

City of Pinedale

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

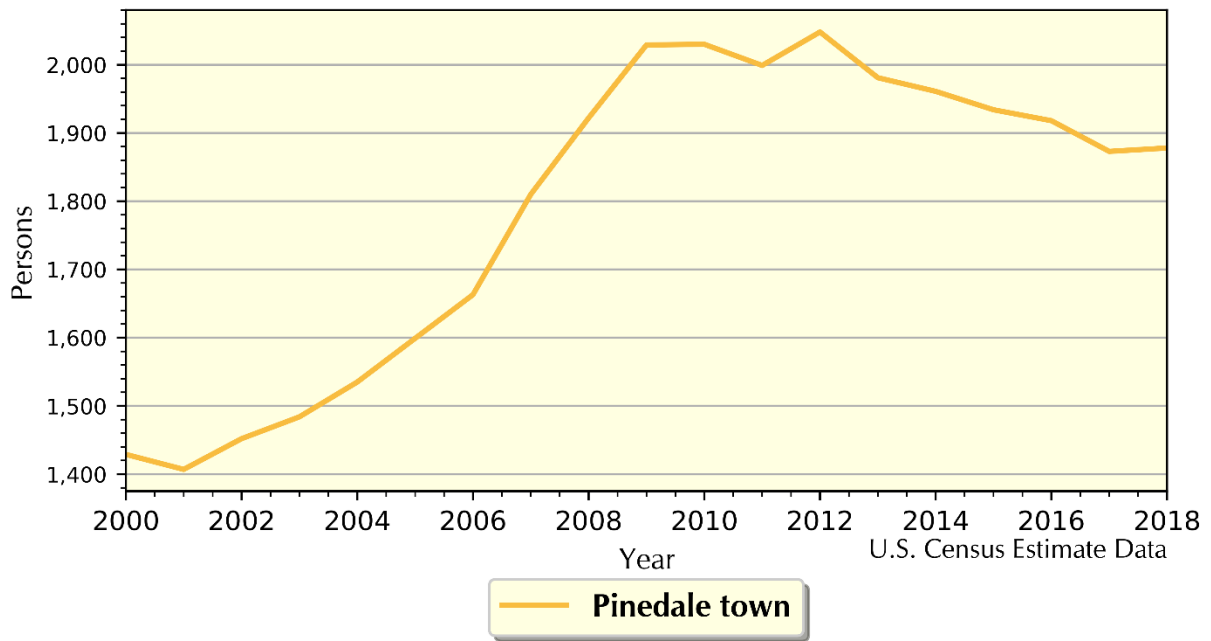
Population Estimates

Table III.19.1 shows the population estimates for the City of Pinedale. In 2018, the city's population was 1,878, a 0.3% change from 2017. The population decreased -7.5 percent since 2010, from 2,030 people to 1,878 people in 2018. This data is also displayed in Diagram III.19.1 on the following page.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of City of Pinedale. Although a city may span several counties, for the county level data pieces, Sublette County was selected. For a more in-depth county level view, please refer to Sublette County in Volume II of this profile.

Year	Population	Percent Yearly Change
2000	1,429	.
2001	1,407	-1.5%
2002	1,452	3.2%
2003	1,484	2.2%
2004	1,535	3.4%
2005	1,599	4.2%
2006	1,663	4.0%
2007	1,810	8.8%
2008	1,922	6.2%
2009	2,029	5.6%
2010	2,030	0%
2011	1,999	-1.5%
2012	2,048	2.5%
2013	1,981	-3.3%
2014	1,961	-1.0%
2015	1,934	-1.4%
2016	1,918	-0.8%
2017	1,873	-2.3%
2018	1,878	0.3%

Diagram III.19.1
Population Estimates
City of Pinedale



Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver’s licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver’s licenses, but the data indicates the general direction of population movement.

Table III.19.2 shows in-migration between 2011 and 2019 for City of Pinedale by age cohort. Because out-migration is not tracked at the city level, we use county level data from Sublette County to display net- and out-migration.

Table III.19.2 In-Migration by Age Cohort City of Pinedale Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
In									
14-17	0	4	4	1	3	0	3	3	3
18-22	11	35	23	15	14	11	10	12	1
23-25	44	17	21	14	23	25	19	14	7
26-35	35	54	73	41	46	56	38	43	26
36-45	28	32	29	29	25	37	32	34	13
46-55	20	28	28	24	31	21	20	21	7
56-65	7	20	14	21	24	15	18	28	17
66 +	2	3	7	10	7	8	21	12	6
Total	117	193	199	155	173	173	161	167	80

The shaded areas in Diagram III.19.2 and Diagram III.19.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2008 with 400 people entering and the lowest net migration occurred in 2018 with 80 leaving Sublette County.

Diagram III.19.2
In-Migration
 City of Pinedale
 2011 – 2019 First Half

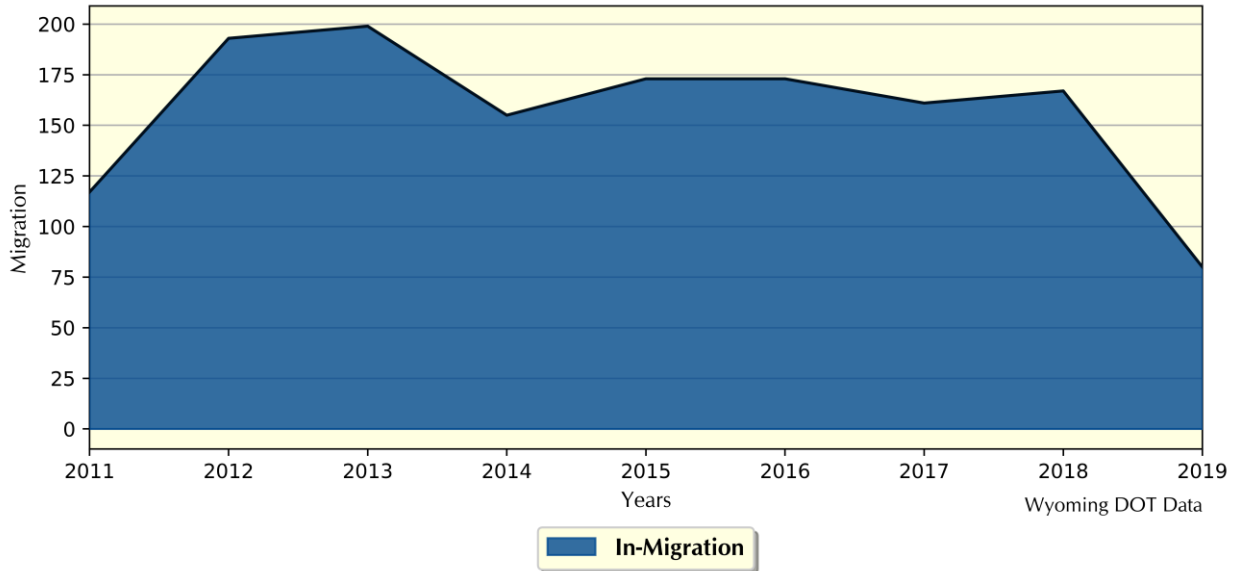


Diagram III.19.3
Migration Trends
 Sublette County
 2000 – 2019 First Half

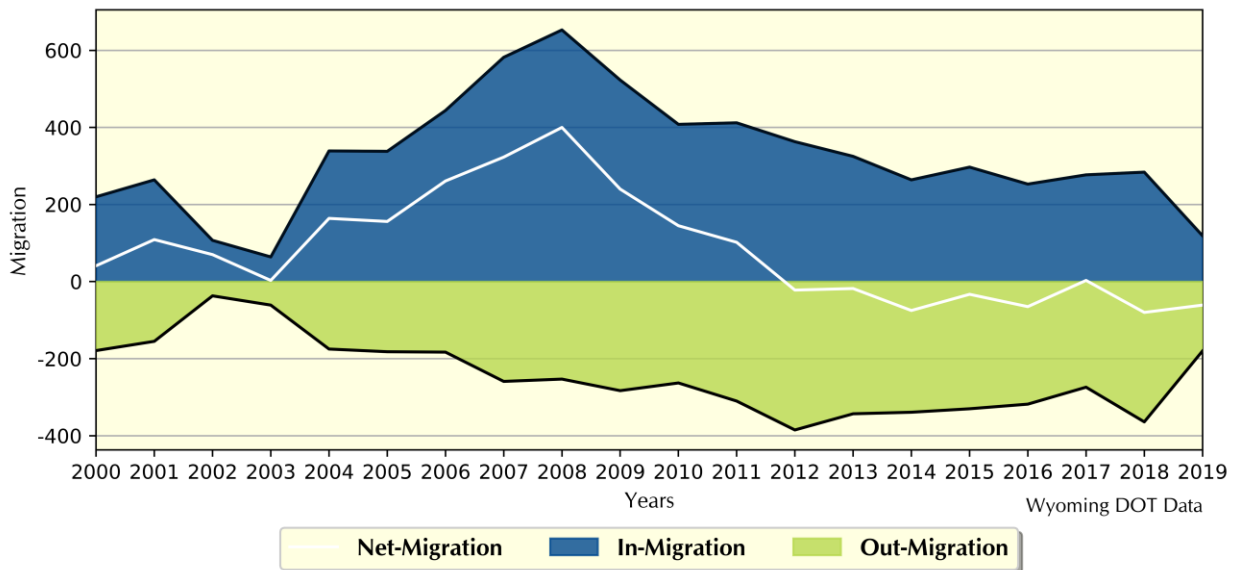


Table III.19.3 shows net-migration for Sublette County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 0 persons entering Sublette County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 14 persons leaving Sublette County.

Table III.19.3 Net-Migration by Age Range Sublette County Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
	Net											
14-17	0	5	7	-4	5	0	-4	3	-2	0	-4	0
18-22	38	22	21	15	9	-3	-12	-5	-10	9	-9	-12
23-25	47	39	8	20	12	7	3	5	9	1	-14	-7
26-35	137	59	53	17	14	13	-15	-14	-17	-6	-19	-14
36-45	96	64	18	43	-21	-10	-22	-2	2	9	-9	-14
46-55	69	33	32	9	-14	-8	-17	-16	-14	-8	-7	-13
56-65	13	12	6	8	-19	-14	-4	0	-23	-5	-8	0
66 +	0	6	0	-6	-8	-3	-4	-4	-10	3	-10	-1
Total	400	240	145	102	-22	-18	-75	-33	-65	3	-80	-61

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data¹⁹, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then 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. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

The City of Pinedale population by race and ethnicity is shown in Table III.19.4. The white population decreased by 5.4 percent, representing 99.0 percent of the population in 2017, compared with the black population, which increased by 100.0 percent and accounted for 0 percent of the population. The Hispanic population represented 18.8 percent of the population, which increased from 712 to 732 people between 2010 and 2017, or by 2.8 percent.

Table III.19.4				
Population by Race and Ethnicity				
City of Pinedale				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	1,837	90.5%	1,983	99.0%
Black	15	0.7%	0	0%
American Indian	13	0.6%	0	0%
Asian	27	1.3%	5	0.2%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	97	4.8%	0	0%
Two or More Races	41	2.0%	15	0.7%
Total	2,030	100.0%	2,003	100.0%
Non-Hispanic	1,830	90.1%	1,627	81.2%
Hispanic	200	9.9%	376	18.8%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.19.5. During this time, the total non-Hispanic population was 1,627 persons in 2017. The Hispanic population was 376.

Table III.19.5				
Population by Race and Ethnicity				
City of Pinedale				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	1,748	95.5%	1,607	98.8%
Black	15	0.8%	0	0%
American Indian	9	0.5%	0	0%
Asian	27	1.5%	5	0.3%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	31	1.7%	15	0.9%
Total Non-Hispanic	1,830	100.0%	1,627	100.0%
Hispanic				
White	89	44.5%	376	100.0%
Black	0	0%	0	0%
American Indian	4	2.0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	97	48.5%	0	0%
Two or More Races	10	5.0%	0	0%
Total Non-Hispanic	200	100.0	376	100.0%
Total Population	2,030	100.0%	2,003	100.0%

Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table III.19.6, between 2000 and 2010, the institutionalized population changed -74.3 percent in City of Pinedale, from 70 people in 2000 to 18 in 2010. The non-institutionalized population changed 200.0%, from 2 in 2000 to 6 in 2010.

Table III.19.6					
Group Quarters Population					
City of Pinedale					
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	10.0%	18	100.0%	157.1%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	63	90.0%	0	0%	-100.0%
Other Institutions	0	0%	0	0%	0%
Total	70	100.0%	18	100.0%	-74.3%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	2	100.0%	6	100.0%	200.0%
Total	2	100.0%	6	100.0%	200.0%
Group Quarters Population	72	100.0%	24	100.0%	-66.7%

Foreign Born Populations

The number of foreign born persons is shown in Table III.19.7. An estimated 11.4 percent of the population was born in Mexico, some 3.6 percent were born in Ukraine, and another 0.2 percent were born in Korea .

Table III.19.7 Place of Birth for the Foreign-Born Population City of Pinedale 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	228	11.4%
#2 country of origin	Ukraine	72	3.6%
#3 country of origin	Korea	5	0.2%
#4 country of origin	Afghanistan	0	0%
#5 country of origin	Africa n.e.c	0	0%
#6 country of origin	Albania	0	0%
#7 country of origin	Argentina	0	0%
#8 country of origin	Armenia	0	0%
#9 country of origin	Asia n.e.c	0	0%
#10 country of origin	Australia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.19.8. An estimated 12.2 percent (216 people) of the population speaks Spanish at home, followed by 0 percent (0 people) speaking Arabic

Table III.19.8 Limited English Proficiency and Language Spoken at Home City of Pinedale 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	216	12.2%
#2 LEP Language	Arabic	0	0%
#3 LEP Language	Chinese	0	0%
#4 LEP Language	French, Haitian, or Cajun	0	0%
#5 LEP Language	German or other West Germanic languages	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	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%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.19.9. The disability rate for females was 5.1 percent, compared to 9.0 percent for males. The disability rate grew precipitously higher with age, with 10.0 percent of those over 75 experiencing a disability.

Table III.19.9 Disability by Age City of Pinedale 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	32	27.1%	0	0%	32	13.4%
5 to 17	0	0%	0	0%	0	0%
18 to 34	0	0%	0	0%	0	0%
35 to 64	51	10.6%	34	8.2%	85	9.5%
65 to 74	8	28.6%	10	45.5%	18	36.0%
75 or Older	0	0%	5	25.0%	5	10.0%
Total	91	9.0%	49	5.1%	140	7.1%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.19.10. Some 3.6 percent have an ambulatory disability, 2.8 percent have an independent living disability, and 2.1 percent have a self-care disability.

Table III.19.10 Total Disabilities Tallied: Aged 5 and Older City of Pinedale 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	78	3.9%
Vision disability	37	1.9%
Cognitive disability	23	1.3%
Ambulatory disability	62	3.6%
Self-Care disability	37	2.1%
Independent living disability	37	2.8%

Education and Employment

Education and employment data from the City of Pinedale 2017 Five-Year ACS is presented in Table III.19.11, Table III.19.12, and Table III.19.13. In 2017, 961 people were in the labor force, including 889 employed and 72 unemployed people. The unemployment rate for City of Pinedale was estimated at 7.5 percent in 2017.

Table III.19.11	
Employment, Labor Force and Unemployment	
City of Pinedale 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	889
Unemployed	72
Labor Force	961
Unemployment Rate	7.5%

Table III.19.12 and Table III.19.13 show educational attainment in City of Pinedale. In 2017, 95.7 percent of households had a high school education or greater, including 41.5 percent with a high school diploma or equivalent, 32.3 percent with some college, 16.9 percent with a Bachelor's Degree, and 5.6 percent with a graduate or professional degree.

Table III.19.12	
High School or Greater Education	
City of Pinedale 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	581
Total Households	607
Percent High School or Above	95.7%

Table III.19.13		
Educational Attainment		
City of Pinedale 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	50	3.7%
High School or Equivalent	566	41.5%
Some College or Associates Degree	441	32.3%
Bachelor's Degree	231	16.9%
Graduate or Professional Degree	76	5.6%
Total Population Above 18 years	1,364	100.0%

ECONOMICS

Labor Force

Table III.19.14 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 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Sublette County decreased from 4.5 percent in 2017 to 4.2 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.19.14 Labor Force Statistics Sublette County 1990 - 2018 BLS Data					
Year	City of Pinedale				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	4,659	4,867	4.3%	4.1%
2015	240	4,334	4,574	5.2%	4.3%
2016	273	3,962	4,235	6.4%	5.3%
2017	191	4,064	4,255	4.5%	4.2%
2018	179	4,085	4,264	4.2%	4.1%

Diagram III.19.4 shows the employment and labor force for Sublette County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 4,085 persons, with the labor force reaching 4,264, indicating there were a total of 179 unemployed persons.

Diagram III.19.4
Employment and Labor Force

Sublette County
1990 – 2017 BLS Data

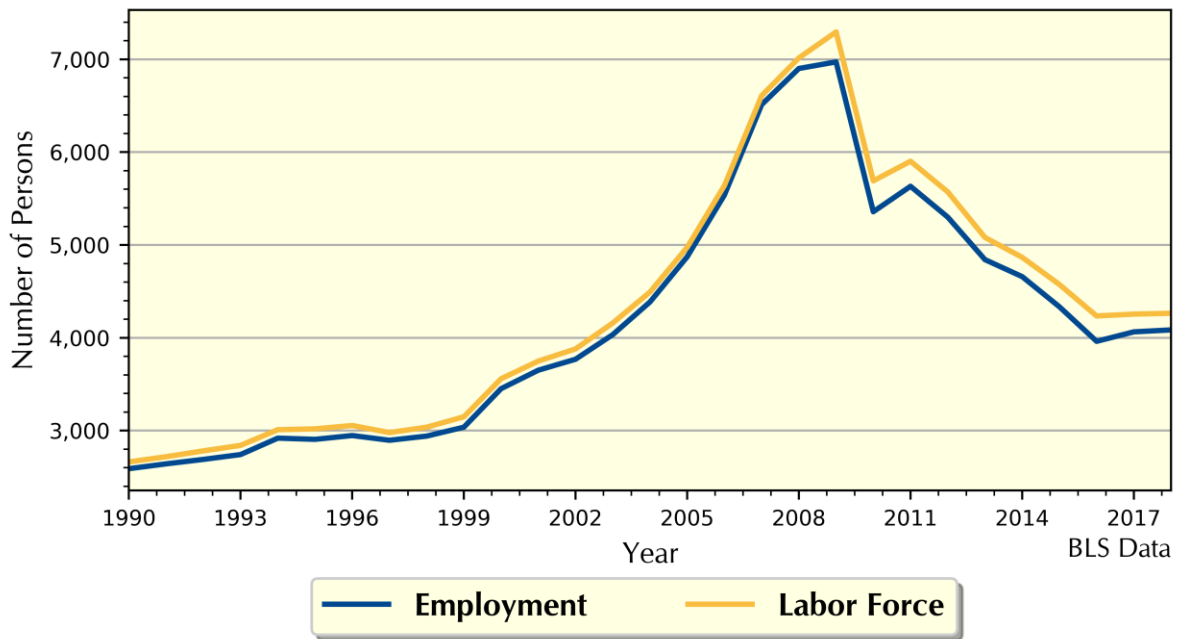
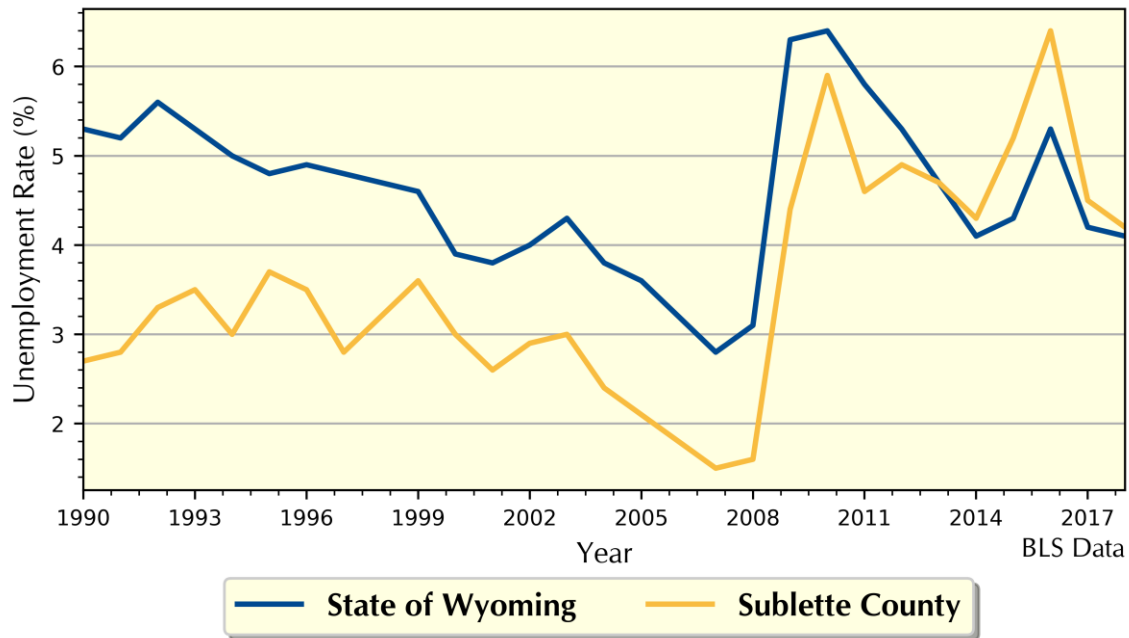


Diagram III.19.5 shows the unemployment rate for both the State and Sublette County. During the 1990's the average rate for Sublette County was 3.2 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.5 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.0 percent. Over the course of the entire period the Sublette County had an average unemployment rate that lower than the State, 3.5 percent for Sublette County, versus 4.6 statewide.

Diagram III.19.5
Annual Unemployment Rate
 Sublette County



County Level Earnings and Employment

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 III.19.15 shows the total employment by industry for the 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 III.19.15
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
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
Administrative and waste services	0	294	315	289	0	222	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	113	127	113	142	145	137	0	135	0
Accommodation and food services	526	505	470	436	436	416	0	357	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 III.19.16 shows the real average earnings per job by industry for Sublette County. In 2017, the mining industry had the highest average earnings reaching 110,228 dollars. Between 2016 and 2017 the transportation and warehousing industry saw the largest percentage increase, rising by 6.6 percent to 81,360 dollars.

Table III.19.16
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	2,882	15,209	2,258	14,501	21,092	19,621	10,212	8,512	-16.6
Forestry, fishing, related activities, and other	27,136	22,057	18,328	16,136	16,740	18,152	0	0	0
Mining	122,109	131,768	126,396	127,814	128,681	119,926	110,459	110,228	-0.2
Utilities	112,585	116,774	113,809	128,359	133,433	126,258	99,674	0	0
Construction	74,074	80,775	78,571	76,233	73,508	68,340	63,512	55,573	-12.5
Manufacturing	35,015	46,124	46,558	35,771	33,852	29,130	24,407	23,654	-3.1
Wholesale trade	75,291	75,992	75,819	70,153	28,863	24,434	30,093	0	0
Retail trade	34,963	32,391	29,556	28,111	27,659	27,612	27,945	27,983	0.1
Transportation and warehousing	103,721	96,791	70,724	71,100	73,922	78,037	76,319	81,360	6.6
Information	64,724	60,807	53,583	64,408	54,586	59,615	59,509	49,635	-16.6
Finance and insurance	63,385	38,610	45,323	29,021	34,854	29,227	33,570	33,217	-1.1
Real estate and rental and leasing	11,277	25,329	36,884	39,962	38,170	30,403	19,158	20,008	4.4
Professional and technical services	75,325	0	0	0	66,254	50,439	43,627	39,680	-9.0
Management of companies and enterprises	0	0	0	0	0	120,239	0	0	0
Administrative and waste services	0	47,387	48,805	47,241	0	44,575	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	19,169	9,461	11,469	10,069	8,495	8,120	0	7,673	0
Accommodation and food services	32,278	29,909	28,701	29,480	29,106	26,945	0	21,873	0
Other services, except public administration	38,036	36,541	36,021	32,110	33,272	30,658	25,758	21,308	-17.3
Government and government enterprises	72,505	71,692	73,494	76,280	76,049	74,371	73,889	73,680	-0.3
Total	68,180	72,623	68,690	66,375	66,493	59,859	52,965	53,317	0.7

Diagram III.19.6 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 47,316 dollars, which was higher than the statewide average of 46,885 dollars over the same period.

Diagram III.19.6
Real Average Earnings Per Job
Sublette County

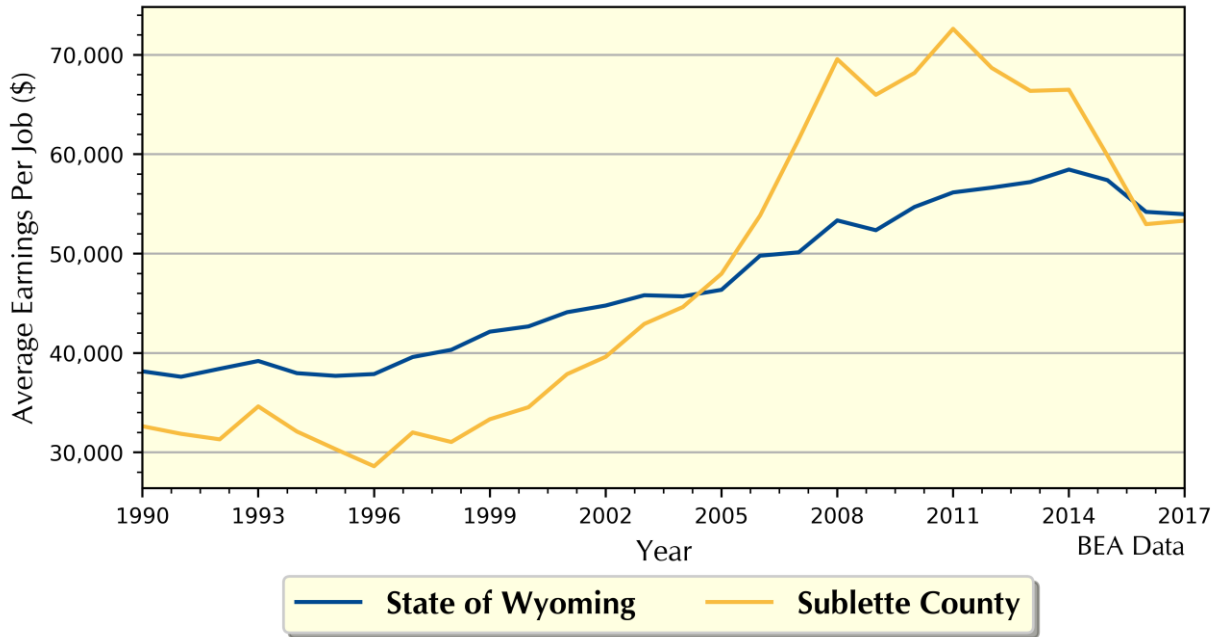
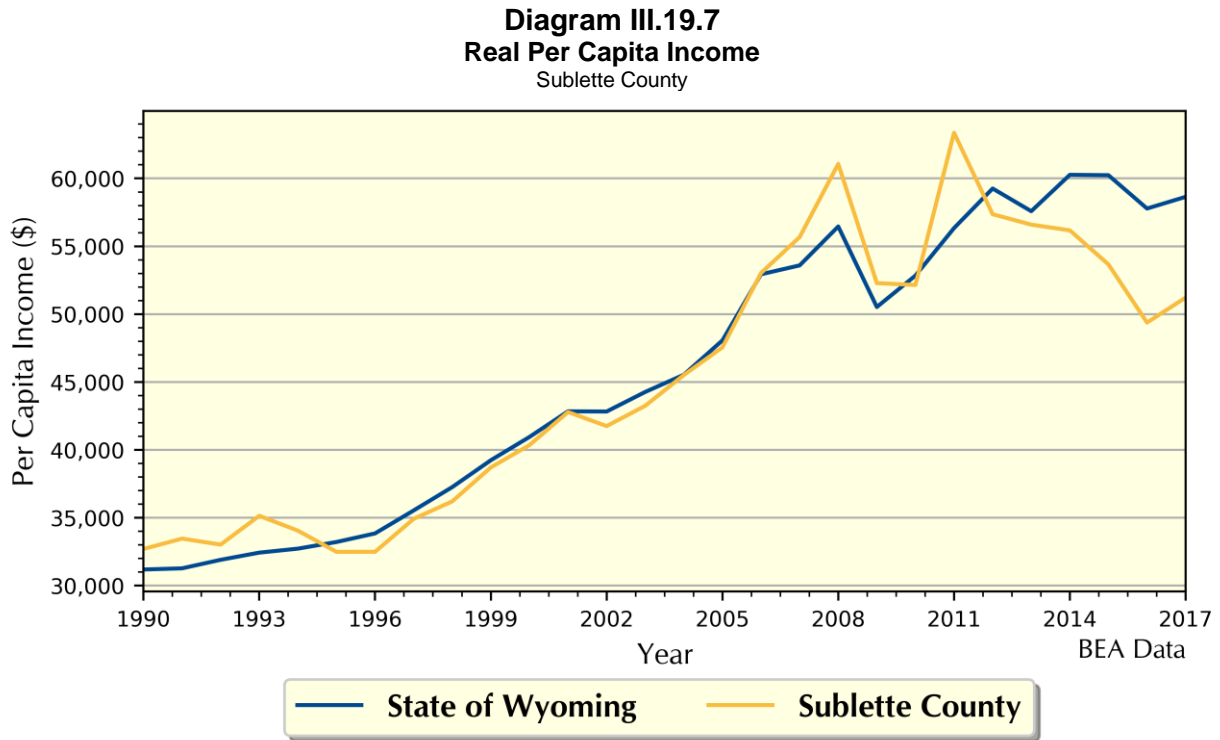


Diagram III.19.7 shows real per capita income for the Sublette County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sublette County was 45,228 dollars, which was lower than the statewide average of 45,699 dollars over the same period.



Poverty

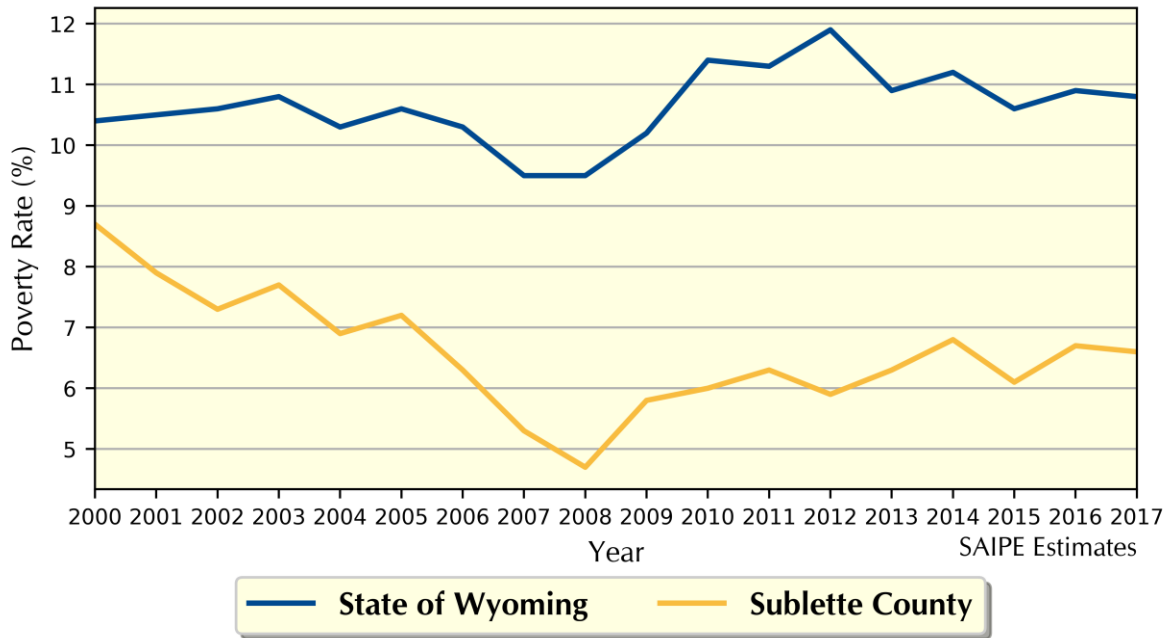
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 607 in 2010 to 643.0 in 2017, with the poverty rate reaching 6.6 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.19.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.19.8 on the following page.

The rate of poverty for Sublette County is shown in Table III.19.18. In 2017, there were an estimated 158 people (8.0 percent) living in poverty, compared to 8.9 percent living in poverty in 2000. In 2017, some 26.6 percent of those in poverty were under age 6 and 0 percent were 65 or older.

Table III.19.17		
Persons in Poverty		
Sublette County		
2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	513	8.7%
2001	485	7.9%
2002	466	7.3%
2003	506	7.7%
2004	473	6.9%
2005	492	7.2%
2006	454	6.3%
2007	414	5.3%
2008	393	4.7%
2009	504	5.8%
2010	607	6.0%
2011	638	6.3%
2012	608	5.9%
2013	626	6.3%
2014	675	6.8%
2015	605	6.1%
2016	646	6.7%
2017	643	6.6%

Table III.19.18				
Poverty by Age				
City of Pinedale				
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	6	4.9%	42	26.6%
6 to 17	12	9.8%	48	30.4%
18 to 64	85	69.7%	68	43.0%
65 or Older	19	15.6%	0	0%
Total	122	100.0%	158	100.0%
Poverty Rate	8.9%	.	8.0%	.

Diagram III.19.8
Poverty Rates
Sublette County



HOUSING

Housing Production

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 City of Pinedale increased from 4 authorizations in 2017 to 5 in 2018.

The real value of single-family building permits decreased from 191,906 dollars in 2016 to 347,428 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.19.19, as well as in Diagram III.19.9 and Diagram III.19.10.

Table III.19.19 Building Permits and Valuation City of Pinedale Census Bureau Data, 1980–2018							
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	16	0	0	0	16	118,473	0
1981	27	2	12	0	41	138,720	0
1982	16	2	0	5	23	99,443	40,440
1983	21	0	0	5	26	118,850	38,919
1984	16	0	0	0	16	108,371	0
1985	17	0	0	5	22	110,097	36,408
1986	17	0	0	0	17	107,061	0
1987	13	0	0	0	13	104,667	0
1988	0	0	0	0	0	0	0
1989	1	0	0	0	1	107,914	0
1990	0	0	0	0	0	0	0
1991	3	0	0	0	3	78,260	0
1992	4	0	0	0	4	74,192	0
1993	5	2	0	0	7	58,296	0
1994	5	0	4	0	9	111,086	0
1995	3	4	4	0	11	64,506	0
1996	6	2	9	0	17	86,978	0
1997	4	0	0	0	4	126,038	0
1998	13	0	0	0	13	161,854	0
1999	7	0	0	0	7	114,237	0
2000	5	0	0	0	5	95,558	0
2001	8	4	0	0	12	141,894	0
2002	8	6	8	0	22	262,154	0
2003	10	4	8	0	22	185,493	0
2004	20	12	4	0	36	222,399	0
2005	78	0	0	6	84	104,620	189,394
2006	75	0	0	6	81	101,555	183,846
2007	46	0	0	0	46	193,237	0
2008	5	2	10	0	17	160,384	0
2009	7	0	0	0	7	205,315	0
2010	4	2	0	0	6	175,169	0
2011	0	0	0	0	0	0	0
2012	2	0	0	0	2	125,246	0
2013	2	0	0	0	2	478,412	0
2014	2	0	0	0	2	469,499	0
2015	4	0	0	0	4	260,376	0
2016	5	0	0	0	5	191,906	0
2017	4	0	0	0	4	347,428	0
2018	5	0	0	0	5	240,000	0

Diagram III.19.9
Single-Family Permits
 City of Pinedale

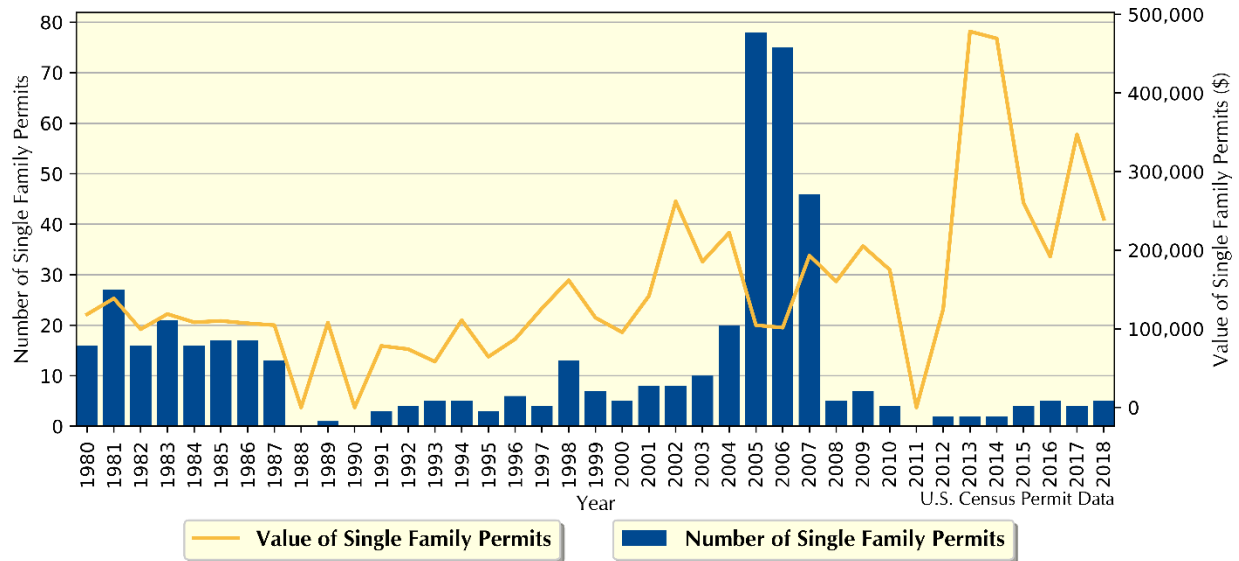
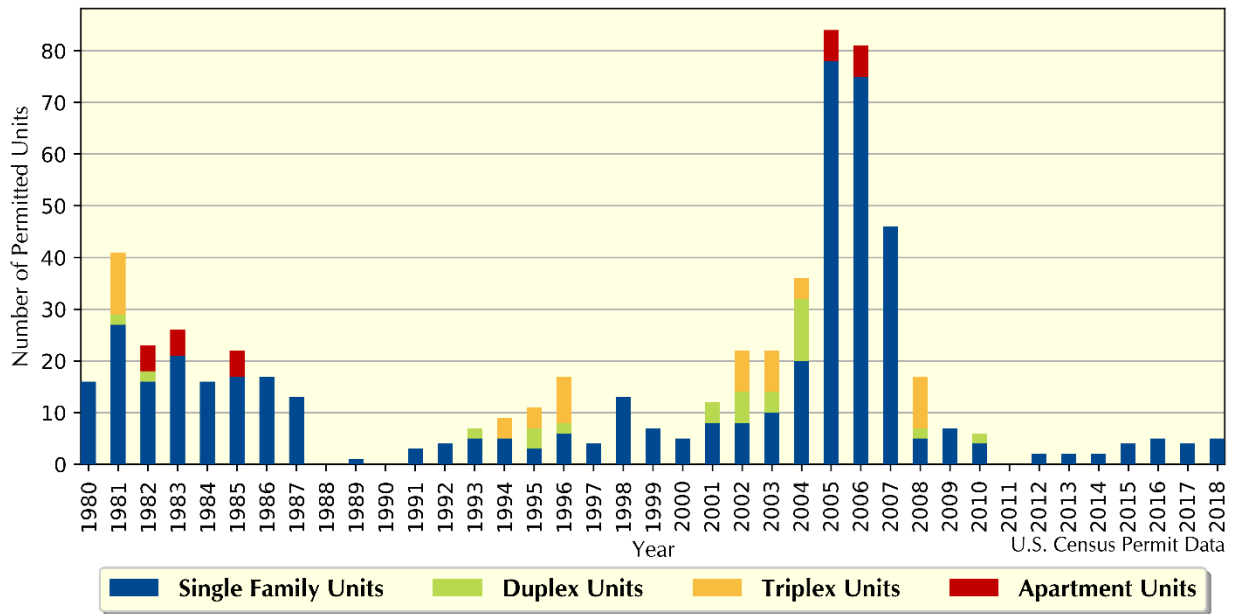


Diagram III.19.10
Total Permits by Unit Type
 City of Pinedale



Housing Characteristics

Households by type and tenure are shown in Table III.19.20. Family households represented 57.8 percent of households, while non-family households accounted for 42.2 percent. These changed from 57.1 percent and 42.9 percent, respectively.

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	484	57.1%	351	57.8%
Married-Couple Family	380	78.5%	261	74.4%
Owner-Occupied	215	56.6%	173	66.3%
Renter-Occupied	165	43.4%	88	33.7%
Other Family	104	21.5%	90	29.6%
Male Householder, No Spouse Present	33	31.7%	0	36.7%
Owner-Occupied	11	33.3%	0	0%
Renter-Occupied	22	66.7%	0	0%
Female Householder, No Spouse Present	71	68.3%	90	78.9%
Owner-Occupied	29	40.8%	46	51.1%
Renter-Occupied	42	59.2%	44	48.9%
Non-Family Households	363	42.9%	256	42.2%
Owner-Occupied	122	33.6%	121	47.3%
Renter-Occupied	241	66.4%	135	52.7%
Total	847	100.0%	607	100.0%

Table III.19.21 below shows housing units by type in 2010 and 2017. In 2010, there were 940 housing units, compared with 934 in 2017. Single-family units accounted for 69.7 percent of units in 2017, compared to 81.5 in 2010. Apartment units accounted for 8.9 percent in 2017, compared to 2.0 percent in 2010.

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	766	81.5%	651	69.7%
Duplex	43	4.6%	106	11.3%
Tri- or Four-Plex	53	5.6%	41	4.4%
Apartment	19	2.0%	83	8.9%
Mobile Home	59	6.3%	53	5.7%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	940	100.0%	934	100.0%

Table III.19.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 934 housing units. An estimated 56.0 percent were owner-occupied, and 35.0 percent were vacant.

Table III.19.22				
Housing Units by Tenure				
City of Pinedale				
2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	847	78.4%	607	65.0%
Owner-Occupied	377	44.5%	340	56.0%
Renter-Occupied	470	55.5%	267	44.0%
Vacant Housing Units	233	21.6%	327	35.0%
Total Housing Units	1,080	100.0%	934	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.19.23. Households earning more than 100,000 dollars per year represented 38.4 percent of households in 2017, compared to 22.7 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 7.7 percent of households in 2017, compared to 4.8 percent in 2010.

Table III.19.23				
Households by Income				
City of Pinedale				
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	32	4.8%	47	7.7%
\$15,000 to \$19,999	4	0.6%	0	0%
\$20,000 to \$24,999	34	5.1%	0	0%
\$25,000 to \$34,999	40	6.0%	15	2.5%
\$35,000 to \$49,999	99	14.9%	118	19.4%
\$50,000 to \$74,999	166	25.0%	84	13.8%
\$75,000 to \$99,999	138	20.8%	110	18.1%
\$100,000 or More	151	22.7%	233	38.4%
Total	664	100.0%	607	100.0%

Table III.19.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 7.1 percent of households in 2010 and 27.8 percent of households in 2017. Housing units built in 1939 or earlier represented 15.2 percent of households in 2017 and 12.5 percent of households in 2010.

Table III.19.24				
Households by Year Home Built				
City of Pinedale				
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	83	12.5%	92	15.2%
1940 to 1949	82	12.3%	26	4.3%
1950 to 1959	33	5.0%	47	7.7%
1960 to 1969	54	8.1%	42	6.9%
1970 to 1979	144	21.7%	68	11.2%
1980 to 1989	147	22.1%	91	15.0%
1990 to 1999	74	11.1%	50	8.2%
2000 to 2009	47	7.1%	169	27.8%
2010 or Later	.	.	22	3.6%
Total	664	100.0%	607	100.0%

The distribution of unit types by race are shown in Table III.19.25. An estimated 68.8 percent of white households occupy single-family homes, while 0 percent of black households do. Some 14.0 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.19.25							
Distribution of Units in Structure by Race							
City of Pinedale							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	68.8%	0%	0%	0%	0%	0%	100.0%
Duplex	6.6%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	4.2%	0%	0%	0%	0%	0%	0%
Apartment	14.0%	0%	0%	0%	0%	0%	0%
Mobile Home	6.4%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2017 are shown in Table III.19.26. By 2017, for rent units accounted for 21.7 percent of vacant units, while for sale units accounted for 6.1 percent. “Other” vacant units accounted for 20.2 percent of vacant units, representing a total of 66 “other” vacant units.

Table III.19.26				
Disposition of Vacant Housing Units				
City of Pinedale				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	31	13.3%	71	21.7%
For Sale	13	5.6%	20	6.1%
Rented Not Occupied	3	1.3%	16	4.9%
Sold Not Occupied	1	0.4%	0	0%
For Seasonal, Recreational, or Occasional Use	167	71.7%	136	41.6%
For Migrant Workers	3	1.3%	18	5.5%
Other Vacant	15	6.4%	66	20.2%
Total	233	100.0%	327	100.0%

Table III.19.27, 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 10.7 percent of total households in City of Pinedale. In City of Pinedale the 415 households with three bedrooms accounted for 29.7 percent of all households, and there were only 12 five-bedroom or more households, which accounted for 11.8 percent of all households.

Table III.19.27				
Households by Number of Bedrooms				
City of Pinedale				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	5	20	100.0
One	0	32	100	2.1
Two	31	130	277	10.7
Three	187	100	415	29.7
Four	110	0	110	44.4
Five or more	12	0	12	11.8
Total	607	267	934	100.0

The age of a structure influences its value. As shown in Table III.19.28, structures built in 1939 or earlier had a median value of, 217,000 while structures built between 1950 and 1959 had a median value of 0 and those built between 1990 to 1999 had a median value of 0. 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 City of Pinedale was 239,500.

Table III.19.28 Owner Occupied Median Value by Year Structure Built City of Pinedale 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	217,000
1940 to 1949	0
1950 to 1959	0
1960 to 1969	280,000
1970 to 1979	263,200
1980 to 1989	183,300
1990 to 1999	0
2000 to 2009	376,900
2010 to 2013	0
2014 or later	0
Median Value	239,500

Household mortgage status is reported in Table III.19.29. In, City of Pinedale households with a mortgage accounted for 70.3 percent of all households or 239 housing units, and the remaining 70.3 percent or 239 units had no mortgage. Of those units with a mortgage, 0 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 239 or 70.3 percent had no second mortgage or no home equity loan.

Table III.19.29 Mortgage Status City of Pinedale 2017 5-Year ACS Data		
Mortgage Status	City of Pinedale	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	239	70.3
With either a second mortgage or home equity loan, but not both	0	0
Second mortgage only	0	0
Home equity loan only	0	0
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	239	70.3
Housing units without a mortgage	101	29.7
Total	340	100.0%

Table III.19.30 lists the City of Pinedale median rent as \$859 and the median home value as \$239,500.

Table III.19.30 Median Rent City of Pinedale 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$859
Median Home Value	\$239,500

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

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 III.19.31. In 2017, an estimated 0 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.19.31 Overcrowding and Severe Overcrowding City of Pinedale 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	345	97.2%	8	2.3%	2	0.6%	355
2017 Five-Year ACS	340	100.0%	0	0%	0	0%	340
Renter							
2010 Five-Year ACS	269	87.1%	40	12.9%	0	0%	309
2017 Five-Year ACS	267	100.0%	0	0%	0	0%	267
Total							
2010 Five-Year ACS	614	92.5%	48	7.2%	2	0.3%	664
2017 Five-Year ACS	607	100.0%	0	0%	0	0%	607

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 0 households with incomplete plumbing facilities in 2017, representing 0 percent of households in City of Pinedale. This is compared to 3.6 percent of households lacking complete plumbing facilities in 2010.

Table III.19.32 Households with Incomplete Plumbing Facilities City of Pinedale 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	640	607
Lacking Complete Plumbing Facilities	24	0
Total Households	664	607
Percent Lacking	3.6%	0%

There were 5 households lacking complete kitchen facilities in 2017, compared to 24 households in 2010. This was a change from 3.6 percent of households in 2010 to 0.8 percent in 2017.

Table III.19.33 Households with Incomplete Kitchen Facilities City of Pinedale 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	640	602
Lacking Complete Kitchen Facilities	24	5
Total Households	664	607
Percent Lacking	3.6%	0.8%

Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 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 City of Pinedale 7.7 percent of households had a cost burden and 6.1 percent had a severe cost burden. Some 6.0 percent of renters were cost burdened, and 13.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.0 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 10.9 percent, and severe cost burden at 0 percent.

Table III.19.34									
Cost Burden and Severe Cost Burden by Tenure									
City of Pinedale									
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	144	80.9%	15	8.4%	19	10.7%	0	0%	178
2017 Five-Year ACS	213	89.1%	26	10.9%	0	0%	0	0%	239
Owner Without a Mortgage									
2010 Five-Year ACS	156	88.1%	0	0%	21	11.9%	0	0%	177
2017 Five-Year ACS	96	95.0%	5	5.0%	0	0%	0	0%	101
Renter									
2010 Five-Year ACS	205	66.3%	66	21.4%	2	0.6%	36	11.7%	309
2017 Five-Year ACS	204	76.4%	16	6.0%	37	13.9%	10	3.7%	267
Total									
2010 Five-Year ACS	505	76.1%	81	12.2%	42	6.3%	36	5.4%	664
2017 Five-Year ACS	513	84.5%	47	7.7%	37	6.1%	10	1.6%	607

Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table III.19.35 shows that the HUD estimated MFI for Sublette County was \$91,900 in 2018. This compared to Wyoming’s MFI of \$79,600. Diagram III.19.11, illustrates the estimated MFI for 2000 through 2018 in Sublette County.

Year	MFI	State of Wyoming MFI
2000	40,400	44,700
2001	40,400	45,500
2002	40,400	47,200
2003	54,400	51,600
2004	56,300	54,500
2005	56,300	55,250
2006	59,400	58,800
2007	60,300	58,800
2008	63,000	59,450
2009	63,000	63,900
2010	65,100	66,100
2011	87,800	66,800
2012	89,000	67,700
2013	86,500	70,000
2014	87,200	71,400
2015	90,600	72,400
2016	88,100	73,300
2017	88,700	74,700
2018	91,900	79,600

Table III.19.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 4 owner-occupied and 20 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 0 owner-occupied 55 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 569 households without a housing problem.

**Diagram III.19.11
Estimated Median Family Income
Sublette County vs. Wyoming
HUD Data: 2000 - 2019**

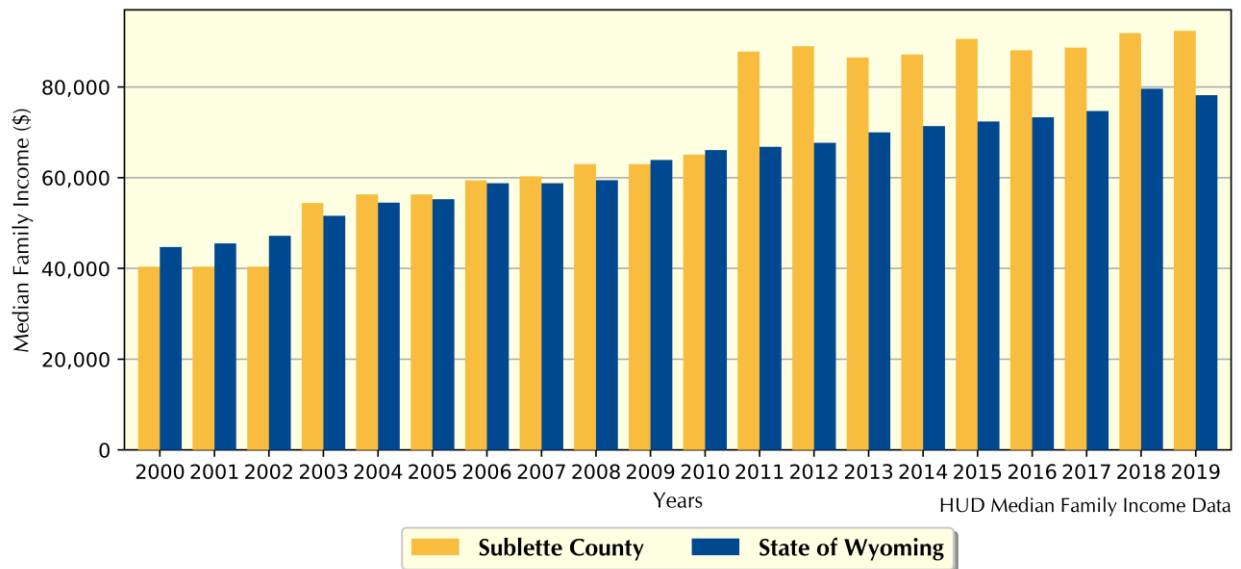


Table III.19.36
Housing Problems by Income and Tenure

City of Pinedale
 2010–2018 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	0	4	0	0	4
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	20	15	65	55	190	345
Total	20	15	69	55	190	349
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	4	0	0	0	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	55	0	0	0	0	55
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	20	0	0	0	20
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	4	0	0	75	145	224
Total	69	24	0	75	145	313
Total						
Lacking complete plumbing or kitchen facilities	10	4	0	0	0	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	55	0	0	0	0	55
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	20	4	0	0	24
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	24	15	65	130	335	569
Total	89	39	69	130	335	662

Survey of Rental Properties

From May through June of 2019, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.19.37 presents some basic statistics about the completed surveys.

Table III.19.37 Survey of Rental Properties City of Pinedale 2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	13	281	13.9	39

Table III.19.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 12 single-family units in City of Pinedale, with 2 of them available. This translates into a vacancy rate of 16.7 percent in City of Pinedale, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 50 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 14.0 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.19.38 Rental Vacancy Survey by Type City of Pinedale 2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	12	2	16.7%
Apartments	50	7	14.0%
Mobile Homes	1	0	0%
“Other” Units	0	0	0%
Don’t Know	213	28	13.1%
Total	281	39	13.9%

Table III.19.39, reports units by bedroom size. As can be seen there were 9 two bedroom apartment units and 1 three bedroom units. Overall, the 21 two bedroom units accounted for 7.5 percent of all units, and the 4 three bedroom units accounted for 1.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 214 units listed as “Don’t Know”. Additional details for additional unit types are reported.

Table III.19.39 Rental Units by Bedroom Size City of Pinedale 2019 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	7	0	0	.	8
One	1	33	0	0	.	34
Two	7	9	1	0	.	21
Three	3	1	0	0	.	4
Four	0	0	0	0	.	0
Don’t Know	1	0	0	0	213	214
Total	12	50	1	0	213	281

Table III.19.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 14.3 percent.

Table III.19.40 Single-Family Units by Bedroom Size City of Pinedale 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	7	1	14.3%
Three	3	1	33.3%
Four	0	0	0%
Don't know	1	0	0%
Total	12	2	16.7%

Table III.19.41 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 18.2 percent.

Table III.19.41 Apartment Units by Bedroom Size City of Pinedale 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	7	0	0%
One	33	6	18.2%
Two	9	1	11.1%
Three	1	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	50	7	14.0%

Average market-rate rents by unit type are shown in Table III.19.42. 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 III.19.42 Average Market Rate Rents by Bedroom Size City of Pinedale 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$650	\$.	\$.	\$588
One	\$500	\$905	\$.	\$.	\$703
Two	\$765	\$1,138	\$750	\$.	\$911
Three	\$1,013	\$1,500	\$.	\$.	\$1,110
Four	\$.	\$.	\$.	\$.	\$.
Total	\$856.2	\$1088.3	\$750.0	\$0	\$912.7

Table III.19.43 shows vacancy rates for single-family units by average rental rates for City of Pinedale. The most common rent for single-family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.19.43 Single-Family Market Rate Rents by Vacancy Status City of Pinedale 2019 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	6	0	0%
\$750 to \$999	2	0	0%
\$1,000 to \$1,249	3	2	66.7%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	1	0	0%
Total	12	2	16.7%

The average rent and availability of apartment units is displayed in Table III.19.44. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 14.6 percent.

Table III.19.44 Apartment Market Rate Rents by Vacancy Status City of Pinedale 2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	0	0	0%
\$750 to \$999	48	7	14.6%
\$1,000 to \$1,249	2	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	50	7	14.0%

Respondents were asked if utilities are included in the rent and as shown in Table III.19.45, 5 respondents, or 50.0 percent, included some sort of utility in the rent.

Table III.19.45 Are there any utilities included with the rent? City of Pinedale 2019 Survey of Rental Properties	
Period	Respondent
Yes	5
No	5
% Offering Utilities	50.0%

The type of utility included in the rent is shown in Table III.19.46. There were 54 respondents who included electricity, 52 respondents who included natural gas, 59 respondents who included water and sewer and 58 respondents included trash collection in the rent.

Table III.19.46 Which utilities are included with the rent? City of Pinedale 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	54
Natural Gas	52
Water/Sewer	59
Trash Collection	58

Perceived Need for Housing Units

Table III.19.47 shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table III.19.47 Do you keep a waiting list? City of Pinedale 2019A Survey of Rental Properties	
Period	Respondent
Yes	0
No	10
Waitlist Size	0

Table III.19.48 shows the condition of rental units by unit type for City of Pinedale. 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 61 units were in good condition, or 21.7 percent and 34 units, or 12.1 percent, being in average condition. Details by unit type and condition are displayed.

Table III.19.48 Condition by Unit Type City of Pinedale 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	1	0.4%
Average	34	12.1%
Good	61	21.7%
Excellent	1	0.4%
Don't Know	0	0%
Total	281	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 III.19.49, 0 respondents 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.

Table III.19.49 If you had the opportunity to own/manage more units, how many would you prefer City of Pinedale 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	1
Total	1

2018 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 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 III.19.50 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

Table III.19.50			
Households with Housing Problems by Income			
City of Pinedale			
2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	0	60	60
30.1-50% HAMFI	0	25	25
50.1-80% HAMFI	4	0	4
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	4	85	89
Without Housing Problems			
30% HAMFI or less	20	4	24
30.1-50% HAMFI	19	0	19
50.1-80% HAMFI	65	0	65
80.1-95% HAMFI	20	75	95
95 – 115% HAMFI	65	65	130
115.1% HAMFI or more	165	85	250
Total	354	229	583
Not Computed			
30% HAMFI or less	0	0	0
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	0	0	0
Total			
30% HAMFI or less	20	64	84
30.1-50% HAMFI	19	25	44
50.1-80% HAMFI	69	0	69
80.1-95% HAMFI	20	75	95
95 – 115% HAMFI	65	65	130
115.1% HAMFI or more	165	85	250
Total	358	314	672

horizon. As can be seen there were a total of 4 owner occupied and 85 renter occupied households experiencing a housing problem.

Table III.19.51 shows the total estimated housing by tenure for City of Pinedale. As can be seen, in 2030 there are estimated to be a total of 397 owner and 468 renter occupied households or a total of 865 households. By 2050 there are estimated to be 542 owner, 638 renter for a total of 1,180 households in City of Pinedale.

Year	Owner	Renter	Total
2017	345	352	697
2020	326	384	710
2025	361	426	787
2030	397	468	865
2035	434	511	945
2040	470	553	1,023
2045	506	595	1,101
2050	542	638	1,180

Table III.19.52, below shows the incremental housing demand for City of Pinedale. 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 52 owner-occupied and 116 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 City of Pinedale will see an additional 483 households, of which 69 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 38 household’s above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.19.52								
Incremental Housing Demand Forecast								
City of Pinedale								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	1.0	3	5	7	9	11
30.1-50%	0	0	1.0	3	5	7	9	10
50.1-80%	0	0	3	10	17	24	31	38
80.1-95%	0	0	1.0	3	5	7	9	11
95.1-115%	0	0	3	9	16	23	29	36
115+%	0	0	7	24	41	58	74	91
Total	0	0	16	52	89	125	161	197
Renter								
0-30%	0	7.0	15	24	32	41	50	58
30.1-50%	0	3.0	6	9	13	16	19	23
50.1-80%	0	0	0	0	0	0	0	0
80.1-95%	0	8.0	18.0	28.0	38	48	58	68
95.1-115%	0	7.0	15.0	24.0	33	42	50	59
115+%	0	9.0	20	31	43	54	66	77
Total	0	32	74	116	159	201	243	286
Total								
0-30%	0	7.0	16	27	37	48	59	69
30.1-50%	0	3.0	7	12	17	23	28	33
50.1-80%	0	0	3	10	17	24	31	38
80.1-95%	0	8.0	19	31	43	55	67	79
95.1-115%	0	7.0	18	33	49	64	80	95
115+%	0	9	27	55	84	112	140	168
Total	0	32	90	168	248	326	404	483

Table III.19.53 shows the Incremental Total Housing Need Forecast for City of Pinedale. 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 99 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 201 owner and 381 renter occupied households for a total of 582 quality households.

Table III.19.53
Incremental Total Housing Need Forecast
 City of Pinedale
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	1	3	5	7	9	11
30.1-50%	0	0	1	3	5	7	9	10
50.1-80%	4	4	7	14	21	28	35	42
80.1-95%	0	0	1	3	5	7	9	11
95.1-115%	0	0	3	9	16	23	29	36
115+%	0	0	7	24	41	58	74	91
Total	4	4	20	56	93	129	165	201
Renter								
0-30%	67	74	82	91	100	108	117	126
30.1-50%	28	31	34	37	41	44	47	51
50.1-80%	0	0	0	0	0	0	0	0
80.1-95%	0	8.0	18	28	38	48	58	68
95.1-115%	0	7.0	15.0	24	33	42	50	59
115+%	0	9	20	31	43	54	66	77
Total	95	127	169	211	254	296	338	381
Total								
0-30%	67	74	83	94	105	115	126	137
30.1-50%	28	31	35	40	45	51	56	61
50.1-80%	4	4	7	14	21	28	35	42
80.1-95%	0	8	19	31	43	55	67	79
95.1-115%	0	7	18	33	49	64	80	95
115+%	0	9	27	55	84	112	140	168
Total	99	131	189	267	347	425	503	582