

SHERIDAN COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Sheridan County's population increased from 26,560 in 2000 to 28,662 in 2008 or by 7.91 percent. This compares to a statewide population growth of 7.88 percent over the period.¹⁰⁹ The number of people from 15 to 24 years of age increased by 7.45 percent, and the number of people from 25 to 44 years of age decreased by 0.03 percent. The white population increased by 6.95 percent, while the black population increased by 129.41 percent. The Hispanic population shifted from 646 to 870 people between 2000 and 2007, an increase of 34.67 percent. These data are presented in Table II.17.1, below.

Table II.17.1 Profile of Population Characteristics Wyoming vs Sheridan County, Census 2000 and 2008 Intercensal Estimates						
Subject	Wyoming			Sheridan County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	26,560	28,662	7.91
Age						
Under 14 years	103,443	106,195	2.66	4,966	5,158	3.87
15 to 24 years	75,358	76,242	1.17	3,569	3,835	7.45
25 to 44 years	138,619	137,338	-0.92	6,711	6,709	-0.03
45 to 54 years	74,079	82,508	11.38	4,427	4,443	0.36
55 to 64 years	44,590	64,771	45.26	2,766	4,055	46.60
65 & over	57,693	65,614	13.73	4,121	4,462	8.27
Race						
White	469,423	500,001	6.51	25,772	27,564	6.95
Black	3,942	6,884	74.63	51	117	129.41
American Indian and Alaskan Native	11,410	13,555	18.80	342	467	36.55
Asian	2,904	3,828	31.82	103	116	12.62
Native Hawaiian or Pacific Islander	329	512	55.62	33	36	9.09
Two or more races	5,774	7,888	36.61	259	362	39.77
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	646	870	34.67

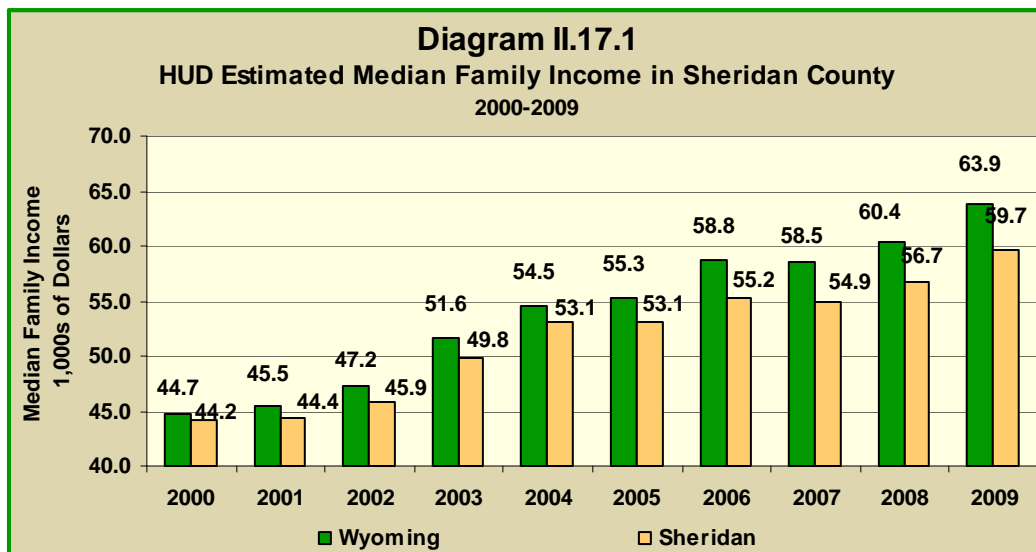
The Wyoming driver's license exchange data indicate a net increase of 230 persons during 2009. The driver's license total exchanges for the last ten years for Sheridan County are presented in Table II.17.3, below, which indicate a net increase of 2,175 persons over the time period.

Table II.17.3 Driver's Licenses Exchanged and Surrendered in Sheridan County 2000 - 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	850	624	226
2001	795	563	232
2002	731	553	178
2003	636	462	174
2004	691	662	29
2005	750	595	155
2006	893	567	326
2007	845	579	266
2008	925	566	359
2009	780	550	230
Total	7,896	5,721	2,175

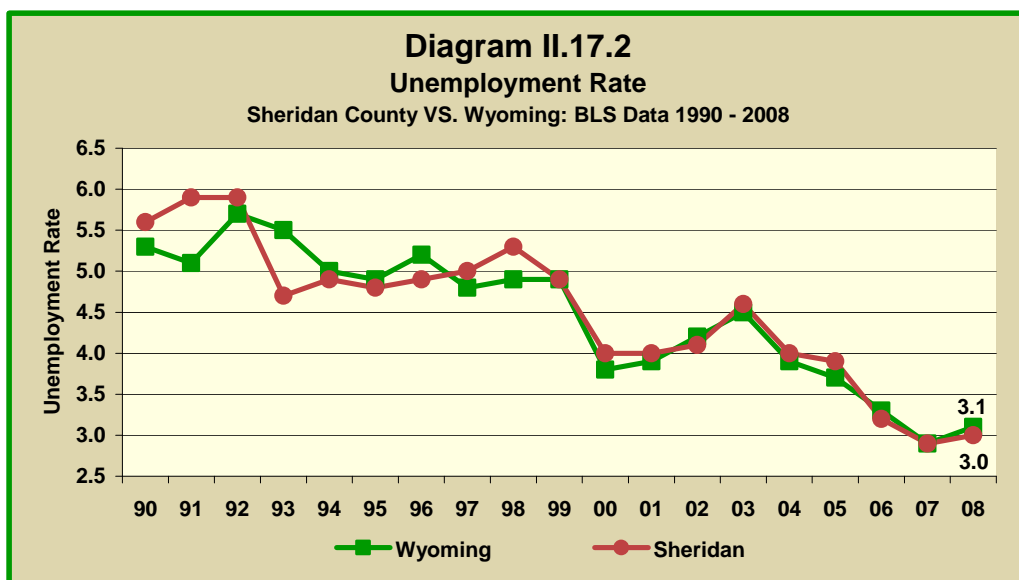
¹⁰⁹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Sheridan County was \$59,700 in 2009.¹¹⁰ This compares to Wyoming's MFI of \$63,900. Diagram II.17.1, below, illustrates the estimated MFI for the years 2000 through 2009.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Sheridan County's labor force, defined as the number of people working or actively seeking work, increased by 228 persons, from 15,758 in 2007 to 15,986 in 2008. Employment increased by 205 persons. Unemployment, therefore, increased by 23 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 2.9 percent in 2007 to 3.0 in 2008, as seen in Diagram II.17.2.



¹¹⁰ Starting from the year 2003 HUD MFI estimates were re-benchmarked using 2000 census income limits, hence the unusual increase in estimates compared to earlier years.

The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represents the number of covered workers who worked during, or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers and unpaid family workers are not included in QCEW estimates. As seen in Table II.17.4 below, annual total monthly employment increased by 2.88 percent between 2007 and 2008, changing from a total of 13,374 to 13,759 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend with employment increasing to 13,814 persons in June.

Table II.17.4									
Sheridan County Total Monthly Employment									
BLS Quarterly Census of Employment and Wages, 2001 – 2009p									
Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	10,421	10,823	11,218	11,283	11,479	12,040	12,759	13,074	13,235
Feb	10,533	10,903	11,219	11,356	11,586	12,147	12,790	13,172	13,087
Mar	10,665	11,066	11,170	11,489	11,792	12,326	12,943	13,247	13,077
Apr	10,892	11,447	11,500	11,773	12,032	12,505	13,000	13,513	13,174
May	11,220	11,748	11,797	12,043	12,245	13,047	13,470	13,848	13,485
Jun	11,751	12,151	12,337	12,513	12,925	13,503	14,015	14,333	13,814
Jul	10,984	11,607	11,758	11,895	12,137	13,051	13,564	14,043	
Aug	10,975	11,565	11,671	11,988	12,152	12,997	13,612	13,891	
Sep	11,062	11,764	11,923	12,136	12,401	13,116	13,692	14,136	
Oct	11,097	11,823	11,814	12,000	12,331	13,172	13,700	14,115	
Nov	10,878	11,721	11,666	11,898	12,326	13,113	13,525	13,896	
Dec	10,881	11,613	11,644	11,850	12,257	13,148	13,417	13,839	
Annual	10,947	11,519	11,643	11,852	12,139	12,847	13,374	13,759	
% Change	.	5.23	1.08	1.80	2.42	5.83	4.10	2.88	.

The QCEW also reports average weekly wages, which represent total compensation paid during the calendar quarter, regardless of when services were performed. As seen in Table II.17.5 at right, annual average weekly wages increased by 6.48 percent between 2007 and 2008, changing from a total of \$679 to \$723.

Table II.17.5						
Average Weekly Wages in Sheridan County						
BLS Quarterly Census of Employment and Wages, 2001 – 2009p						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	468	461	518	476	.
2002	484	501	474	530	497	4.41
2003	517	500	495	538	512	3.02
2004	523	530	525	582	540	5.47
2005	542	557	553	625	570	5.56
2006	596	616	603	677	623	9.30
2007	636	665	667	744	679	8.99
2008	698	708	713	770	723	6.48
2009p	690	713

Total business establishments reported by the QCEW are displayed in Table II.17.6. Annual establishments increased by 2.49 percent between 2007 and 2008, changing from a total of 1,406 to 1,441 establishments. Preliminary 2009 estimates indicate a decrease, with establishments falling to 1,437 in the second quarter of 2009.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time most recent year for which data are available, Sheridan County recorded 20,496 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments, adjusted for place of residence, was \$1,450,724,000, and real per capita income was \$51,744 in 2007. This figure compares with a statewide average real per capita income of \$47,740. Average earnings per job in the county were \$37,435 in 2007, while Wyoming average earnings per job were \$44,409.

HOUSING

The Census Bureau estimates that total housing units saw an increase 11.89 percent in Sheridan County between 2000 and 2008, from 12,577 to 14,072. This rate compares to a 10.07 percent estimated increase statewide, as seen in Table II.17.7, below.

Table II.17.7 Housing Unit Estimates in Wyoming and Sheridan County Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Sheridan County	% Change from 2000
2000 Census	223,854	.	12,577	.
July 2001 Estimate	225,959	0.94	12,692	0.91
July 2002 Estimate	227,773	1.75	12,776	1.58
July 2003 Estimate	229,637	2.58	12,861	2.26
July 2004 Estimate	232,556	3.89	13,117	4.29
July 2005 Estimate	235,654	5.27	13,283	5.61
July 2006 Estimate	239,175	6.84	13,429	6.77
July 2007 Estimate	242,332	8.25	13,771	9.49
July 2008 Estimate	246,393	10.07	14,072	11.89

According to the Wyoming cost of living index, average apartment rent in Sheridan County changed by 10.4 percent, from \$608 in second quarter 2008 to \$671 in second quarter 2009. Detached single-family home rents increased by 1.8 percent and rents for mobile homes on a lot increased by 4.4 percent.

Sheridan County rental prices have experienced average annualized increases of 4.4 percent per year for apartments, 5.4 percent per year for houses and 4.8 percent per year for mobile homes plus a lot since fourth quarter 1986 through second quarter 2009. These figures compare to state average annualized increases in rental prices of 3.7 percent for apartments, 4.4 percent for houses, 3.8 percent for mobile homes plus a lot and 3.4 percent for mobile home lots over the same period. Table II.17.8, at right, presents the Sheridan County data for each rental type.

The U.S. 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 Sheridan County decreased from 328 in 2007 to 212 in 2008. Total residential units authorized decreased from 339 in 2007 to 230 in 2008.

The real value of single-family building permits increased from \$140,360 in 2007 to \$197,330 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$197,330 in 2008 to a low of \$79,420 in 2003. These figures compare to the state average high of \$259,470 in 2000 and low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.17.9, on the following page.

Table II.17.8 Wyoming Cost of Living Index for Sheridan County Rental Housing Costs, 1986 - 2009				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	262	130	313	246
Q2.87	260	133	302	259
Q4.87	273	137	295	272
Q2.88	254	133	319	265
Q4.88	244	130	321	239
Q2.89	253	131	319	237
Q4.89	265	133	323	250
Q2.90	245	133	305	243
Q4.90	265	133	327	254
Q2.91	262	142	321	285
Q4.91	272	134	341	293
Q2.92	294	133	339	298
Q4.92	292	133	415	315
Q2.93	335	138	390	321
Q4.93	321	137	460	0
Q2.94	318	137	400	381
Q4.94	357	140	508	375
Q2.95	379	140	470	370
Q4.95	366	142	491	388
Q2.96	368	145	484	376
Q4.96	359	148	468	381
Q2.97	370	150	491	400
Q4.97	367	144	484	393
Q2.98	359	153	454	346
Q4.98	366	160	470	430
Q2.99	372	153	479	404
Q4.99	374	163	528	380
Q2.00	380	165	539	375
Q4.00	405	175	580	447
Q2.01	433	175	555	436
Q4.01	443	183	596	420
Q2.02	429	138	639	494
Q4.02	469	235	637	595
Q2.03	462	252	627	500
Q4.03	465	273	667	502
Q2.04	511	263	678	507
Q4.04	501	273	670	513
Q2.05	504	273	687	568
Q4.05	489	146	688	514
Q2.06	562	248	743	583
Q4.06	571	285	857	650
Q2.07	597	275	927	520
Q4.07	605	282	970	509
Q2.08	608	345	974	654
Q4.08	606	.	995	650
Q2.09	671	450	992	683

Table II.17.9 Building Permits and Valuation in Sheridan County 1980 - 2008								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2008 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	84	36	12	48	180	.	.	113.09
1981	45	32	.	6	83	.	.	90.23
1982	105	8	3	.	116	.	.	79.08
1983	119	.	.	42	161	.	.	97.74
1984	70	.	4	.	74	.	.	91.70
1985	13	.	.	31	44	.	.	97.55
1986	2	.	.	.	2	.	.	151.22
1987	5	.	.	.	5	.	.	77.27
1988	5	.	.	.	5	.	.	89.45
1989	6	.	.	.	6	.	.	107.86
1990	10	.	.	.	10	.	.	110.63
1991	84	.	.	.	84	.	.	118.54
1992	84	.	.	.	84	.	.	121.54
1993	96	2	.	.	98	.	.	106.34
1994	128	4	10	16	158	.	.	116.58
1995	98	2	20	.	120	16	.	112.60
1996	140	22	.	10	172	.	41	103.81
1997	95	6	.	6	107	23	6	115.89
1998	95	2	4	5	106	12	16	126.76
1999	83	2	.	5	90	.	.	118.13
2000	95	4	.	.	99	.	2	123.60
2001	90	4	.	8	102	.	.	112.45
2002	106	6	.	.	112	.	11	112.90
2003	215	.	12	60	287	111	11	79.42
2004	184	2	14	.	200	.	20	103.09
2005	171	4	.	.	175	.	.	112.49
2006	367	2	4	.	377	.	.	101.11
2007	328	4	7	.	339	.	.	140.36
2008	212	12	6	.	230	48	.	197.33

The average sales price of existing, detached, single-family homes was provided by the County Assessor's office. In 2008, the average sales price in Sheridan County was \$240,270. This represented a decrease of 0.2 percent from the previous year. In contrast, the state of Wyoming's average was \$256,045, a decrease of 3.4 percent over the previous year. A comparison of average sales prices between 1999 and 2008 is displayed in Table II.17.10, below.

Table II.17.10 Average Sales Prices in Sheridan County and Wyoming Assessor Data, 1999 - 2008				
Year	Sheridan County Average Price (\$)	Sheridan County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	104,167	2.97	101,517	4.76
2000	115,003	10.40	111,437	9.77
2001	125,000	8.69	116,469	4.52
2002	142,565	14.05	121,140	4.01
2003	146,776	2.95	132,708	9.55
2004	162,917	11.00	142,501	7.38
2005	186,095	14.23	159,776	12.12
2006	220,225	18.34	187,869	17.58
2007	240,779	9.33	265,044	41.08
2008	240,270	-0.2	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.¹¹¹ During December 2009, a total of 73 surveys were completed by property managers in Sheridan County. Of the 1,287 rental units surveyed, 55 were vacant, indicating a vacancy rate of 4.27 percent. This rate compares to a 2.50 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 54 respondents in Sheridan County. Of the incoming population who were unsatisfied with their current housing, 70.00 percent said they were seeking to own a home and 30.0 percent were seeking to rent. Of those seeking to own a home, 66.7 percent wished to buy existing units, of which 66.7 percent of respondents sought housing for between \$50,000 and \$100,00, and 33.3 percent sought homes for above \$100,00. Of those seeking to build a home, all respondents anticipated spending more than \$100,000.

Of those currently renting or seeking to rent, 33.3 percent hoped to spend less than \$365 per month, and 66.7 percent anticipated spending above \$600. Additional survey data are presented in Section C of Volume II, Technical Appendix.

2010 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2010 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income, as a percentage of median family income (MFI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent and more than 95 percent of median family income.

The household forecast indicates a total increase of 5,249 households in Sheridan County, from 11,167 in 2000 to 16,416 in 2030. Homeowners are expected to increase from 7,689 in 2000 to 11,813 by 2030. Renters are anticipated to increase from 3,478 in 2000 to 4,603 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 421 households for homeowners with extremely low incomes, 30 percent or less of MFI. Homeownership for those with incomes from 31 to 50 percent of MFI is expected to increase by 511 households, and to increase by 750 for those with 51 to 80 percent of MFI.

Table II.17.11 Semi-Annual Rental Vacancy Survey Sheridan County 2001- 2009				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	21	1,264	13	1.03
2001b	14	845	24	2.84
2002a	13	598	17	2.84
2002b	18	935	42	4.49
2003a	16	768	32	4.17
2003b	26	964	32	3.32
2004a	26	1,149	38	3.31
2004b	24	848	38	4.48
2005a	24	1,003	30	2.99
2005b	24	1,071	25	2.33
2006a	25	877	11	1.25
2006b	27	1,193	6	0.50
2007a	30	1,071	3	0.28
2007b	32	841	10	1.19
2008a	51	1,579	51	3.23
2008b	46	1,281	32	2.50
2009a	50	1,604	54	3.37
2009b	73	1,287	55	4.27

¹¹¹Those signified as 'a' in the "year" column of Table II.17.11 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.

Rental demand from the year 2000 to 2030 is expected to increase by 282 households for renters with extremely low incomes, 30 percent or less of MFI. Further, rental demand for those with 31 to 50 percent of MFI is expected to increase by 267 households over the period. Table II.17.11, below, provides details of the household forecast by tenure and income.

Table II.17.11 Strong Growth Household Forecast by Tenure and Income Sheridan 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	785	953	1,398	604	3,949	7,689
2005	842	1,022	1,499	648	4,236	8,246
2010	942	1,144	1,678	725	4,741	9,230
2015	1,003	1,218	1,786	772	5,047	9,826
2020	1,068	1,296	1,902	822	5,373	10,460
2025	1,135	1,378	2,022	874	5,713	11,123
2030	1,206	1,464	2,148	928	6,068	11,813
Renters by Percent of Median Family Income						
2000	872	826	737	237	806	3,478
2005	864	818	730	235	798	3,446
2010	939	890	794	255	868	3,746
2015	992	940	839	270	917	3,957
2020	1,045	991	884	284	966	4,170
2025	1,099	1,042	929	299	1,016	4,385
2030	1,154	1,093	976	314	1,066	4,603
Total Households by Percent of Median Family Income						
2000	1,657	1,779	2,135	841	4,755	11,167
2005	1,705	1,840	2,230	883	5,034	11,692
2010	1,881	2,034	2,472	980	5,609	12,976
2015	1,995	2,157	2,625	1,042	5,964	13,783
2020	2,113	2,287	2,786	1,106	6,339	14,630
2025	2,235	2,420	2,952	1,173	6,729	15,508
2030	2,360	2,557	3,123	1,242	7,134	16,416