

SUBLETTE COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Sublette County’s population decreased from 10,247 in 2010 to 9,799 in 2017, or by 4.4 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age decreased by 24.8 percent, and the number of people from 55 to 64 years of age increased by 1.6 percent. The white population decreased by 5.8 percent, while the black population increased by 106.8 percent. The Hispanic population decreased from 712 to 708 people between 2010 and 2017 or by 0.6 percent. These data are presented in Table II.18.1.

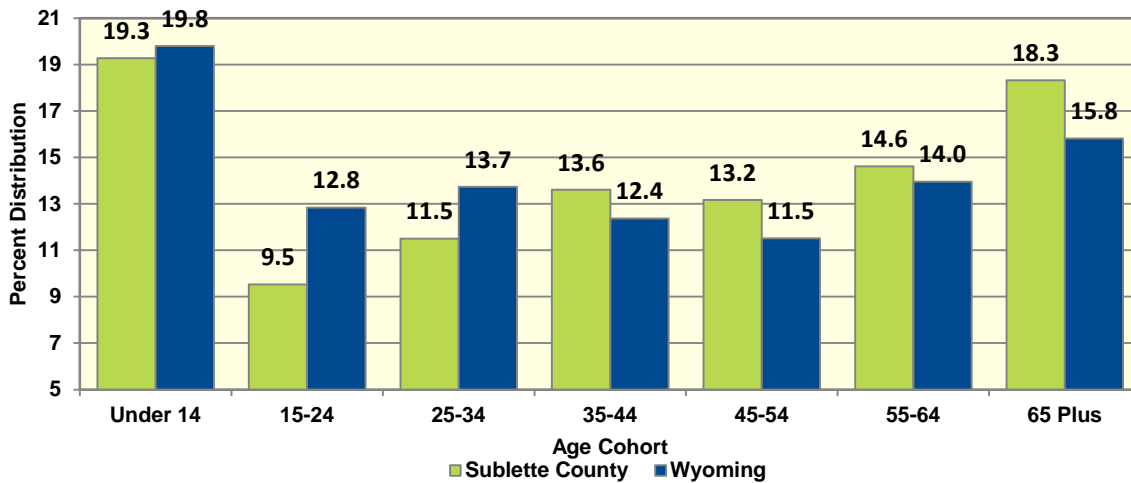
Table II.18.1						
Profile of Population Characteristics						
Sublette County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Sublette County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	10,247	9,799	-4.4%	563,626	579,315	2.8%
Age						
Under 14 years	2,033	1,888	-7.1%	113,371	114,663	1.1%
15 to 24 years	1,145	934	-18.4%	78,460	74,359	-5.2%
25 to 34 years	1,498	1,127	-24.8%	77,649	79,514	2.4%
35 to 44 years	1,387	1,333	-3.9%	66,966	71,619	6.9%
45 to 54 years	1,736	1,290	-25.7%	83,577	66,699	-20.2%
55 to 64 years	1,409	1,432	1.6%	73,513	80,854	10.0%
65 and Over	1,039	1,795	72.8%	70,090	91,607	30.7%
Race						
White	9,929	9,356	-5.8%	529,110	537,396	1.6%
Black	44	91	106.8%	5,135	7,445	45.0%
American Indian and Alaskan Native	105	109	3.8%	14,457	15,743	8.9%
Asian	57	103	80.7%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	2	4	100.0%	521	579	11.1%
Two or more races	110	136	23.6%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	712	708	-0.6%	50,231	58,122	15.7%

Table II.18.2, presents the population of Sublette County by age and gender from the 2010 Census and 2017 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 2017, the number of males rose to 5,282 persons, and accounted for 53.9 percent of the population, with the remaining 46.1 percent, or 4,517 persons being female.

Table II.18.2 Population by Age and Gender Sublette County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,025	1,008	2,033	1,022	866	1,888	-7.1%
15 to 24 years	638	507	1,145	496	438	934	-18.4%
25 to 34 years	857	641	1,498	612	515	1,127	-24.8%
35 to 44 years	767	620	1,387	705	628	1,333	-3.9%
45 to 54 years	925	811	1,736	712	578	1,290	-25.7%
55 to 64 years	785	624	1,409	765	667	1,432	1.6%
65 and Over	553	486	1,039	970	825	1,795	72.8%
Total	5,550	4,697	10,247	5,282	4,517	9,799	-4.4%
% of Total	54.2%	45.8%	.	53.9%	46.1%	.	

Diagram II.18.1, displays the percentage of the population by age in Sheridan County compared to the State of Wyoming.

Diagram II.18.1
Age Cohort
Sheridan County vs. Wyoming
2010 Census and Current Census Estimates



The Wyoming driver's license data provided by the WYDOT indicated a net decrease of 76 persons during the first half of 2018. The driver's license total exchanges since 2000 for Sublette County are presented in Table II.18.3, and indicate a net increase of 1,965 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
2018	284	364	-80
Total	6,808	4,847	1,961

Population and Race

Table II.18.4 below shows population by age for the 2000 and 2010 census. The population changed by 73.1 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 46.1 percent to a total of 1,039 persons in 2010. Those aged 25 to 34 grew by 147.2 percent, and those aged under 5 grew by 106.9 percent.

Table II.18.4					
Population by Age					
Sublette County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	348	5.9%	720	7%	106.9%
5 to 19	1,289	21.8%	1,894	18.5%	46.9%
20 to 24	244	4.1%	564	5.5%	131.1%
25 to 34	606	10.2%	1,498	14.6%	147.2%
35 to 54	2,070	35%	3,123	30.5%	50.9%
55 to 64	652	11%	1,409	13.8%	116.1%
65 or Older	711	12%	1,039	10.1%	46.1%
Total	5,920	100.0%	10,247	100.0%	73.1%

The elder population is further explored in Table II.18.5, on the following page. Those aged 65 to 66 grew by 69.7 percent between 2000 and 2010, resulting in a population of 185 persons. Those aged 85 or older grew by 43.1 percent during the same time period, and resulted in 103 persons over age 85 in 2010.

Table II.18.5					
Elderly Population by Age					
Sublette County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	109	15.3%	185	17.8%	69.7%
67 to 69	154	21.7%	211	20.3%	37%
70 to 74	164	23.1%	262	25.2%	59.8%
75 to 79	114	16%	187	18%	64%
80 to 84	98	13.8%	91	8.8%	-7.1%
85 or Older	72	10.1%	103	9.9%	43.1%
Total	711	100.0%	1,039	100.0%	46.1%

Population by race and ethnicity is shown in Table II.18.6, below. The white population grew by 65.5 percent between 2000 and 2010, and resulted in representing 93.2 percent of the population in 2010. The Black population grew by 166.7 percent, represented 0.3 percent of the population in 2010. The American Indian and Asian populations represented 0.8 and 0.5 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 64.2 percent between 2000 and 2010, compared to the 535.7 percent growth rate for non-Hispanics.

Table II.18.6					
Population by Race and Ethnicity					
Sublette County					
2000 & 2010 Census SF1 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%
Asian	14	0.2%	51	0.5%	264.3%
Native Hawaiian/ Pacific Islander	5	0.1%	1	0%	-80%
Other	31	0.5%	383	3.7%	1135.5%
Two or More Races	58	1%	141	1.4%	143.1%
Total	5,920	100.0%	10,247	100.0%	73.1%
Hispanic	112	1.9%	712	6.9%	64.2%
Non-Hispanic	5,808	98.1%	9,535	93.1%	535.7%

Population by race and ethnicity through 2017 is shown in Table II.18.7, on the following page. The white population represented 96.3 percent of the population in 2017, compared with Black households accounting for 0 percent of the population. Hispanic households represented 7.3 percent of the population in 2017.

Table II.18.7				
Population by Race and Ethnicity				
Sublette County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	9,552	93.2%	9,661	96.3%
Black	32	0.3%	0	0%
American Indian	87	0.8%	15	0.1%
Asian	51	0.5%	10	0.1%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	383	3.7%	0	0%
Two or More Races	141	1.4%	351	3.5%
Total	10,247	100.0%	10,037	100.0%
Non-Hispanic	9,535	93.1%	9,306	92.7%
Hispanic	712	6.9%	731	7.3%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 62.2 percent between 2000 and 2010, the white Hispanic population changed by 371 percent. The black non-Hispanic population changed by 150 percent, while the black Hispanic population changed by inf percent.

Table II.18.8					
Population by Race and Ethnicity					
Sublette County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	5,709	98.3%	9,260	97.1%	62.2%
Black	12	0.2%	30	0.3%	150%
American Indian	27	0.5%	79	0.8%	192.6%
Asian	11	0.2%	51	0.5%	363.6%
Native Hawaiian/ Pacific Islander	5	0.1%	1	0%	-80%
Other	0	0%	4	0%	inf%
Two or More Races	44	0.8%	110	1.2%	150%
Total Non-Hispanic	5,808	100.0%	9,535	100.0%	64.2%
Hispanic					
White	62	55.4%	292	41%	371%
Black	0	0%	2	0.3%	inf%
American Indian	2	1.8%	8	1.1%	300%
Asian	3	2.7%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	31	27.7%	379	53.2%	1122.6%
Two or More Races	14	12.5%	31	4.4%	121.4%
Total Non-Hispanic	112	100.0%	712	100.0%	535.7%
Total Population	5,920	100.0%	10,247	100.0%	73.1%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.18.9. During this time, the total non-Hispanic population was 9,306 persons in 2017. The Hispanic population was 731.

Table II.18.9				
Population by Race and Ethnicity				
Sublette County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	9,260	97.1%	8,956	96.2%
Black	30	0.3%	0	0%
American Indian	79	0.8%	15	0.2%
Asian	51	0.5%	10	0.1%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	4	0%	0	0%
Two or More Races	110	1.2%	325	3.5%
Total Non-Hispanic	9,535	100.0%	9,306	100.0%
Hispanic				
White	292	41%	705	96.4%
Black	2	0.3%	0	0%
American Indian	8	1.1%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	379	53.2%	0	0%
Two or More Races	31	4.4%	26	3.6%
Total Non-Hispanic	712	100.0	731	100.0%
Total Population	10,247	100.0%	10,037	100.0%

The number of foreign born persons are shown in Table II.18.10. An estimated 2.5 percent of the population was born in Mexico . Some 0.7 percent were born in Ukraine , and another 0.5 percent were born in Scotland .

Table II.18.10			
Place of Birth for the Foreign-Born Population			
Sublette County			
2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	255	2.5%
#2 country of origin	Ukraine	72	0.7%
#3 country of origin	Scotland	46	0.5%
#4 country of origin	Spain	15	0.1%
#5 country of origin	Korea	5	0%
#6 country of origin	Other Eastern Asia	1	0%
#7 country of origin	Romania	1	0%
#8 country of origin	Afghanistan	0	0%
#9 country of origin	Africa n.e.c	0	0%
#10 country of origin	Albania	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.18.11. An estimated 2.6 percent of the population speaks Spanish at home, followed by 0 percent speaking Other Asian and Pacific Island languages .

Table II.18.11
Limited English Proficiency and Language Spoken at Home
 Sublette County
 2017 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	240	2.6%
#2 LEP Language	Other Asian and Pacific Island languages	1	0%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Poverty and Disability

The rate of poverty for Sublette County is shown in Table II.18.12, below. In 2017, there were an estimated 743 persons living in poverty. This represented a 7.4 percent poverty rate, compared to 9.7 percent poverty in 2000. In 2017, some 5.7 percent of those in poverty were under age 6, and 8.6 percent were 65 or older.

Table II.18.12 Poverty by Age Sublette County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	40	7.1%	42	5.7%
6 to 17	129	22.8%	100	13.5%
18 to 64	339	60%	537	72.3%
65 or Older	57	10.1%	64	8.6%
Total	565	100.0%	743	100.0%
Poverty Rate	9.7%	.	7.4%	.

To compare the poverty rate against more recent data, Table II.18.13 shows poverty by age from the 2010 and 2017 Five-Year ACS data. As can be seen, the 2010 5-year ACS had a poverty rate of 4.2 percent versus 7.4 percent in the most recent 2017 data.

Table II.18.13 Poverty by Age Sublette County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2010 Five-Year ACS		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	7	1.8%	42	5.7%
6 to 17	41	10.7%	100	13.5%
18 to 64	324	84.4%	537	72.3%
65 or Older	12	3.1%	64	8.6%
Total	384	100.0%	743	100.0%
Poverty Rate	4.2%	.	7.4%	.

The disability rate from the 2000 Census is shown in Table II.18.14, on the following page. Some 13.9 percent of the population was disabled in 2000, or a total of 760 persons. The disability rate was highest for those over 65, with 34.1 percent disabled.

Table II.18.14 Disability by Age Sublette County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	39	3.9%
16 to 64	497	12.9%
65 and older	224	34.1%
Total	760	13.9%

Table II.18.15 shows disability by type in 2000. There were 343 physical disabilities in 2000, some 325 employment disabilities, and 229 go-outside-home disabilities.

Table II.18.15 Total Disabilities Talled: Aged 5 and Older Sublette County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	173
Physical disability	343
Mental disability	142
Self-care disability	80
Employment disability	325
Go-outside-home disability	229
Total	1,292

Disability by age, as estimated by the 2017 ACS, is shown in Table II.18.16, below. The disability rate for females was 11.6 percent, compared to 15.3 percent for males. The disability rate grew precipitously higher with age, with 75.3 percent of those over 75 experiencing a disability.

Table II.18.16						
Disability by Age						
Sublette County						
2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	32	10.8%	0	0%	32	5.1%
5 to 17	12	1.3%	37	4.3%	49	2.7%
18 to 34	115	11.2%	14	2%	129	7.5%
35 to 64	361	15.5%	208	10.5%	569	13.2%
65 to 74	131	24.6%	32	7.2%	163	16.7%
75 or Older	180	62.9%	240	88.2%	420	75.3%
Total	831	15.3%	531	11.6%	1,362	13.6%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.18.17, on the following page. Some 7.8 percent have an ambulatory disability, 6.1 have an independent living disability, and 3.5 percent have a self-care disability.

Table II.18.17		
Total Disabilities Tallied: Aged 5 and Older		
Sublette County		
2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	768	7.7%
Vision disability	253	2.5%
Cognitive disability	359	3.8%
Ambulatory disability	733	7.8%
Self-Care disability	328	3.5%
Independent living difficulty	462	6.1%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.18.18 and 19. In 2017, some 5,396 persons were employed and 239 were unemployed. This totaled a labor force of 5,635 persons. The unemployment rate for Sublette County was estimated to be 4.2 in 2017.

Table II.18.18 Employment, Labor Force and Unemployment Sublette County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	5,396
Unemployed	239
Labor Force	5,635
Unemployment Rate	4.2%

In 2017, 96.7 percent of households in Sublette County had a high school education or greater.

Table II.18.19 High School or Greater Education Sublette County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	2,978	3,092
Total Households	3,148	3,197
Percent High School or Above	94.6%	96.7%

As seen in Table II.18.20, 36.2 percent of the population had a high school diploma or equivalent, another 33.9 percent have some college, 18.2 percent have a Bachelor’s Degree, and 5.8 percent of the population had a graduate or professional degree.

Table II.18.20 Educational Attainment Sublette County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	630	8.8%	448	5.9%
High School or Equivalent	2,260	31.7%	2,745	36.2%
Some College or Associates Degree	2,749	38.5%	2,573	33.9%
Bachelor’s Degree	1,080	15.1%	1,382	18.2%
Graduate or Professional Degree	412	5.8%	439	5.8%
Total Population Above 18 years	7,587	100.0%	7,587	100.0%

Economics

The HUD estimated MFI for Sublette County was \$91,900 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.18.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.18.2
Estimated Median Family Income
 Sublette County vs. Wyoming
 HUD Data: 2000-2018

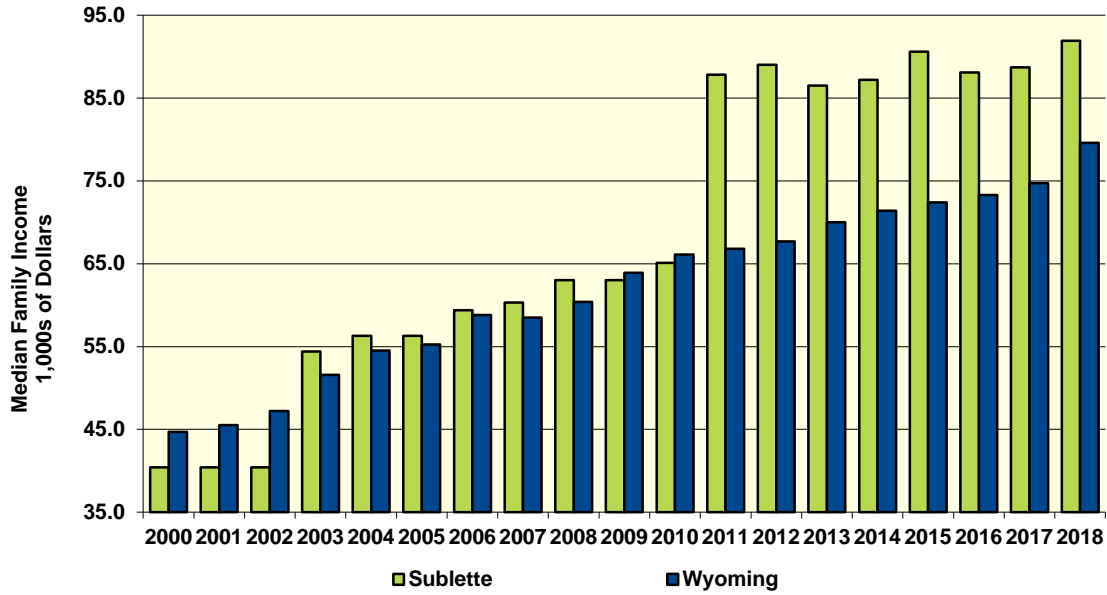


Table II.18.21, shows the labor force statistics for Sublette County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 1.5 percent. The highest level of unemployment occurred during 2016 rising to a rate of 6.4. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Sublette County decreased from 6.4 percent in 2016 to 4.4 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.18.21 Labor Force Statistics Sublette County 1990 - 2017 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	3.0%	5.0%
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	3.0%	3.9%
2001	98	3,651	3,749	2.6%	3.8%
2002	111	3,769	3,880	2.9%	4.0%
2003	125	4,034	4,159	3.0%	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	239	4,842	5,081	4.7%	4.7%
2014	208	4,664	4,872	4.3%	4.1%
2015	240	4,340	4,580	5.2%	4.3%
2016	270	3,967	4,237	6.4%	5.3%
2017	186	4,066	4,252	4.4%	4.2%

Diagram II.18.3, 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 4,066 persons, with the labor force reaching 4,252, indicating there were a total of 186 unemployed persons.

Diagram II.18.3
Employment and Labor Force
 Sublette County
 1990 – 2017 BLS Data

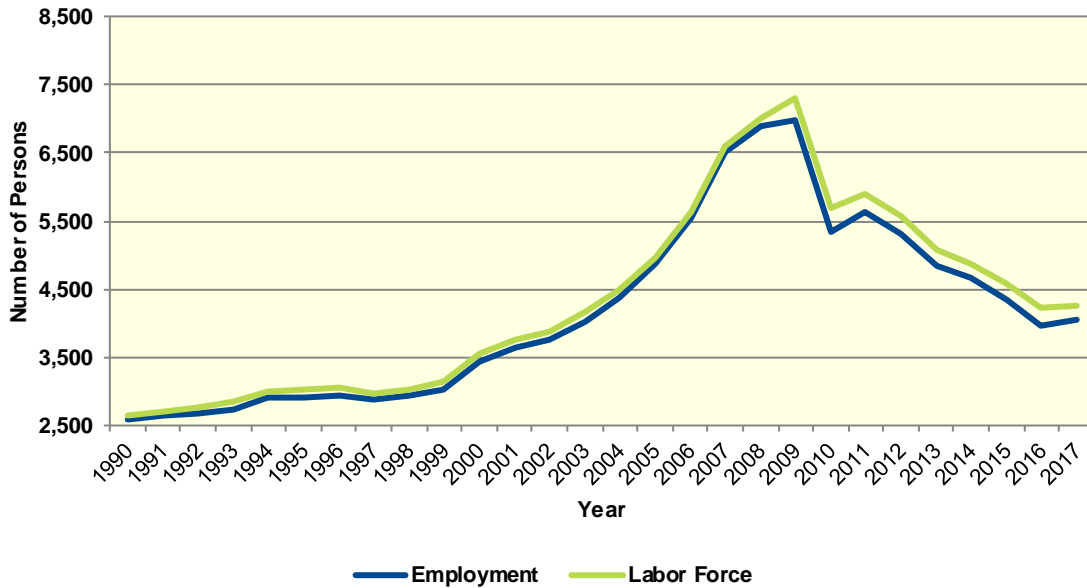
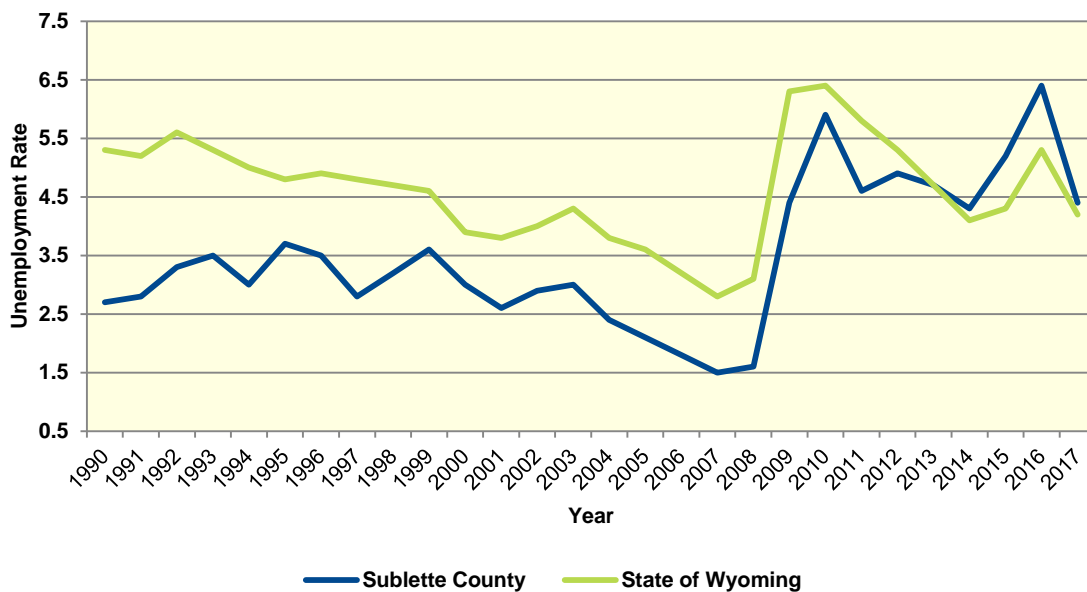


Diagram II.18.4, shows the unemployment rate for both the state and Sublette County. During the 1990’s the average rate for Sublette County was 3.2, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 2.5, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.0. 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.18.4
Annual Unemployment Rate
 Sublette County
 1990 – 2017 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 2018 and are presented in Table II.18.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment increased from 3,901 persons in 2016 to 4,046 in 2017, a change of 3.7 percent. The most recent June estimate shows monthly employment was 4,310.

Table II.18.22									
Total Monthly Employment									
Sublette County									
BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	5,111	5,362	5,880	4,771	4,675	4,687	3,909	3,740	4,009
Feb	5,105	5,336	5,757	4,702	4,594	4,485	3,847	3,714	3,971
Mar	5,142	5,341	5,630	4,756	4,584	4,473	3,837	3,805	4,024
Apr	5,305	5,577	5,538	4,799	4,723	4,356	3,758	3,793	3,995
May	5,581	5,652	5,634	5,009	4,968	4,448	3,804	3,974	4,085
Jun	5,871	6,058	5,878	5,273	5,084	4,679	4,087	4,280	4,310
Jul	5,898	6,121	5,422	5,217	4,983	4,473	3,939	4,214	
Aug	5,928	6,266	5,376	5,252	4,953	4,398	3,912	4,167	
Sep	5,800	6,436	5,469	5,318	4,995	4,484	4,053	4,302	
Oct	5,753	6,291	5,379	5,258	5,047	4,397	3,935	4,158	
Nov	5,650	6,197	5,223	5,157	4,923	4,252	3,861	4,115	
Dec	5,480	6,042	5,119	4,967	4,866	4,227	3,868	4,173	
Annual	5,552	5,890	5,525	5,040	4,866	4,447	3,901	4,046	
% Change	0.5%	6.1%	-6.2%	-8.8%	-3.5%	-8.6%	-12.3%	3.7%	

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 1,032 dollars in 2016. In 2017, average weekly wages saw a increased of 6.2 percent over the prior year, rising to 1,096 dollars, or by 64 percent. These data are shown in Table II.18.23.

Table II.18.23						
Average Weekly Wages						
Sublette County						
BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	474	477	463	534	487	
2002	516	524	488	587	528	0%
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	1,130	1,111	1,050	1,100	1,096	6.2%
2018	1,161	1,041				

Total business establishments reported by the QCEW are displayed in Table II.18.24. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 6.2 percent, from 525 to 535 establishments. The most recent preliminary 2018 estimates show there were 535 business establishments in the second quarter of 2018.

Table II.18.24						
Number of Business Establishments						
Sublette County						
BLS QCEW Data, 2001–2018(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	544	544	535	1.9%
2018	531	535				

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies.

Table II.18.25, below shows total real earnings by industry for Sublette County. In the most recent 2017 estimate, the mining industry had the largest total real earnings, with total real earnings reaching \$129,889,000 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 23.2 percent to \$129,889,000 dollars.

Table II.18.25									
Real Earnings by Industry									
Sublette County									
BEA Table CA-5N Data (1,000's of 2017 Dollars)									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	1,203	6,664	1,014	6,523	9,518	9,199	4,799	4,162	-13.3
Forestry, fishing, related activities, and other	3,124	2,626	2,076	1,878	2,016	2,381	0	0	0.0
Mining	227,200	276,331	239,102	192,991	191,981	143,085	105,435	129,889	23.2
Utilities	3,955	3,988	3,334	3,515	3,527	3,460	3,408	0	-100.0
Construction	77,332	78,430	74,431	72,165	67,643	50,969	40,271	31,955	-20.6
Manufacturing	2,801	3,646	3,592	2,694	2,121	2,053	1,860	1,943	4.5
Wholesale trade	5,289	3,782	2,814	2,881	763	1,100	735	0	-100.0
Retail trade	18,216	17,479	15,125	13,828	13,728	13,378	13,378	13,217	-1.2
Transportation and warehousing	34,306	37,404	23,967	25,101	23,447	25,587	18,417	19,413	5.4
Information	2,842	2,314	1,936	2,205	1,763	1,575	1,570	1,262	-19.6
Finance and insurance	7,854	6,820	6,064	5,250	4,436	4,262	4,526	4,775	5.5
Real estate and rental and leasing	4,742	11,271	17,002	18,719	18,571	13,540	8,254	9,470	14.7
Professional and technical services	24,106	0	0	0	19,523	13,379	10,741	10,244	-4.6
Management of companies and enterprises	0	0	0	0	0	824	0	0	0.0
Administrative and waste services	0	13,595	15,014	13,351	0	9,686	0	0	0.0
Educational services	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	2,113	1,172	1,266	1,398	1,206	1,089	0	1,013	0.0
Accommodation and food services	16,565	14,739	13,174	12,569	12,423	10,971	0	7,636	0.0
Other services, except public administration	11,022	10,733	10,413	9,012	9,022	8,372	6,920	5,897	-14.8
Government and government enterprises	79,372	78,635	81,105	83,027	83,605	83,710	82,079	79,617	-3.0
Total	542,621	602,810	542,839	494,942	484,555	407,299	329,781	343,072	4.0

Table II.18.26, below shows the total employment by industry for Sublette County. The most recent estimates show the mining industry was the largest employer in Sublette County, with employment reaching 1,205 jobs in 2017. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 23.3 percent to 1,205 jobs.

Table II.18.26
Employment by Industry
 Sublette County
 BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	428	449	460	460	461	479	481	500	4.0
Forestry, fishing, related activities, and other	118	122	116	119	123	134	0	0	0.0
Mining	1,907	2,149	1,937	1,544	1,524	1,219	977	1,205	23.3
Utilities	36	35	30	28	27	28	35	0	-100.0
Construction	1,070	995	970	968	940	762	649	588	-9.4
Manufacturing	82	81	79	77	64	72	78	84	7.7
Wholesale trade	72	51	38	42	27	46	25	0	-100.0
Retail trade	534	553	524	503	507	495	490	483	-1.4
Transportation and warehousing	339	396	347	361	324	335	247	244	-1.2
Information	45	39	37	35	33	27	27	26	-3.7
Finance and insurance	127	181	137	185	130	149	138	147	6.5
Real estate and rental and leasing	431	456	472	479	497	455	441	484	9.8
Professional and technical services	328	0	0	0	301	271	252	264	4.8
Management of companies and enterprises	0	0	0	0	0	7	0	0	0.0
Administrative and waste services	0	294	315	289	0	222	0	0	0.0
Educational services	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	113	127	113	142	145	137	0	135	0.0
Accommodation and food services	526	505	470	436	436	416	0	357	0.0
Other services, except public administration	297	301	296	287	277	279	275	283	2.9
Government and government enterprises	1,122	1,124	1,130	1,113	1,123	1,150	1,137	1,105	-2.8
Total	8,157	8,506	8,092	7,625	7,444	6,952	6,373	6,580	3.2

Table II.18.27, below shows the real average earnings per job by industry for Sublette County. These figures are calculated by dividing the total real earning displayed in Table II.18.25 and II.18.26, by industry. In 2017, the mining industry had the highest average earnings reaching \$107,792 dollars. Between 2016 and 2017 the transportation and warehousing industry saw the largest percentage increase, rising by 6.7 percent to \$79,561 dollars.

Table II.18.27
Real Earnings Per Job by Industry
 Sublette County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	2,812	14,841	2,205	14,181	20,648	19,204	9,977	8,324	-16.6
Forestry, fishing, related activities, and other	26,476	21,524	17,899	15,780	16,387	17,766	0	0	0.0
Mining	119,140	128,586	123,439	124,994	125,972	117,379	107,917	107,792	-0.1
Utilities	109,847	113,953	111,147	125,527	130,624	123,577	97,381	0	0.0
Construction	72,273	78,824	76,733	74,551	71,960	66,889	62,051	54,345	-12.4
Manufacturing	34,164	45,010	45,469	34,982	33,139	28,511	23,845	23,131	-3.0
Wholesale trade	73,460	74,156	74,045	68,605	28,255	23,916	29,400	0	0.0
Retail trade	34,112	31,608	28,865	27,490	27,077	27,026	27,302	27,364	0.2
Transportation and warehousing	101,199	94,454	69,070	69,531	72,366	76,380	74,563	79,561	6.7
Information	63,151	59,338	52,329	62,987	53,437	58,349	58,140	48,538	-16.5
Finance and insurance	61,843	37,678	44,263	28,380	34,120	28,606	32,798	32,483	-1.0
Real estate and rental and leasing	11,003	24,718	36,021	39,080	37,366	29,757	18,717	19,566	4.5
Professional and technical services	73,493	0	0	0	64,859	49,368	42,623	38,803	-9.0
Management of companies and enterprises	0	0	0	0	0	117,685	0	0	0.0
Administrative and waste services	0	46,243	47,664	46,199	0	43,629	0	0	0.0
Educational services	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	18,703	9,232	11,200	9,847	8,316	7,947	0	7,504	0.0
Accommodation and food services	31,493	29,187	28,029	28,829	28,493	26,373	0	21,389	0.0
Other services, except public administration	37,111	35,659	35,179	31,402	32,572	30,007	25,165	20,837	-17.2
Government and government enterprises	70,742	69,960	71,774	74,597	74,448	72,791	72,189	72,052	-0.2
Total	66,522	70,869	67,083	64,910	65,093	58,587	51,747	52,139	0.8

Table II.18.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$490,835,000 a 1.7 percent change between 2016 and 2017. Table II.18.28, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 8,157 and 6,580 in 2017, which was a percentage change of 3.2 over this this period.

Table II.18.28
Total Employment and Real Personal Income
 Sublette County
 BEA Data 1969 Through 2017

Year	1,000s of 2017 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	63,894	3,464	-896	13,244	3,480	76,258	20,283	1,937	32,987
1970	69,985	3,768	-971	14,370	4,102	83,718	22,359	2,027	34,525
1971	65,386	3,790	-748	15,883	4,519	81,251	22,425	2,084	31,374
1972	74,323	4,292	-704	16,830	4,896	91,054	24,083	2,131	34,877
1973	95,883	6,012	-754	20,883	5,099	115,099	30,702	2,261	42,407
1974	92,616	6,104	-399	23,508	5,350	114,970	31,387	2,222	41,683
1975	85,494	6,430	-506	25,338	6,018	109,913	27,989	2,281	37,479
1976	79,565	6,397	51	25,609	6,270	105,098	26,661	2,297	34,638
1977	82,240	6,514	497	26,995	6,440	109,658	26,265	2,426	33,899
1978	93,249	7,237	866	29,864	6,546	123,288	30,121	2,450	38,060
1979	101,362	7,866	1,287	32,449	7,395	134,628	31,014	2,557	39,641
1980	104,766	8,656	1,337	34,971	8,482	140,900	30,532	2,804	37,363
1981	102,097	9,479	1,833	39,299	9,317	143,067	29,329	2,822	36,178
1982	99,428	9,575	2,016	43,551	9,989	145,408	28,279	2,926	33,980
1983	89,909	8,194	2,532	42,818	10,959	138,025	26,650	2,819	31,893
1984	96,401	9,438	2,061	47,536	11,736	148,297	28,221	2,965	32,513
1985	151,452	17,357	1,395	48,710	13,553	197,753	35,851	3,807	39,782
1986	160,190	17,861	-488	47,609	15,266	204,716	34,355	3,940	40,657
1987	96,519	10,233	1,157	38,777	14,445	140,665	26,258	3,027	31,886
1988	85,888	9,731	1,746	42,895	14,326	135,124	27,826	2,937	29,244
1989	100,361	10,592	437	49,792	14,932	154,930	32,866	3,090	32,480
1990	97,934	10,054	3,746	48,984	15,838	156,448	32,040	3,063	31,974
1991	100,871	10,442	3,625	51,356	17,427	162,837	32,803	3,229	31,240
1992	99,540	10,432	5,064	50,527	17,867	162,567	32,371	3,243	30,694
1993	111,641	10,786	5,527	52,700	19,505	178,587	34,449	3,289	33,943
1994	113,420	11,922	5,296	55,224	18,546	180,564	33,382	3,604	31,471
1995	106,821	11,459	6,454	53,471	20,388	175,675	31,854	3,592	29,738
1996	105,521	11,406	6,535	55,815	21,971	178,435	31,857	3,762	28,049
1997	118,466	11,704	7,254	58,953	21,630	194,599	34,237	3,775	31,381
1998	114,297	11,815	8,140	71,903	22,508	205,034	35,516	3,753	30,454
1999	123,032	12,381	10,010	76,868	23,863	221,391	37,942	3,765	32,677
2000	133,173	13,724	9,910	80,446	25,914	235,719	39,530	3,935	33,843
2001	155,850	16,280	7,568	78,894	26,411	252,443	41,892	4,203	37,080
2002	174,208	17,665	4,217	72,547	27,947	261,255	40,891	4,490	38,800
2003	202,655	20,908	-1,529	72,515	30,129	282,863	42,300	4,827	41,984
2004	224,128	23,809	-8,353	91,638	31,089	314,693	44,498	5,137	43,630
2005	270,279	28,455	-21,134	96,174	32,141	349,004	46,441	5,769	46,850
2006	348,708	41,340	-42,866	115,292	32,068	411,863	51,761	6,636	52,548
2007	467,694	57,208	-85,782	119,861	33,809	478,375	54,360	7,788	60,054
2008	564,680	63,856	-117,912	141,824	40,069	564,805	59,616	8,315	67,911
2009	520,844	61,931	-97,676	112,965	43,048	517,248	51,041	8,086	64,413
2010	542,621	62,910	-99,129	95,370	45,801	521,753	50,883	8,157	66,522
2011	602,810	62,245	-106,855	150,278	46,029	630,018	61,833	8,506	70,868
2012	542,839	57,104	-88,674	145,418	44,668	587,146	56,020	8,092	67,084
2013	494,942	56,706	-70,093	149,721	45,118	562,981	55,346	7,625	64,911
2014	484,555	55,612	-68,766	151,226	47,028	558,430	54,991	7,444	65,093
2015	407,299	47,022	-47,594	164,494	51,012	528,190	52,525	6,952	58,587
2016	329,781	39,769	-32,585	172,182	52,913	482,522	48,243	6,373	51,747
2017	343,072	43,399	-37,385	174,975	53,572	490,835	50,090	6,580	52,139

Diagram II.18.5, below, shows real average earnings per job for Sublette County from 1990 to 2017. Over this period the average earning per job for Sublette County was \$46,275 dollars, which was higher than the statewide average of \$45,866 dollars over the same period.

Diagram II.18.5
Real Average Earnings Per Job
 Sublette County
 BEA Data 1990 - 2017

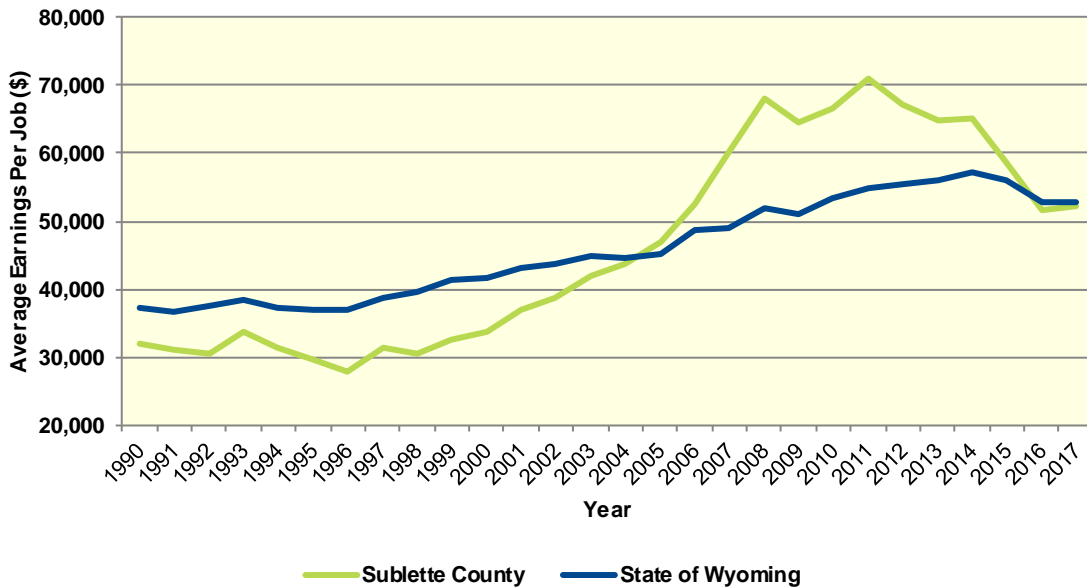
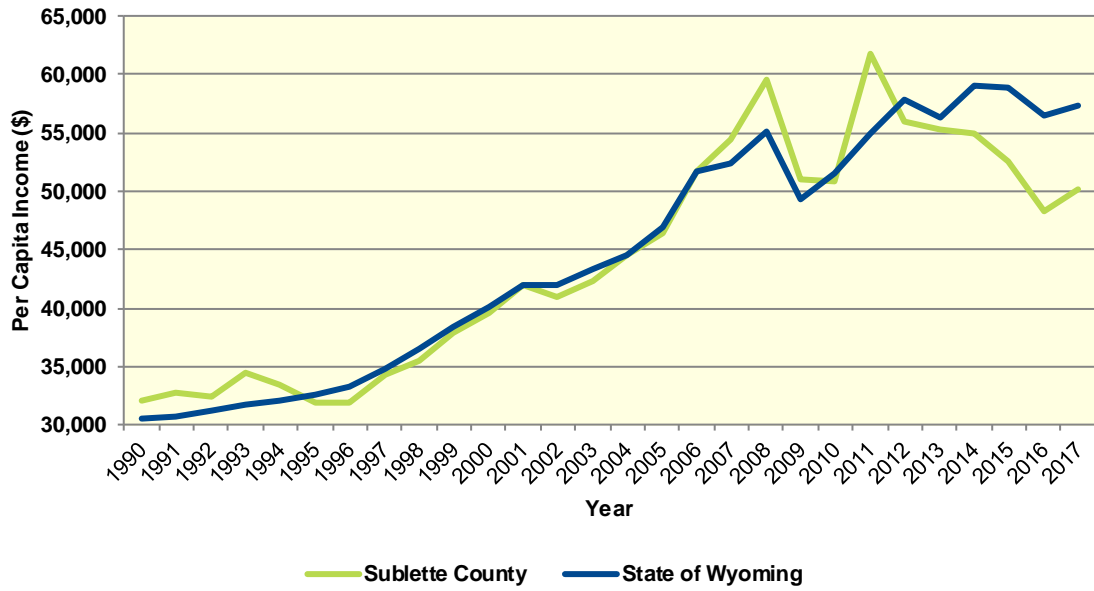


Diagram II.18.6, on the following page, shows real per capita income Sublette County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Sublette County was \$44,240 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.18.6
Real Per Capita Income
Sublette County
BEA Data 1990 - 2017



Housing

According to the Wyoming cost of living index, real average apartment rent in Sublette decreased by 1.8 percent from second quarter 2017 to second quarter 2018 from \$853 to \$827. During that same period, detached single-family home rents increased by 0.7 percent, rents for mobile homes on lots increased by . percent, and rents for mobile home lots increased by .percent.

Sublette rental prices experienced average annualized increases of 2.0 percent for apartments, 1.7 percent for houses, . percent for mobile homes plus a lot, and . percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.18.29, at right, presents the Sublette county data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Sublette County increased from 30 authorizations in 2016 to 37 in 2017.

The real value of single-family building permits increased from \$275,593 in 2016 to \$296,316 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.18.30.

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	.
Q4.17	853	.	1,112	.
Q2.18	838	.	1,108	.

Table II.18.30 Building Permits and Valuation Sublette County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	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	107,526	0
1981	90	2	12	0	104	110,061	0
1982	90	2	4	5	101	101,055	39,621
1983	87	0	8	5	100	102,412	38,111
1984	72	0	0	0	72	83,189	0
1985	58	4	0	5	67	95,399	35,665
1986	64	4	0	0	68	113,196	0
1987	34	0	0	0	34	114,640	0
1988	21	0	0	0	21	127,612	0
1989	19	0	0	0	19	134,331	0
1990	37	0	0	0	37	139,316	0
1991	59	0	0	0	59	140,998	0
1992	50	0	0	0	50	138,499	0
1993	49	4	0	0	53	137,997	0
1994	70	0	4	0	74	146,923	0
1995	86	4	4	0	94	147,573	0
1996	58	2	9	0	69	147,257	0
1997	44	2	0	0	46	152,857	0
1998	68	0	0	0	68	165,105	0
1999	75	0	0	0	75	174,984	0
2000	54	0	0	0	54	180,864	0
2001	72	4	0	0	76	189,670	0
2002	74	6	8	0	88	198,942	0
2003	83	4	8	0	95	200,794	0
2004	77	12	4	0	93	217,390	0
2005	179	0	0	6	185	164,463	184,957
2006	232	0	0	6	238	181,886	179,447
2007	257	6	0	0	263	224,533	0
2008	100	4	10	0	114	241,106	0
2009	44	0	0	0	44	246,171	0
2010	40	2	0	0	42	227,552	0
2011	13	0	0	12	25	254,245	100,615
2012	26	0	0	0	26	233,331	0
2013	29	24	0	0	53	258,172	0
2014	27	0	0	0	27	265,950	0
2015	30	0	0	0	30	290,777	0
2016	30	0	0	0	30	275,593	0
2017	37	0	0	0	37	296,316	0

Diagram II.18.7 Single Family Permits

Sublette County
Census Bureau Data, 1980–2017

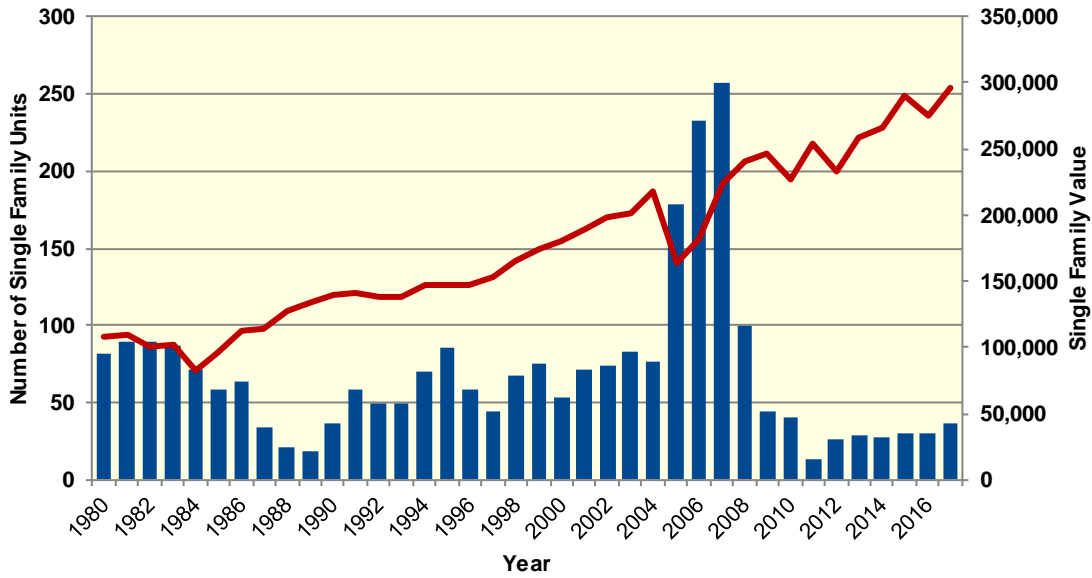
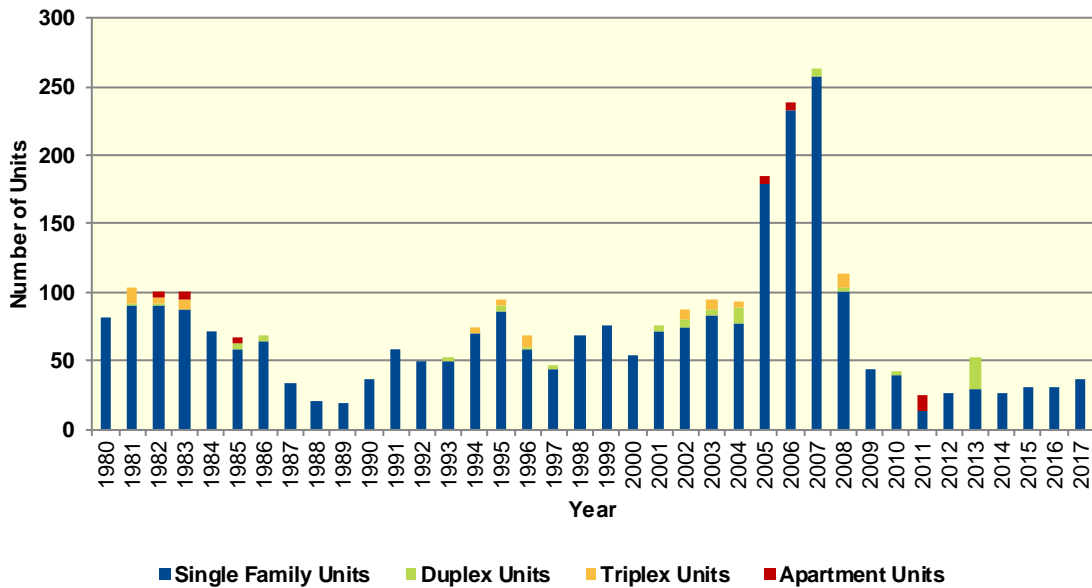


Diagram II.18.8 Total Permits by Unit Type

Sublette County
Census Bureau Data, 1980–2017



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.18.31.

Table II.18.31					
Group Quarters Population					
Sublette County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	7	10%	18	94.7%	157.1%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	63	90%	1	5.3%	-98.4%
Other Institutions	0	0%	0	0%	%
Total	70	100.0%	19	100.0%	-72.9%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	2	100%	531	100%	26450%
Total	2	100.0%	531	100.0%	26450%
Group Quarters Population	72	100.0%	550	100.0%	663.9%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year 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.

Households by type and tenure are shown in Table II.18.32. Family households represented 68 percent of households, while non-family households accounted for 32 percent. These changed from 66.4 and 33.6 percent, respectively.

Table II.18.32				
Household Type by Tenure				
Sublette County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,594	66.4%	2,175	68%
Married-Couple Family	2,200	84.8%	1,895	87.1%
Owner-Occupied	1,720	78.2%	1,646	86.9%
Renter-Occupied	480	21.8%	249	13.1%
Other Family	394	15.2%	280	18.1%
Male Householder, No Spouse Present	196	49.7%	124	70%
Owner-Occupied	111	56.6%	124	100%
Renter-Occupied	85	43.4%	0	0%
Female Householder, No Spouse Present	198	50.3%	156	70.7%
Owner-Occupied	107	54%	55	35.3%
Renter-Occupied	91	46%	101	64.7%
Non-Family Households	1,312	33.6%	1,022	32%
Owner-Occupied	720	54.9%	594	58.1%
Renter-Occupied	592	45.1%	428	41.9%
Total	3,906	100.0%	3,197	100.0%

Housing types by unit are shown in Table II.18.33, below. In 2017, there were 5,953 housing units, up from 3,552 in 2000. Single-family units accounted for 80.6 percent of units in 2017, compared to 77.8 in 2000. Apartment units accounted for 1.6 percent in 2017, compared to 0.8 percent in 2000.

Table II.18.33				
Housing Units by Type				
Sublette County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,762	77.8%	4,799	80.6%
Duplex	56	1.6%	118	2%
Tri- or Four-Plex	65	1.8%	95	1.6%
Apartment	29	0.8%	93	1.6%
Mobile Home	594	16.7%	848	14.2%
Boat, RV, Van, Etc.	46	1.3%	0	0%
Total	3,552	100.0%	5,953	100.0%

In 2010, there were 5,306 housing units, compared with 5,953 in 2017. Single-family units accounted for 80.6 percent of units in 2017, compared to 79.5 in 2010. Apartment units accounted for 1.6 percent in 2017, compared to 0.7 percent in 2010.

Table II.18.34 Housing Units by Type Sublette County 2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,217	79.5%	4,799	80.6%
Duplex	43	0.8%	118	2%
Tri- or Four-Plex	95	1.8%	95	1.6%
Apartment	38	0.7%	93	1.6%
Mobile Home	913	17.2%	848	14.2%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	5,306	100.0%	5,953	100.0%

Some 67.7 percent of housing was occupied in 2010, compared to 66.8 percent in 2000. Owner-occupied housing changed 53 percent between 2000 and 2010, ending with owner-occupied units representing 68 percent of unit. Vacant units changed by 57.8 percent, resulting in 1,864 vacant units in 2010.

Table II.18.35 Housing Units by Tenure Sublette County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,371	66.8%	3,906	67.7%	64.7%
Owner-Occupied	1,737	73.3%	2,658	68%	53%
Renter-Occupied	634	26.7%	1,248	32%	96.8%
Vacant Housing Units	1,181	33.2%	1,864	32.3%	57.8%
Total Housing Units	3,552	100.0%	5,770	100.0%	62.4%

Table II.18.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 5,953 housing units. An estimated 75.7 percent were owner-occupied, and 46.3 percent were vacant.

Table II.18.36 Housing Units by Tenure Sublette County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,906	67.7%	3,197	53.7%
Owner-Occupied	2,658	68%	2,419	75.7%
Renter-Occupied	1,248	32%	778	24.3%
Vacant Housing Units	1,864	32.3%	2,756	46.3%
Total Housing Units	5,770	100.0%	5,953	100.0%

Households by household size are shown in Table II.18.37, below. There were a total of 3,906 households in 2010, up from 2,371 in 2000. One person households changed by 2,371 percent between 2000 and 2010, while two person households changed by 59.7 percent. Three and four

person households changed by 43.3 and 61.8 respectively, representing 14.7 percent and 13 percent of the population in 2010.

Table II.18.37					
Households by Household Size					
Sublette County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	559	23.6%	1,000	25.6%	78.9%
Two Persons	915	38.6%	1,461	37.4%	59.7%
Three Persons	400	16.9%	573	14.7%	43.3%
Four Persons	314	13.2%	508	13%	61.8%
Five Persons	124	5.2%	234	6%	88.7%
Six Persons	42	1.8%	82	2.1%	95.2%
Seven Persons or More	17	0.7%	48	1.2%	182.4%
Total	2,371	100.0%	3,906	100.0%	64.7%

Households by income is shown in Table II.18.38, on the following page. Households earning more than \$100,000 per year represented 35.4 percent of households in 2017, compared to 7.2 percent in 2000. Households earning between \$50,000 and \$74,999 represented 10.8 percent of households in 2010, compared to 20.4 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 2.7 percent of households in 2017, compared to 15.1 percent in 2000.

Table II.18.38				
Households by Income				
Sublette County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Income	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	357	15.1%	85	2.7%
\$15,000 to \$19,999	171	7.2%	96	3%
\$20,000 to \$24,999	158	6.7%	65	2%
\$25,000 to \$34,999	379	16%	198	6.2%
\$35,000 to \$49,999	460	19.4%	576	18%
\$50,000 to \$74,999	483	20.4%	345	10.8%
\$75,000 to \$99,999	194	8.2%	700	21.9%
\$100,000 or More	170	7.2%	1,132	35.4%
Total	2,372	100.0%	3,197	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.18.39, on the following page. Households earning more than \$100,000 per year represented 35.4 percent of households in 2017, compared to 31.8 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 2.7 percent of households in 2017, compared to 4.4 percent in 2000.

Table II.18.39				
Households by Income				
Sublette County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	137	4.4%	85	2.7%
\$15,000 to \$19,999	115	3.7%	96	3%
\$20,000 to \$24,999	127	4%	65	2%
\$25,000 to \$34,999	294	9.3%	198	6.2%
\$35,000 to \$49,999	358	11.4%	576	18%
\$50,000 to \$74,999	606	19.3%	345	10.8%
\$75,000 to \$99,999	509	16.2%	700	21.9%
\$100,000 or More	1,002	31.8%	1,132	35.4%
Total	3,148	100.0%	3,197	100.0%

Table II.18.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 30.3 percent and 2.1 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 14.5 percent, 16.6 percent, and 18.6, respectively. Housing units built prior to 1939 represented 5.7 percent of households in 2017.

Table II.18.40				
Households by Year Home Built				
Sublette County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	250	10.5%	182	5.7%
1940 to 1949	114	4.8%	92	2.9%
1950 to 1959	225	9.5%	117	3.7%
1960 to 1969	277	11.7%	180	5.6%
1970 to 1979	597	25.2%	463	14.5%
1980 to 1989	487	20.5%	532	16.6%
1990 to 1999	421	17.8%	594	18.6%
2000 to 2009	.	.	969	30.3%
2010 or Later	.	.	68	2.1%
Total	2,371	100.0%	3,197	100.0%

Table II.18.41, below, shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 30.3 percent in 2010 and 15.4 percent of households. Housing units built prior to 1939 represented 5.7 percent of households in 2017 and 5.1 percent of households in 2010.

Table II.18.41				
Households by Year Home Built				
Sublette County				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	159	5.1%	182	5.7%
1940 to 1949	181	5.7%	92	2.9%
1950 to 1959	272	8.6%	117	3.7%
1960 to 1969	345	11%	180	5.6%
1970 to 1979	539	17.1%	463	14.5%
1980 to 1989	733	23.3%	532	16.6%
1990 to 1999	433	13.8%	594	18.6%
2000 to 2009	486	15.4%	969	30.3%
2010 or Later			68	2.1%
Total	3,148	100.0%	3,197	100.0%

The distribution of unit types by race are shown in Table II.18.42, on the following page. An estimated 83.8 percent of white households occupy single family homes, while percent of black households do. Some 2.6 percent of white households occupy apartments, while percent of black households do. An estimated percent of Asian, and 100 percent of American Indian households occupy single family homes.

Table II.18.42							
Distribution of Units in Structure by Race							
Sublette County							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	83.8%	%	100%	%	%	%	53.6%
Duplex	1.3%	%	0%	%	%	%	0%
Tri- or Four-Plex	1.5%	%	0%	%	%	%	0%
Apartment	2.6%	%	0%	%	%	%	0%
Mobile Home	10.8%	%	0%	%	%	%	46.4%
Boat, RV, Van, Etc.	0%	%	0%	%	%	%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.18.43, below. An estimated 6.6 percent of vacant units were for rent in 2010, a 141.2 percent change since 2000. In addition, some 3.5 percent of vacant units were for sale, a change of 57.1 percent between 2000 and 2010. "Other" vacant units represented 9.4 percent of vacant units in 2010. This is a change of 44.6 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.18.43
Disposition of Vacant Housing Units
 Sublette County
 2000 & 2010 Census SF1 Data

Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	51	4.3%	123	6.6%	141.2%
For Sale	42	3.6%	66	3.5%	57.1%
Rented or Sold, Not Occupied	17	1.4%	28	1.5%	64.7%
For Seasonal, Recreational, or Occasional Use	930	78.7%	1,446	77.6%	55.5%
For Migrant Workers	20	1.7%	26	1.4%	30%
Other Vacant	121	10.2%	175	9.4%	44.6%
Total	1,181	100.0%	1,864	100.0%	57.8%

The disposition of vacant units between 2010 and 2017 are shown in Table II.18.44. By 2017, for rent units accounted for 9.7 percent of vacant units, while for sale units accounted for 4.4 percent. “Other” vacant units accounted for 15.5 percent of vacant units, representing a total of 428 “other” vacant units.

Table II.18.44
Disposition of Vacant Housing Units
 Sublette County
 2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	123	6.6%	266	9.7%
For Sale	66	3.5%	120	4.4%
Rented Not Occupied	19	1%	53	1.9%
Sold Not Occupied	9	0.5%	0	0%
For Seasonal, Recreational, or Occasional Use	1,446	77.6%	1,871	67.9%
For Migrant Workers	26	1.4%	18	0.7%
Other Vacant	175	9.4%	428	15.5%
Total	1,864	100.0%	2,756	100.0%

Table II 18.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 5 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 9 percent of total households in Sublette County. In Sublette County the 2,570 households with three bedrooms accounted for 25.6 percent of all households ,and there were only 165 five-bedroom or more households, which accounted for 17.8 percent of all households.

Table II.18.45 Households by Number of Bedrooms Sublette County 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	4	5	96	100
One	85	32	538	1.6
Two	349	248	1,524	9
Three	1,142	393	2,570	25.6
Four	728	100	1,060	43.2
Five or more	111	0	165	17.8
Total	3,197	778	5,953	100.0

The age of a structure influences its value. As shown in Table II. 18.46, structures built in 1939 or earlier had a median value of, 212,500 while structures built between 1950 and 1959 had a median value of 180,000 and those built between 1990 to 1999 had a median value of 421,500. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 0 and, 0 respectively. The total median value in Sublette County was, 264,800.

Table II.18.46 Owner Occupied Median Value by Year Structure Built Sublette County 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	212,500
1940 to 1949	197,500
1950 to 1959	180,000
1960 to 1969	0
1970 to 1979	265,800
1980 to 1989	221,200
1990 to 1999	421,500
2000 to 2009	274,000
2010 to 2013	0
2014 or later	0
Median Value	264,800

Household mortgage status is reported in Table II. 18.47. In, Sublette County households with a mortgage accounted for 57.1 percent of all households or 1,381 housing units, and the remaining 54.2 percent or 1,312 units had no mortgage. Of those units with a mortgage, 69 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,312 or 54.2 percent had no second mortgage or no home equity loan.

Table II.18.47 Mortgage Status Sublette County 2017 5-Year ACS Data		
Mortgage Status	Sublette County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,381	57.1
With either a second mortgage or home equity loan, but not both	69	2.9
Second mortgage only	0	0
Home equity loan only	69	2.9
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,312	54.2
Housing units without a mortgage	1,038	42.9
Total	2,419	100.0%

The median rent in Sublette County was \$859, as seen in Table II 18.48

Table II.18.48 Median Rent Sublette County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$859
Median Home Value	\$264,800

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Sublette County was \$246,711. This represented a decrease of 14.5 percent from the previous year. Wyoming's average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.18.49.

Table II.18.49 Average Sales Prices 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
2017	246,711	-14.5	292,759	4.4

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.¹⁰⁶ During December 2018, a total of 14 surveys were completed by property managers in Sublette County. Of the 305 rental units surveyed 45 were vacant, indicating a vacancy rate of 14.8 percent.

From December 2018 through February of 2019¹⁰⁷, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.18.50 presents some basic statistics about the completed surveys.

Diagram II.18.9 shows the historical vacancy rate from Sublette County and Wyoming over the period of June 2001 to December 2018.

Table II.18.50 Total Units, Vacant Units, and Vacancy Rate Sublette County RVS Data, December 2002 – December 2018				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
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%
2018a	20	320	50	15.6%
2018b	14	305	45	14.8%

¹⁰⁶ Those signified as *a* in the “year” column of Table II.1.27 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.

¹⁰⁷ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.18.9
Vacancy Rates by Year
 Sublette County vs. Wyoming
 RVS Data, June 2001 – December 2018

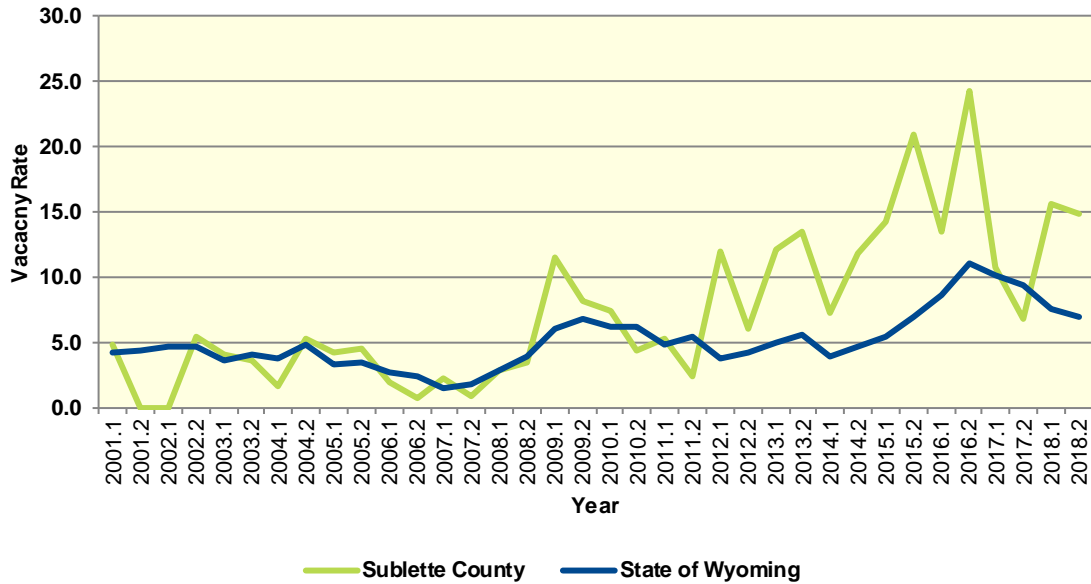


Diagram II.18.10 shows the average rent of single-family and apartment units in Sublette County. In 2018, rents for single-family units were \$981.9 and average rents for apartments were \$916.9.

Diagram II.18.10
Average Rent of Single Family and Apartment Units
 Sublette County
 RVS Data, June 2006 – December 2018

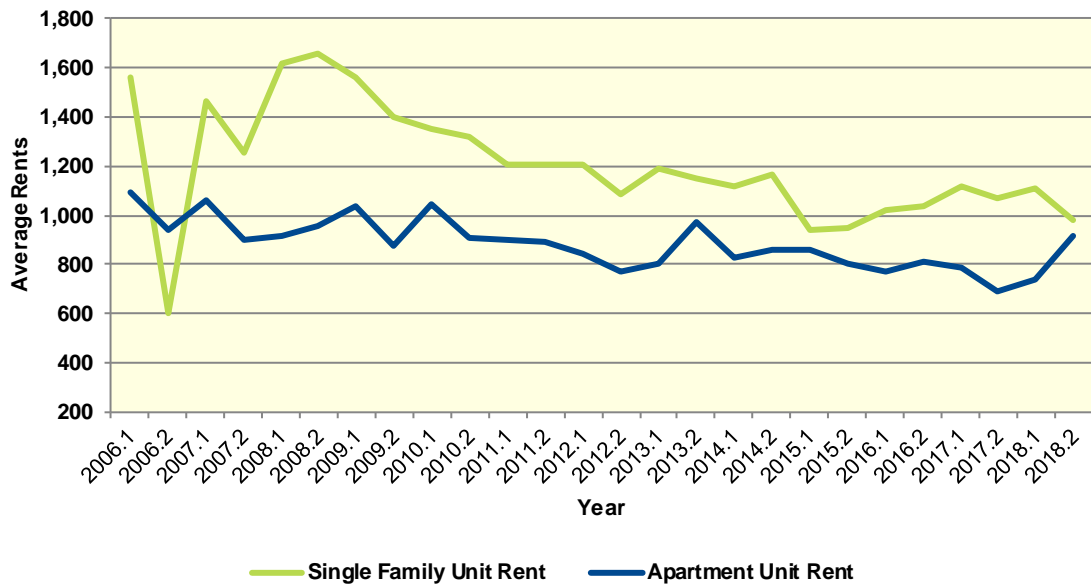


Table II.18.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 16 single family units in Sublette County, with 1 of them available. This translates into a vacancy rate of 6.2 percent in Sublette County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 63 apartment units reported in the survey, with 13 of them available, which resulted in a vacancy rate of 20.6 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.18.51			
Rental Vacancy Survey by Type			
Sublette County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	16	1	6.2%
Apartments	63	13	20.6%
Mobile Homes	2	0	0.0%
"Other" Units	0	0	%
Don't Know	215	29	13.5%
Total	305	45	14.8%

Table II.18.52 reports units by bedroom size. As can be seen there were 15 two-bedroom apartment units and 7 three bedroom units. Overall, the 28 two-bedroom units accounted for 9.2 percent of all units, and the 14 three bedroom units accounted for 4.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 220 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.18.52							
Rental Units by Number of Bedrooms							
Sublette County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	1	7	0	0	.	8
One	0	0	34	0	0	.	34
Two	4	8	15	1	0	.	28
Three	6	0	7	1	0	.	14
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0.0
Don’t Know	5	0	0	0	0	215	220
Total	16	9	63	2	0	215	305

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.18.53, One apartments were the most available apartment units, with Three bedroom units being the most available single family units.

Table II.18.53							
Available Rental Units by Number of Bedrooms							
Sublette County							
2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	7	0	0	.	7
Two	0	2	4	0	0	.	6
Three	1	0	2	0	0	.	3
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	29	29.0
Total	1	2	13	0	0	29	45

Table II.18.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 21.4 percent and three bedroom units had a vacancy rate of 21.4 percent.

Table II.18.54							
Vacancy Rates by Number of Bedrooms							
Sublette County 2018b Survey of Rental Properties							
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	%	%	20.6%	%	%		20.6
Two	0.0%	25.0%	26.7%	0.0%	%		21.4
Three	16.7%	%	28.6%	0.0%	%		21.4
Four	0.0%	%	%	%	%		0.0
Five	%	%	%	%	%		
Don’t Know	0.0%	%	%	%	%	13.5%	13.2
Total	6.2%	22.2%	20.6%	0.0%	%	13.5%	45

Table II.18.55 displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 16.7 percent.

Table II.18.55			
Single Family Units by Bedroom Size			
Sublette County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	0	0	%
Two	4	0	0.0%
Three	6	1	16.7%
Four	1	0	0.0%
Don't know	5	0	0.0%
Total	16	1	6.2%

Table II.18.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 20.6 percent.

Table II.18.56			
Apartment Units by Bedroom Size			
Sublette County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	7	0	0.0%
One	34	7	20.6%
Two	15	4	26.7%
Three	7	2	28.6%
Four	0	0	%
Don't know	0	0	%
Total	63	13	20.6%

Average market-rate rents by unit type are shown in Table II.18.57. 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.

Table II.18.57 Average Market Rate Rents by Bedroom Size Sublette County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$525	\$.	\$.	\$.	\$525
One	\$.	\$.	\$706	\$.	\$.	\$706
Two	\$827	\$750	\$1,000	\$750	\$.	\$836
Three	\$1,225	\$.	\$.	\$700	\$.	\$1,120
Four	\$.	\$.	\$.	\$.	\$.	\$.
Five	\$.	\$.	\$.	\$.	\$.	\$.
Total	\$981.9	\$687.5	\$916.9	\$725.0	\$	\$934.1

Table II.18.58 shows vacancy rates for single family units by average rental rates for Sublette County. The most common rent for single family units was above 1,500 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.18.58 Single Family Market Rate Rents by Vacancy Status Sublette County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	2	0	0.0%
\$750 to \$1,000	1	0	0.0%
\$1,000 to \$1,250	3	1	33.3%
\$1,250 to \$1,500	5	0	0.0%
Above \$1,500	0	0	%
Missing	5	0	0.0%
Total	16	1	6.2%

The average rent and availability of apartment units is displayed in Table II.18.59. The most common rent for apartments was between 1,250 and 1,500 dollars and the units in this price range had a vacancy rate of 18.8 percent.

Table II.18.59 Apartment Market Rate Rents by Vacancy Status Sublette County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	1	0	0.0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	48	9	18.8%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	14	4	28.6%
Total	63	13	20.6%

Table II.18.60 displays units designed to serve elderly occupants. In the most recent survey there were 48 units designed for elderly occupants, of which 9 units were available, which indicates a vacancy rate of 18.8.

Table II.18.60 Units Designed for Elderly Occupants Sublette County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	48
Available Elderly Units	9
Elderly Vacancy Rate	18.8%

Table II.18.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0.0 percent of available units are expected to be on the market for less than seven days. An additional 0 units, or 0.0 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 0 units, or 0.0 percent are expected to be on the market for 90 days.

Table II.18.61 Number of Estimated Days to Fill a Vacant unit Sublette County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0.0%
7 to 30 days	0	0.0%
31 to 60 days	42	93.3%
61 to 90 days	3	6.7%
More than 90 days	0	0.0%
Unknown	0	0.0%
Total	45	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.18.62, 9 respondents, or 69.2 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.18.63. There were 67 respondents who included electricity, 52 respondents who included natural gas, 78 respondents who included water and sewer and 75 respondents included trash collection in the rent.

Table II.18.62 Are there any utilities included with the rent? Sublette County 2018b Survey of Rental Properties	
Response	Respondent
Yes	9
No	4
% Offering Utilities	69.2%

Table II.18.63 Which utilities are included with the rent? Sublette County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	67
Natural Gas	52
Propane	0
Water/Sewer	78
Trash Collection	75
Cable Television	0
Other	0

Perceived Need for Rental Units

Table II.18.64, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table II.18.64 Do you keep a waiting list? Sublette County 2018b Survey of Rental Properties	
Response	Respondent
Yes	2
No	10
Waitlist Size	0

Table II.18.65, 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, 293, or 96.1 percent of units were in good condition and 4 units, or 1.3 percent, were in average condition. Details by unit type and condition are displayed.

Table II.18.65 Condition by Unit Type Sublette County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	0	0.0%
Average	4	1.3%
Good	293	96.1%
Excellent	3	1.0%
Don't Know	0	0.0%
Total	305	100.0%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.18.66, 1 respondent said they would prefer more single family units, 2 respondents wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

Table II.18.66 If you had the opportunity to own/manage more units, how many would you prefer Sublette County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	2
Mobile homes	0
Other	0
All types	1
Total	4

Table, II.18.67, shows the most common answers from the 2018 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 12 respondents, with an average persons per household of 2.4 people. Of new residents to Sublette County, 50.0 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 new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 75.0 percent of respondents renting their residence. The average mortgage payment in Sublette County was \$ and the average rent was \$820. When asked if they were satisfied with their current housing, 83.3 percent said they were satisfied with their current housing.

Table II.18.67 Most Replied Response Sublette County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	12
Number of persons in household (Average)	2.4
Current age	25 to 34 years old (33.3%)
Marital status	Not Married (50.0%)
Primary reason for moving to Wyoming	New job (25.0%)
In which industry are you primarily employed	Mining (25.0%)
Highest education level completed	High School Diploma/GED (41.7%)
Total household income from all sources	\$50,000 to \$74,999 dollars (30.0%)
Current Housing Characteristics	
Current Residence	Single family home (75.0%)
Do you own or rent	Rent (75.0%)
How many bedrooms (Average)	2.3
Average rental payment	\$820
Are you satisfied with your current housing	Satisfied with current housing (83.3%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Build a new unit (100.0%)
Expected buying price	Not sure (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and .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.

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or 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. Households with overcrowding are shown in Table II.18.68, below. In 2017, an estimated 0.7 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.18.68 Overcrowding and Severe Overcrowding Sublette County 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	2,306	99.6%	8	0.3%	2	0.1%	2,316
2017 Five-Year ACS	2,396	99%	23	1%	0	0%	2,419
Renter							
2010 Five-Year ACS	711	85.5%	121	14.5%	0	0%	3,148
2017 Five-Year ACS	778	100%	0	0%	0	0%	778
Total							
2010 Five-Year ACS	3,017	95.8%	129	4.1%	2	0.1%	3,148
2017 Five-Year ACS	3,174	99.3%	23	0.7%	0	0%	3,197

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.

There were a total of 3,197 households with incomplete plumbing facilities in 2017, representing 0.2 percent of households in Sublette County. This is compared to 0.8 percent of households lacking complete plumbing facilities in 2000.

Table II.18.69			
Households with Incomplete Plumbing Facilities			
Sublette County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	2,353	3,069	3,192
Lacking Complete Plumbing Facilities	18	79	5
Total Households	2,371	3,148	3,197
Percent Lacking	0.8%	2.5%	0.2%

There were 3,197 households lacking complete kitchen facilities in 2017, compared to 2,371 households in 2000. This was a change from 0.4 percent of households in 2000 to 0.2 percent in 2017.

Table II.18.70			
Households with Incomplete Kitchen Facilities			
Sublette County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	2,362	3,069	3,192
Lacking Complete Kitchen Facilities	9	79	5
Total Households	2,371	3,148	3,197
Percent Lacking	0.4%	2.5%	0.2%

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, 6.5 of households had a cost burden and 3.7 percent had a severe cost burden. Some 5.5 percent of renters were cost burdened, and 9.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.7 percent and a severe cost burden rate of 0.5 percent. Owner occupied households with a mortgage had a cost burden rate of 10 percent, and severe cost burden at 2.8 percent.

Table II.18.71
Cost Burden and Severe Cost Burden by Tenure
 Sublette County
 2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	1,011	77.9%	178	13.7%	108	8.3%	0	0%	1,297
2017 Five-Year ACS	1,204	87.2%	138	10%	39	2.8%	0	0%	1,381
Owner Without a Mortgage									
2010 Five-Year ACS	992	97.4%	6	0.6%	21	2.1%	0	0%	1,019
2017 Five-Year ACS	985	94.9%	28	2.7%	5	0.5%	20	1.9%	1,038
Renter									
2010 Five-Year ACS	464	55.8%	192	23.1%	8	1%	168	20.2%	832
2017 Five-Year ACS	396	50.9%	43	5.5%	74	9.5%	265	34.1%	778
Total									
2010 Five-Year AC	2,467	78.4%	376	11.9%	137	4.4%	168	5.3%	3,148
2017 Five-Year ACS	2,585	80.9%	209	6.5%	118	3.7%	285	8.9%	3,197

Commuting Patterns

Table II.18.72, shows the place of work by county of residence. In 2010 92.8 percent of residents worked within the county they reside in with 6 percent working outside their home county. This compared to 95.2 percent of residents who worked within the county in which they resided and 3.5 percent of residents worked outside their home county.

Table II.18.72 Place of Work Sublette County 2010 & 2017 5 year ACS data				
Place of work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	4,393	92.8%	4,934	95.2%
Worked outside county of residence	282	6%	181	3.5%
Worked outside state of residence	61	1.3%	66	1.3%
Total	4,736	100.0%	5,181	100.0%

Table II.18.73, shows the aggregate travel time to work based on place of work and residence. In Sublette County the total aggregate travel time was 100,875, with residents working in their home county spending a total of 87,880.

Table II.18.73 Aggregate Travel Time to Work (in Minutes) Sublette County 2010 & 2017 5 year ACS data				
Place of Work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	78,820	74.1%	87,880	87.1%
Worked outside county of residence	17,990	16.9%	11,130	11%
Worked outside State of residence	9,500	8.9%	1,860	1.8%
Aggregate travel time to work (in minutes):	106,310	100.0%	100,875	100.0%

Table II.18.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 106,310 minutes. Residents working within their home county spent an average of 17.8 minutes commuting to work, with those working outside their county of residence spending an average of 61.5 minutes on the commute.

Table II.18.74 Average Travel Time to Work (in Minutes) Sublette County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	17.9	17.8
Worked outside county of residence	63.8	61.5
Worked outside State of residence	155.7	28.2
Average travel time to work (in minutes):	22.4	19.5

Table II.18.75, shows the means of transportation to work. In 2017, 76.5 percent of commuters drove alone in a car, truck or van. Only 8.6 percent carpooled, with an additional 0.4 percent taking public transportation. There were also 365 persons or 7 percent who worked at home.

Table II.18.75 Means of Transportation to Work Sublette County 2010 & 2017 5 year ACS data				
Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	3,195	67.5%	3,965	76.5%
Car, truck, or van: Carpooled:	811	17.1%	444	8.6%
Public transportation (excluding taxicab):	2	0%	21	0.4%
Taxicab	0	0%	0	0%
Motorcycle	0	0%	0	0%
Bicycle	50	1.1%	31	0.6%
Walked	339	7.2%	340	6.6%
Other means	0	0%	15	0.3%
Worked at home	339	7.2%	365	7%
Total	4,736	100.0%	5,181	100.0%

Table II.18.76 shows the breakdown of the means of transportation by tenure. In 2017 57.1% percent of commuters owned their home and commuted alone by car, which compares to 46.9% percent in 2010. There were also 1,039 renters who drove alone in 2017 and accounted for 20.5% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0% percent of the population, which compared to 0 renters, or 0 percent taking public of commuters

Table II.18.76				
Means Of Transportation To Work By Tenure				
Sublette County				
2010 & 2017 5 year ACS data				
Tenure	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	2,219	46.9%	2,901	57.1%
Renter	976	20.6%	1,039	20.5%
Car, truck, or van - carpooled:				
Owner	372	7.9%	329	6.5%
Renter	439	9.3%	77	1.5%
Public transportation (excluding taxicab):				
Owner	2	0%	0	0%
Renter	0	0%	0	0%
Walked:				
Owner	107	2.3%	137	2.7%
Renter	232	4.9%	192	3.8%
Taxicab, motorcycle, bicycle, or other means:				
Owner	30	0.6%	7	0.1%
Renter	20	0.4%	32	0.6%
Worked at home:				
Owner	277	5.8%	295	5.8%
Renter	62	1.3%	70	1.4%
Total:	4,736	100.0%	5,079	100.0%

2018 Sublette County Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 2018 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.18.77, shows the current CHAS housing problem estimates for the period of 2011-2015. 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 334 owner occupied and 219 renter occupied households experiencing a housing problem.

Table II.18.77			
Households with Housing Problems by Income			
Sublette County			
2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	40	105	145
30.1-50% HAMFI	54	85	139
50.1-80% HAMFI	175	14	189
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	40	0	40
115.1% HAMFI or more	25	15	40
Total	334	219	553
Without Housing Problems			
30% HAMFI or less	29	25	54
30.1-50% HAMFI	95	110	205
50.1-80% HAMFI	375	139	514
80.1-95% HAMFI	85	110	195
95 – 115% HAMFI	285	110	395
115.1% HAMFI or more	1,410	250	1,660
Total	2,279	744	3,023
Not Computed			
30% HAMFI or less	40	0	40
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
Total	40	0	40
Total			
30% HAMFI or less	109	130	239
30.1-50% HAMFI	149	195	344
50.1-80% HAMFI	550	153	703
80.1-95% HAMFI	85	110	195
95 – 115% HAMFI	325	110	435
115.1% HAMFI or more	1,435	265	1,700
Total	2,653	963	3,616

Table II.18.78, shows the total estimated housing by tenure for Sublette County. As can be seen, in 2030 there are estimated to be a total of 2,818 owner and 1,196 renter occupied households or a total of 4,014 households. By 2050 there are estimated to be 3,833 owner, 1,627 renter for a total of 5,460 households in Sublette County.

Table II.18.78 Total Estimated Housing Forecast Sublette County Strong Growth Scenario			
Year	Owner	Renter	Total
2017	2,419	778	3,197
2020	2,315	985	3,300
2025	2,564	1,089	3,653
2030	2,818	1,196	4,014
2035	3,073	1,304	4,377
2040	3,325	1,411	4,736
2045	3,577	1,518	5,095
2050	3,833	1,627	5,460

Table II.18.79, 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 2017, 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 399 owner-occupied and 418 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 2,263 households, of which 173 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 428 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.18.79								
Incremental Housing Demand Forecast								
Sublette County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	6	16	27	37	48	58
30.1-50%	0	0	8	22	37	51	65	79
50.1-80%	0	0	30	83	136	188	240	293
80.1-95%	0	0	5	13	21	29	37	45
95.1-115%	0	0	18	49	80	111	142	173
115+%	0	0	78	216	354	490	626	765
Total	0	0	145	399	654	906	1,158	1,414
Renter								
0-30%	0	28	42	56	71	85	100	115
30.1-50%	0	42	63	85	107	128	150	172
50.1-80%	0	33	49	66	84	101	118	135
80.1-95%	0	24	36	48	60	72	85	97
95.1-115%	0	24	36	48	60	72	85	97
115+%	0	57	86	115	145	174	204	234
Total	0	207	311	418	526	633	740	849
Total								
0-30%	0	28	48	73	98	123	147	173
30.1-50%	0	42	71	107	143	179	215	251
50.1-80%	0	33	79	149	219	288	358	428
80.1-95%	0	24	40	61	81	101	122	142
95.1-115%	0	24	53	97	140	183	226	270
115+%	0	57	164	331	498	664	830	998
Total	0	207	456	817	1,180	1,539	1,898	2,263

Table II.18.80 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. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 481 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 1,719 owner and 1,026 renter occupied households for a total of 2,744 quality households.

Table II.18.80 Incremental Total Housing Need Forecast Sublette County Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	36	35	42	53	63	74	84	95
30.1-50%	49	47	57	72	86	100	114	129
50.1-80%	160	153	190	242	295	347	400	453
80.1-95%	0	0	5	13	21	29	37	45
95.1-115%	36	35	54	85	117	147	178	210
115+%	23	22	101	239	377	513	649	788
Total	305	291	450	704	959	1,211	1,463	1,719
Renter								
0-30%	85	113	127	141	156	170	185	199
30.1-50%	69	111	132	153	175	197	219	241
50.1-80%	11	44	61	78	95	112	129	146
80.1-95%	0	24	36	48	60	72	85	97
95.1-115%	0	24	36	48	60	72	85	97
115+%	12	69	98	127	157	186	216	246
Total	177	384	488	595	703	810	917	1,026
Total								
0-30%	121	148	169	194	219	244	269	294
30.1-50%	118	158	189	225	261	297	333	369
50.1-80%	171	197	250	320	390	459	529	599
80.1-95%	0	24	40	61	81	101	122	142
95.1-115%	36	59	90	133	177	220	263	307
115+%	35	91	199	366	533	699	865	1,033
Total	481	675	937	1,298	1,661	2,020	2,379	2,744

2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 279 loans purchased in Sublette County between 1979 and 2018, with 2 occurring in fiscal 2017. The average home size over the period was 1,307 square feet and 1,818 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 2003. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$64,828. The average purchase price in fiscal 2018 was \$125,250. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 50.0 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**