, with an average persons per household of 1.3 people. Of new residents to Sublette County, 66.7 percent were not married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 44.4 percent of respondents renting their residence. The average mortgage payment in Sublette County was \$1,800 and the average rent was \$407. When asked if they were satisfied with their current housing, 66.7 percent said they were satisfied with thier current housing.

<b>Table II.18.39</b>	
<b>Most Replied Response</b>	
Sublette County	
HNA Survey: Calendar Year 2017	
<b>Question</b>	<b>Most Replied Answer (%)</b>
<b>Demographics</b>	
Total Number of Respondents	9
Number of persons in household (Average)	1.3
Current age	25 to 34 years old (33.3%)
Marital status	Not Married (66.7%)
Primary reason for moving to Wyoming	Better quality of life (33.3%)
In which industry are you primarily employed	Retired (33.3%)
Highest education level completed	High School Diploma/GED (22.2%)
Total household income from all sources	\$10,000 to \$19,999 dollars (40.0%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (66.7%)
Do you own or rent	Rent (44.4%)
How many bedrooms (Average)	2.6
How many full bathrooms (Average)	1.5
Average mortgage payment	\$1,800
Average rental payment	\$407
Are you satisfied with your current housing	Satisfied with current housing (66.7%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Housing unit is too small (50.0%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
What type of unit are you seeking	Apartment (100.0%)
Type of tenure seeking	Seeking to rent (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking an apartment unit. When asked if they preferred to own or rent, 0.0 percent wanted to buy and 100.0 wanted to rent their next residence. Additional survey data are presented 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 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 2016 5-year ACS data, 25 or .8 percent of households in Sublette County were overcrowded and another 0 or 0 percent of units were severely overcrowded, as shown in Table II.18.40. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.18.40</b> <b>Overcrowding and Severe Overcrowding</b> Sublette County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Sublette County</b>				
<b>Owner</b>				
Households	2,260	25	0	2,285
Percentage	98.9%	1.1%	.0%	100.0%
<b>Renter</b>				
Households	918	0	0	918
Percentage	100.0%	.0%	.0%	100.0%
<b>Total</b>				
Households	3,178	25	0	3,203
Percentage	99.2%	.8%	.0%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
<b>Renter</b>				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
<b>Total</b>				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	1.5%	.5%	100.0%

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



At the time of the 2016 5-year ACS, a total of 240 units or 4.1 percent of all housing units in Sublette County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.18.41, at right.

<b>Table II.18.41</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Sublette County 2011-2016 5-Year ACS Data		
<b>Facilities</b>	<b>Sublette County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	5,619	260,769
Lacking Complete Kitchen Facilities	240	7,218
<b>Total Housing Units</b>	<b>5,859</b>	<b>267,987</b>
Percent Lacking	4.1%	2.7%

At the time of the 2016 ACS, a total of 213 units or 3.6 percent of all housing units in Sublette County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.18.42.

<b>Table II.18.42</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Sublette County 2011-2016 5-Year ACS Data		
<b>Facilities</b>	<b>Sublette County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	5,646	261,033
Lacking Complete Plumbing Facilities	213	6,954
<b>Total Households</b>	<b>5,859</b>	<b>267,987</b>
Percent Lacking	3.6%	2.6%

The third type of housing problem reported in the 2016 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, 7.3 percent of households had a cost burden and 5.1 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 11.0 percent of homeowners with a mortgage in Sublette County experienced a cost burden and 5.3 percent experienced a severe cost burden, while 8.3 percent of renters had a cost burden and 10.3 percent had a severe cost burden, as seen in Table II.18.43.

<b>Table II.18.43</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Sublette County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Sublette County</b>					
<b>Owner With a Mortgage</b>					
Households	1,037	137	66	0	1,240
Percent	83.6%	11.0%	5.3%	.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	998	22	3	22	1,045
Percent	95.5%	2.1%	.3%	2.1%	100.0%
<b>Renter</b>					
Households	454	76	95	293	918
Percent	49.5%	8.3%	10.3%	31.9%	100.0%
<b>Total</b>					
Households	2,489	235	164	315	3,203
Percent	77.7%	7.3%	5.1%	9.8%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
<b>Renter</b>					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
<b>Total</b>					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

**2017 Household Forecast**

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.18.44, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 455 owner occupied and 229 renter occupied households experiencing a housing problem.

<b>Table II.18.44</b>			
<b>Households with Housing Problems by Income</b>			
Sublette County 2010-2014 HUD CHAS Data			
<b>Income</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>One or more housing problems</b>			
30% HAMFI or less	55	95	150
30.1-50% HAMFI	70	75	145
50.1-80% HAMFI	150	0	150
80.1-95% HAMFI	65	0	65
95 – 115% HAMFI	65	0	65
115.1% HAMFI or more	50	59	109
<b>Total</b>	<b>455</b>	<b>229</b>	<b>684</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	39	15	54
30.1-50% HAMFI	85	90	175
50.1-80% HAMFI	320	120	440
80.1-95% HAMFI	95	75	170
95 – 115% HAMFI	165	84	249
115.1% HAMFI or more	1,370	330	1,700
<b>Total</b>	<b>2,074</b>	<b>714</b>	<b>2,788</b>
<b>Not Computed</b>			
30% HAMFI or less	65	10	75
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
<b>Total</b>	<b>65</b>	<b>10</b>	<b>75</b>
<b>Total</b>			
30% HAMFI or less	159	120	279
30.1-50% HAMFI	155	165	320
50.1-80% HAMFI	470	120	590
80.1-95% HAMFI	160	75	235
95 – 115% HAMFI	230	84	314
115.1% HAMFI or more	1,420	389	1,809
<b>Total</b>	<b>2,594</b>	<b>953</b>	<b>3,547</b>

Table II.18.45, shows the total estimated housing by tenure for Sublette County. As can be seen, in 2030 there are estimated to be a total of 3,125 owner and 1,344 renter occupied households or a total of 4,469 households. By 2050 there are estimated to be 4,262 owner, 1,813 renter for a total of 6,075 households in Sublette County.

<b>Table II.18.45 Total Estimated Housing Forecast Sublette County Strong Growth Scenario</b>			
<b>Year</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
2016	2,285	918	3,203
2020	2,596	1,124	3,720
2025	2,854	1,232	4,086
2030	3,125	1,344	4,469
2035	3,400	1,459	4,859
2040	3,680	1,575	5,255
2045	3,966	1,692	5,658
2050	4,262	1,813	6,075

Table II.18.46, below shows the incremental housing demand for Sublette County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 840 owner-occupied and 426 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Sublette County will see an additional 2,872 households, of which 234 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 471 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

<b>Table II.18.46 Incremental Housing Demand Forecast Sublette County Strong Growth Scenario</b>								
<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	0	19	35	51	68	86	103	121
30.1-50%	0	19	34	50	67	83	100	118
50.1-80%	0	56	103	152	202	253	305	358
80.1-95%	0	19	35	52	69	86	104	122
95.1-115%	0	28	50	74	99	124	149	175
115+%	0	170	311	460	610	764	920	1,082
<b>Total</b>	<b>0</b>	<b>311</b>	<b>569</b>	<b>840</b>	<b>1,115</b>	<b>1,395</b>	<b>1,681</b>	<b>1,977</b>
<b>Renter</b>								
0-30%	0	26	40	54	68	83	97	113
30.1-50%	0	36	54	74	94	114	134	155
50.1-80%	0	26	40	54	68	83	97	113
80.1-95%	0	16	25	34	43	52	61	70
95.1-115%	0	18	28	38	48	58	68	79
115+%	0	84	128	174	221	268	316	365
<b>Total</b>	<b>0</b>	<b>206</b>	<b>314</b>	<b>426</b>	<b>541</b>	<b>657</b>	<b>774</b>	<b>895</b>
<b>Total</b>								
0-30%	0	45	74	105	136	168	200	234
30.1-50%	0	54	88	124	160	197	234	273
50.1-80%	0	82	143	206	270	335	402	471
80.1-95%	0	35	60	85	111	138	165	192
95.1-115%	0	46	78	112	147	182	217	254
115+%	0	254	440	634	831	1,032	1,236	1,448
<b>Total</b>	<b>0</b>	<b>517</b>	<b>883</b>	<b>1,266</b>	<b>1,656</b>	<b>2,052</b>	<b>2,455</b>	<b>2,872</b>

Table II.18.47 shows the Incremental Total Housing Need Forecast for Sublette County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock.

In 2016, the base year, the total housing need set at the 621 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 2,378 owner and 1,116 renter occupied households for a total of 3,493 quality households.

<b>Table II.18.47</b> <b>Incremental Total Housing Need Forecast</b> Sublette County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	48	68	83	100	117	134	151	170
30.1-50%	62	80	96	112	128	145	162	180
50.1-80%	132	188	235	284	334	385	437	490
80.1-95%	57	76	92	109	126	143	161	179
95.1-115%	57	85	108	132	156	181	206	233
115+%	44	214	356	504	654	808	964	1,126
<b>Total</b>	<b>401</b>	<b>712</b>	<b>970</b>	<b>1,241</b>	<b>1,516</b>	<b>1,796</b>	<b>2,082</b>	<b>2,378</b>
<b>Renter</b>								
0-30%	92	117	131	145	160	174	189	204
30.1-50%	72	108	127	146	166	186	206	227
50.1-80%	0	26	40	54	68	83	97	113
80.1-95%	0	16	25	34	43	52	61	70
95.1-115%	0	18	28	38	48	58	68	79
115+%	57	141	185	231	278	325	373	422
<b>Total</b>	<b>221</b>	<b>427</b>	<b>535</b>	<b>647</b>	<b>762</b>	<b>878</b>	<b>995</b>	<b>1,116</b>
<b>Total</b>								
0-30%	140	185	214	245	276	308	340	374
30.1-50%	134	188	222	258	294	331	368	407
50.1-80%	132	214	275	338	402	468	534	603
80.1-95%	57	93	117	143	169	195	222	250
95.1-115%	57	103	135	169	204	239	275	311
115+%	101	355	541	735	932	1,133	1,337	1,548
<b>Total</b>	<b>621</b>	<b>1,138</b>	<b>1,504</b>	<b>1,887</b>	<b>2,277</b>	<b>2,673</b>	<b>3,076</b>	<b>3,493</b>

