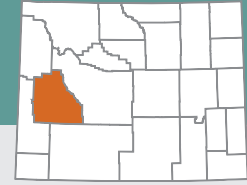




SUBLETTE COUNTY HOUSING REPORT



Sublette County's housing report is a tool to help the community understand its current housing picture.

Sublette County has the 2nd highest household income and lowest poverty rate in Wyoming. Residents are less cost-burdened by housing than both Wyoming and the U.S.

A lack of the right type of housing for the people who live in an area can lead to issues of affordability, quality and suitable space for family size. The chart below is an estimate of demand resulting from these issues.



Area Median Income (AMI) is the middle income in an area. Half of the households in the area make more than the AMI and half make less.

- Most federal housing assistance is available to people who are at 50% or lower of AMI, or half the average income.
- Some assistance is available at 80% of AMI or lower.
- Generally, those families who earn over 120% of AMI have enough disposable income to have housing choices both in quality and cost.
- The missing middle are those families who earn 80-120% of AMI - this is generally referred to as "workforce" housing, keeping in mind that many families who are below 80% of AMI work several jobs to be able to afford housing and work in industries that are vital to our communities, such as accommodations, food service and retail.

RENTER RATE^[1]
28.7%

Sublette County has the 14th highest percentage of renters in Wyoming.

POVERTY RATE^[2]
6.7%
Wyoming 11.1%

Sublette County has the 23rd highest poverty rate in Wyoming.

HOUSEHOLD INCOME^[2]
\$6,334/MO.
Wyoming Average: \$4,930

Sublette County has the 2nd highest household income in Wyoming.

UNEMPLOYMENT^[3]
4.4%
Wyoming unemployment rate: 4.2%

Want to know more?
Check out the full report at wyomingcda.com/demographics

HOUSING DEMAND^[4]

Affordable housing is spending 30% or less on mortgage or rent.

Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment*	Shortage Rental Units Needed**	Affordable Housing Purchase Price*	Shortage Units for Purchase
0% - 30%	\$0-\$652	92	\$0-\$100,955	48
31% - 50%	\$652-\$1,087	72	\$100,955-\$168,310	62
51% - 80%	\$1,087-\$1,738	—	\$168,310-\$269,110	132
81% - 95%	\$1,738-\$2,064	—	\$269,110-\$319,587	57
96% - 115%	\$2,064-\$2,499	—	\$319,587-\$386,942	57
115%	\$2,499	57	\$386,942	44

*Estimations by the Wyoming Business Council
** No figures indicates no data available.

[1] US Census Bureau, American Community Survey; [2] US Census Bureau, Quick Facts; [3] Department of Employment, Labor Market Statistics; [4] 2018 WCDA Housing Needs Forecast



1,273

NET COMMUTER INFLOW

Commuting ^[6]

Inflow indicates there could be commuters who cannot find local housing to suit their needs.

Commuting Out	
to Teton Cty., WY	119
to Lincoln Cty., WY	65
to Sweetwater Cty., WY	51
to Duchesne Cty., UT	47
to Salt Lake Cty., UT	47

Commuting In	
from Sweetwater Cty., WY	283
from Lincoln Cty., WY	231
from Fremont Cty., WY	111
from Teton Cty., WY	106
from Natrona Cty., WY	101

TOP 5 EMPLOYERS ^[5]



MINING

943

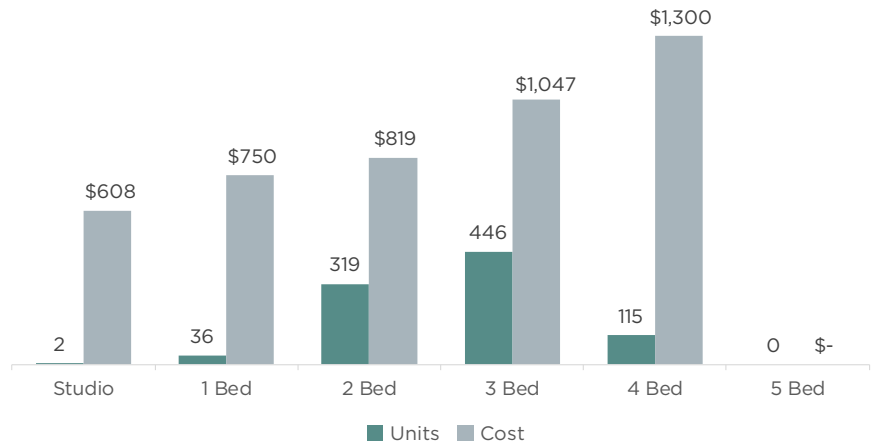
EMPLOYEES

\$8,595

MONTHLY WAGE

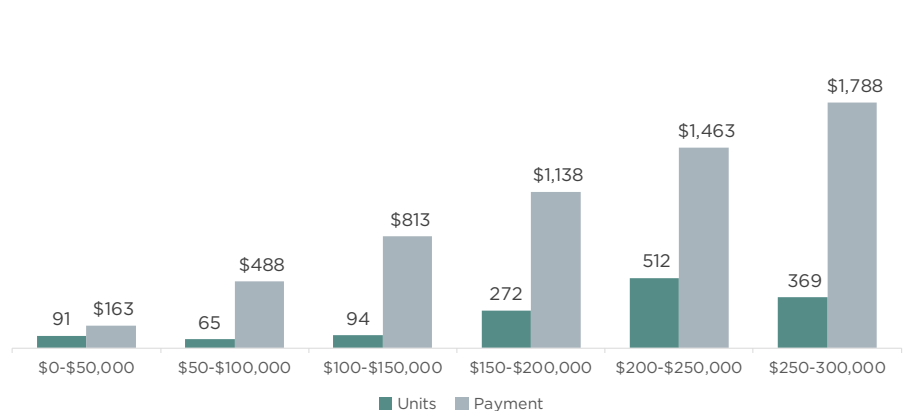
	EMPLOYEES	MONTHLY WAGE
1. MINING	943	\$8,595
2. PUBLIC ADMINISTRATION	691	\$4,218
3. CONSTRUCTION	376	\$4,110
4. EDUCATIONAL SERVICES	352	\$3,780
5. RETAIL TRADE	345	\$2,365

HOW AFFORDABLE IS RENTAL HOUSING? ^[7]



*No cost figure represents unavailable data.

HOW AFFORDABLE IS IT TO OWN YOUR OWN HOME? ^[8]



Housing Stock



SUBLETTE COUNTY
AVERAGE HOUSING AGE ^[9]
32

WYOMING
AVERAGE HOUSING AGE ^[9]
42

31.4% of housing in Sublette County was built before 1980
Pre-1980 housing may not meet current construction standards.

Sublette County ranks 2nd in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

How does Sublette County's housing mix compare to other counties? ^[9]

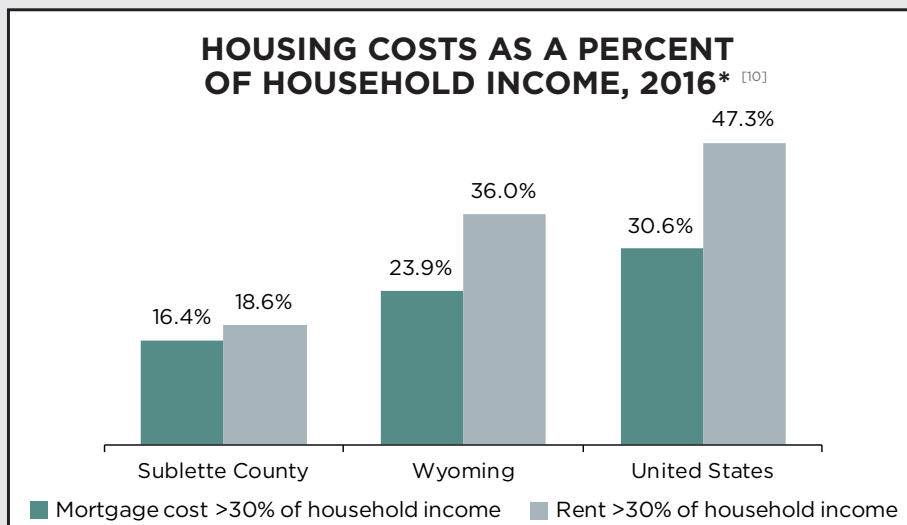
Unit Type	Number of Units	Percent of Mix
Single Family	2,755	86.0%, (1)
Duplex	74	2.3%, (5)
Tri or Four Plex	47	1.5%, (18)
Apartment	61	1.9%, (21)
Trailer/Other	266	8.3%, (20)

Age of housing** ^[9]		
Year Built	Value*	Percent of Mix
<1939	217,400	5.4%
1940-49	222,800	3.9%
1950-59	213,500	5.6%
1960-69	218,200	4.7%
1970-79	288,800	11.7%
1980-89	217,700	16.6%
1990-99	420,400	19.9%
2000-09	280,700	31.5%
2010-Present	—	0.7%

**No figure represents unavailable data.

Careers and Cost Burden

Sublette County is No. 22 in the state for people spending more than half their income on housing (6%) and 22th for those spending 31-50% of income on housing (8%). Sublette County ranks 1st in the state for access to affordable housing.



* ACS five-year estimates used. 2016 represents average characteristics from 2012-2016; 2010 represents 2006-2010.

How much can households afford? ^[11]

Max Monthly Payment	Number of Households
\$0-313	129
\$314-563	125
\$564-813	237
\$814-1,063	367
\$1,064-1,375	379
\$1,376-2,188	850
\$2,189-3,438	811
\$3,439-5,000	305

[9] 2018 WCDA Housing Needs Forecast; [10] Head Water Economics, Populations at Risk 2015; [11] datausa.io, Housing & Living Data

Community Demographics

How much monthly income does a family need to

LIVE WITHOUT ASSISTANCE?^[12]



ONE ADULT
\$1,770



TWO ADULTS,
1 CHILD
\$4,070



Calculate your situation at
wywf.org/self-sufficiency-calculator



21%

OF CHILDREN ARE IN SINGLE-PARENT FAMILIES^[13]

Sublette County has the 20th highest amount of children in single-parent families.

VULNERABLE POPULATIONS

SUPPLEMENTAL SECURITY INCOME (DISABILITY)^[14]

0.6%

CASH PUBLIC ASSISTANCE INCOME^[14]

0.5%

FOOD STAMP/SNAP^[14]

2.6%



POPULATION OVER 65^[15]
1,793

18.3% of Sublette County's population is over 65.

LOW INCOME TAX CREDIT UNITS^[14]

12

Sublette County has the 16th most units per capita.

ASSISTED LIVING BEDS^[16]

0

Sublette County has no assisted living beds.

NURSING HOME BEDS^[16]

50

Sublette County has the 9th most nursing home beds per capita.