

## SHERIDAN COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Sheridan County's population increased from 29,116 in 2010 to 29,239 in 2011, or by 0.4 percent. This compares to a statewide population growth of 0.8 percent over the period. The number of people from 15 to 24 years of age decreased by 1.6 percent, and the number of people from 55 to 64 years of age increased by 4.2 percent. The white population increased by 0.1 percent, while the black population increased by 45.0 percent. The Hispanic population increased from 1,013 to 1,056 people between 2010 and 2011 or by 4.2 percent. These data are presented in Table II.17.1, below.

Subject	Sheridan County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
<b>Population</b>	<b>29,116</b>	<b>29,239</b>	<b>0.4%</b>	<b>563,626</b>	<b>568,158</b>	<b>0.8%</b>
<b>Age</b>						
Under 14 years	5,324	5,344	0.4%	113,371	113,462	0.1%
15 to 24 years	3,474	3,417	-1.6%	78,460	78,704	0.3%
25 to 44 years	6,743	6,763	0.3%	144,615	145,669	0.7%
45 to 54 years	4,499	4,329	-3.8%	83,577	80,936	-3.2%
55 to 64 years	4,528	4,719	4.2%	73,513	77,120	4.9%
65 and Over	4,548	4,667	2.6%	70,090	72,267	3.1%
<b>Race</b>						
White	28,034	28,068	0.1%	529,110	531,484	0.4%
Black	109	158	45.0%	5,135	6,024	17.3%
American Indian and Alaskan Native	373	382	2.4%	14,457	14,774	2.2%
Asian	192	207	7.8%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	26	25	-3.8%	521	551	5.8%
Two or more races	382	399	4.5%	9,754	10,360	6.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	1,013	1,056	4.2%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Sheridan County's population increased from 26,560 persons in 2000 to 29,116 in 2010, or by 9.6 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 9.1 percent, while the black population increased by 118.4 percent. The Hispanic population increased from 646 to 1,013 persons between 2000 and 2010, or by 56.8 percent. These data are presented in Table II.17.2, on the following page.

<b>Table II.17.2</b>						
<b>Population by Race and Ethnicity</b>						
Sheridan County						
2000 SF1 and 2010 Census Data						
Race	2000 Census			2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total		
White	25,465	95.9%	27,782	95.4%	9.1%	
Black	49	0.2%	107	0.4%	118.4%	
American Indian	338	1.3%	359	1.2%	6.2%	
Asian	102	0.4%	192	0.7%	88.2%	
Native Hawaiian/Pacific Islander	33	0.1%	23	0.1%	-30.3%	
Other	217	0.8%	209	0.7%	-3.7%	
Two or More Races	356	1.3%	444	1.5%	24.7%	
<b>Total</b>	<b>26,560</b>	<b>100.0%</b>	<b>29,116</b>	<b>100.0%</b>	<b>9.6%</b>	
Hispanic (Ethnicity)	646	2.4%	1,013	3.5%	56.8%	

Table II.17.3, below, presents the population of Sheridan County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 9.6 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,762 persons, or by 63.7 percent. In 2010, the largest age group in Sheridan County was the group aged 35 to 54, which accounted for 26.9 percent of the entire population. The 2010 census count showed a total of 14,565 males, who accounted for 50 percent of the population, and the remaining 50 percent, or 14,551 persons, were female.

<b>Table II.17.3</b>							
<b>Population by Age and Gender</b>							
Sheridan County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	694	713	1,407	932	933	1,865	32.6%
5 to 19	2,916	2,829	5,745	2,752	2,594	5,346	-6.9%
20 to 24	721	662	1,383	775	812	1,587	14.8%
25 to 34	1,330	1,356	2,686	1,729	1,680	3,409	26.9%
35 to 54	4,148	4,304	8,452	3,929	3,904	7,833	-7.3%
55 to 64	1,427	1,339	2,766	2,324	2,204	4,528	63.7%
65 and Over	1,765	2,356	4,121	2,124	2,424	4,548	10.4%
<b>Total</b>	<b>13,001</b>	<b>13,559</b>	<b>26,560</b>	<b>14,565</b>	<b>14,551</b>	<b>29,116</b>	<b>9.6%</b>

At the time of the 2010 Census, there were 1,009 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 41.1 percent, as shown in Table II.17.4, on the following page.

<b>Table II.17.4</b>			
<b>Group Quarters Population</b>			
Sheridan County			
2000 SF1 and 2010 Census Data			
<b>Group Quarters</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>% Change 00-10</b>
<b>Institutionalized</b>			
Correctional Institutions <sup>134</sup>	36	96	166.7%
Juvenile Facilities	.	94	100.0%
Nursing Homes	286	232	-18.9%
Other Institutions	170	.	-100.0%
<b>Total</b>	<b>492</b>	<b>422</b>	<b>-14.2%</b>
<b>Noninstitutionalized</b>			
College Dormitories	149	357	139.6%
Military Quarters	.	.	.
Other Noninstitutions	74	230	210.8%
<b>Total</b>	<b>223</b>	<b>587</b>	<b>163.2%</b>
<b>Group Quarters Population</b>	<b>715</b>	<b>1,009</b>	<b>41.1%</b>

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

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

Table II.17.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 7,603 family households, of which 6,181 housed married couple families and 1,422 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 538 families, or a female householder with no husband present, of which there were 884 families. There were also an estimated 4,665 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Sheridan County was 62.0 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Sheridan County, 81.3 percent were married households, which compared to 80.5 percent in the State of Wyoming.

<sup>134</sup> In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

<b>Table II.17.5</b>				
<b>Household Type by Tenure</b>				
Sheridan County				
2007-2011 Five-Year ACS Data				
Family Type	Sheridan County		State of Wyoming	
	Sheridan County	% of Total	State of Wyoming	% of Total
Family households	7,603	62.0%	145,279	66.1%
Married-couple family	6,181	81.3%	116,920	80.5%
Owner-occupied housing units	5,251	85.0%	97,958	83.8%
Renter-occupied housing units	930	15.0%	18,962	16.2%
Other family	1,422	18.7%	28,359	19.5%
Male householder, no wife present	538	7.1%	9,289	32.8%
Owner-occupied housing units	237	44.1%	5,532	59.6%
Renter-occupied housing units	301	55.9%	3,757	40.4%
Female householder, no husband present	884	11.6%	19,070	67.2%
Owner-occupied housing units	399	45.1%	10,181	53.4%
Renter-occupied housing units	485	54.9%	8,889	46.6%
Nonfamily households	4,665	38.0%	74,349	33.9%
Owner-occupied housing units	2,657	57.0%	41,217	55.4%
Renter-occupied housing units	2,008	43.0%	33,132	44.6%
<b>Total</b>	<b>12,268</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Table II.17.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 3,968 two-person family households, 1,659 three-person family households and 1,355 four-person family households. One-person non-family households made up 81.7 percent of all non-family households or an estimated 3,811 households. Sheridan County's two persons households made up 38.9 percent of total housing units and four person households made up an additional 11.4 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.17.6</b>				
<b>Household Type by Household Size</b>				
Sheridan County				
2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Sheridan County</b>				
One Person	.	3,811	3,811	31.1%
Two Person	3,968	810	4,778	38.9%
Three Person	1,659	0	1,659	13.5%
Four Person	1,355	44	1,399	11.4%
Five Person	449	0	449	3.7%
Six Person	132	0	132	1.1%
Seven Person	40	0	40	0.3%
<b>Total</b>	<b>7,603</b>	<b>4,665</b>	<b>12,268</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
<b>Total</b>	<b>145,279</b>	<b>74,349</b>	<b>219,628</b>	<b>100.0%</b>

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 4,778 two-person households, 3,789 were owner-occupied and 989 were renter-occupied. Of the 1,399 four-person households, 1,047 were owner-occupied and 352 were renter-occupied. Further household size data by tenure are presented in Table II.17.7, below.

<b>Table II.17.7 Tenure by Household Size</b>				
Sheridan County 2007-2011 Five-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Sheridan County</b>				
One Person	2,275	1,536	3,811	31.1%
Two Person	3,789	989	4,778	38.9%
Three Person	1,008	651	1,659	13.5%
Four Person	1,047	352	1,399	11.4%
Five Person	290	159	449	3.7%
Six Person	95	37	132	1.1%
Seven Person or more	40	0	40	0.3%
<b>Total</b>	<b>8,544</b>	<b>3,724</b>	<b>12,268</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

As shown in Table II.17.8, below, Sheridan County had a total of 13,815 housing units of which 12,268 or 88.8 percent were occupied. Of these occupied units, 69.6 percent, or 8,544 units were owner occupied, which compares to a statewide rate of 70.5. A total of 1,547 units or 11.2 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

<b>Table II.17.8 Housing Units by Tenure</b>				
Sheridan County 2007-2011 Five-Year ACS Data				
<b>Tenure</b>	<b>Sheridan County</b>		<b>State of Wyoming</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	12,268	88.8%	219,628	84.8%
Owner-Occupied	8,544	69.6%	154,888	70.5%
Renter-Occupied	3,724	30.4%	64,740	29.5%
Vacant Housing Units	1,547	11.2%	39,362	15.2%
<b>Total Housing Units</b>	<b>13,815</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>

Table II.17.9, on the following page, shows that of the 1,547 housing units in Sheridan County as reported in the 2011 ACS data, 249 or 16.1 percent were for rent and 211 or 13.6 percent were for sale. An estimated 748 units were for seasonal, recreational, or occasional use, and 221 or 14.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

<b>Table II.17.9 Disposition of Vacant Housing Units</b> Sheridan County 2007-2011 Five Year ACS Data				
Disposition	Sheridan County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	249	16.1%	5,138	13.1%
Rented, but not occupied	33	2.1%	2,072	5.3%
For sale only	211	13.6%	2,921	7.4%
Sold, but not occupied	85	5.5%	983	2.5%
For seasonal, recreational, or occasional use	748	48.4%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	221	14.3%	10,249	26.0%
<b>Total</b>	<b>1,547</b>	<b>100.0%</b>	<b>39,362</b>	<b>100.0%</b>

Table II.17.10, at right, presents different income statistics for Sheridan County. According to the 2011 ACS data averages, median family income for Sheridan County was \$66,057 compared to the statewide average of \$69,058. Per capita income for Sheridan County, which is calculated by dividing total income by population, was \$27,805, which compared to \$28,952 for the State of Wyoming.

<b>Table II.17.10 Median and Per Capita Income</b> Sheridan County 2007-2011 Five-Year ACS Data		
Income Type	Sheridan County	Wyoming
Median Family Income	66,057	69,058
Median Household Income	51,667	56,380
Per Capita Income	27,805	28,952

Table II.17.11, below, shows households by income for Sheridan County and the State of Wyoming. In Sheridan County, there were a total of 1,257 households or 10.2 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 1,722 households that had incomes between \$35,000 and \$49,999, which accounted for 14.0 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 17.5 percent of total households and numbered 2,148 in Sheridan County.

<b>Table II.17.11 Households by Income</b> Sheridan County 2007-2011 Five-Year ACS Data				
Income	Sheridan County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,257	10.2%	21,222	9.7%
15,000 - 19,999	577	4.7%	10,180	4.6%
20,000 - 24,999	540	4.4%	10,638	4.8%
25,000 - 34,999	1,784	14.5%	23,696	10.8%
35,000 - 49,999	1,722	14.0%	31,275	14.2%
50,000 - 74,999	2,574	21.0%	44,469	20.2%
75,000 - 99,999	1,666	13.6%	31,675	14.4%
100,000 and above	2,148	17.5%	46,473	21.2%
<b>Total</b>	<b>12,268</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.17.12, below. In total, the poverty rate in Sheridan County was 8.2 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Sheridan County had a poverty rate of 8.9 percent and the female population had a poverty rate of 7.4 percent. There were 192 males and 41 females in poverty under the age of 5. Overall, 10.2 percent of persons in poverty in Sheridan County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 304 individuals with incomes below the poverty level which represented 13.3 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

<b>Table II.17.12</b>				
<b>Poverty by Age</b>				
Sheridan County				
2007-2011 Five-Year ACS Data				
<b>Age</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>% of Total</b>
<b>Sheridan County</b>				
5 and Below	192	41	233	10.2%
6 to 18	177	47	224	9.8%
18 to 64	739	788	1,527	66.7%
65 and Older	131	173	304	13.3%
<b>Total</b>	<b>1,239</b>	<b>1,049</b>	<b>2,288</b>	<b>100.0%</b>
Poverty Rate	8.9%	7.4%	8.2%	.
<b>State of Wyoming</b>				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
<b>Total</b>	<b>24,335</b>	<b>30,565</b>	<b>54,900</b>	<b>100.0%</b>
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.17.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Sheridan County saw an average of 7,582 owner-occupied single-family units compared to 1,863 single-family rental units. In Sheridan County, single-family units comprised 77.0 percent of all households compared with 71.7 percent statewide. Sheridan County had a total of 794 apartment rental units and total apartment units accounted for 6.7 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 1,160 mobile homes in Sheridan County, which comprised 9.5 percent of all occupied housing units and compared to 13.8 statewide.

<b>Table II.17.13</b>				
<b>Households by Unit Type</b>				
Sheridan County				
2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Sheridan County</b>				
Single-Family Unit	7,582	1,863	9,445	77.0%
Duplex	52	244	296	2.4%
Tri- or Four-Plex	40	511	551	4.5%
Apartments	22	794	816	6.7%
Mobile Homes	848	312	1,160	9.5%
Boat, RV, Van, Etc.	0	0	0	0.0%
<b>Total</b>	<b>8,544</b>	<b>3,724</b>	<b>12,268</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

Table II.17.14, below, shows the number of households by year of construction. As shown, 19.1 percent, or 2,339 units, were built in 1939 or earlier in the county, and another 591 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 871, which accounted for 7.1 percent of all households, and an additional 782 households, or 6.4 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

<b>Table II.17.14</b>				
<b>Households by Year Built</b>				
Sheridan County				
2007-2011 Five-Year ACS Data				
Year Built	Sheridan County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,339	19.1%	25,099	11.4%
1940 to 1949	591	4.8%	10,841	4.9%
1950 to 1959	1,091	8.9%	22,067	10.0%
1960 to 1969	990	8.1%	19,430	8.8%
1970 to 1979	2,752	22.4%	52,134	23.7%
1980 to 1989	1,608	13.1%	34,742	15.8%
1990 to 1999	1,244	10.1%	26,856	12.2%
2000 to 2004	871	7.1%	14,190	6.5%
Built 2005 or Later	782	6.4%	14,269	6.5%
<b>Total</b>	<b>12,268</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Table II.17.15, on the following page, displays housing units for Sheridan County and the State of Wyoming. The number of rooms in Sheridan County varied between households. Households with one room accounting for only 1.5 percent of total housing units, while households with five and six



rooms accounted for 18.0 and 15.7 percent, respectively. The median number of rooms in Sheridan County was 6 rooms, which compared to 6 statewide.

<b>Table II.17.15 Housing Units by Number of Rooms</b> Sheridan County 2007-2011 Five-Year ACS Data				
Number of Rooms	Sheridan County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	205	1.5%	4,252	1.6%
Two	389	2.8%	6,593	2.5%
Three	1,073	7.8%	19,112	7.4%
Four	2,792	20.2%	44,741	17.3%
Five	2,486	18.0%	52,369	20.2%
Six	2,166	15.7%	40,122	15.5%
Seven	1,827	13.2%	31,810	12.3%
Eight	1,366	9.9%	25,589	9.9%
Nine or more	1,511	10.9%	34,402	13.3%
<b>Total</b>	<b>13,815</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.17.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 173 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 31.4 percent of total households in Sheridan County, which compared to 24.8 percent statewide. In Sheridan County, the 4,591 households with three bedrooms accounted for 37.4 percent of all households, and there were only 566 five-bedroom or more households, which accounted for 4.6 percent of all households.

<b>Table II.17.16 Households by Number of Bedrooms</b> Sheridan County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Sheridan County</b>				
None	18	173	191	1.6%
One	320	1,009	1,329	10.8%
Two	2,211	1,647	3,858	31.4%
Three	3,961	630	4,591	37.4%
Four	1,562	171	1,733	14.1%
Five or more	472	94	566	4.6%
<b>Total</b>	<b>8,544</b>	<b>3,724</b>	<b>12,268</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.17.17, at right, structures built in 1939 or earlier had a median value of \$193,300, while structures built between 1950 and 1959 had a median value of \$196,100 and those built between 1990 to 1999 had a median value of \$351,100. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$239,200 and \$328,200, respectively. The total average median value in Sheridan County was \$224,900, which compared to \$181,900 in the State of Wyoming.

<b>Table II.17.17</b> <b>Median Value by Year Structure Built</b> Sheridan County 2007-2011 Five-Year ACS Data		
Year Built	Sheridan County	State of Wyoming
1939 or earlier	193,300	148,000
1940 to 1949	165,800	130,200
1950 to 1959	196,100	155,800
1960 to 1969	197,400	171,100
1970 to 1979	235,100	180,100
1980 to 1989	206,500	194,300
1990 to 1999	351,100	224,800
2000 to 2004	239,200	247,900
Built 2005 or Later	328,200	245,700
<b>Total</b>	<b>224,900</b>	<b>181,900</b>

Household mortgage status is reported in Table II.17.18, below. In Sheridan County, households with a mortgage accounted for 59.2 percent of all households or 5,061 housing units, and the remaining 40.8 percent or 3,483 units had no mortgage. Of those units with a mortgage, 576 had either a second mortgage or home equity loan, 45 had both a second mortgage and home equity loan, and 4,440 or 87.7 percent had no second mortgage or no home equity loan.

<b>Table II.17.18</b> <b>Mortgage Status</b> Sheridan County 2007-2011 Five-Year ACS Data				
Mortgage Status	Sheridan County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	5,061	59.2%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	576	11.4%	16,846	17.7%
Second mortgage only	295	51.2%	8,326	49.4%
Home equity loan only	281	48.8%	8,520	50.6%
Both second mortgage and home equity loan	45	0.9%	733	0.8%
No second mortgage and no home equity loan	4,440	87.7%	77,715	81.6%
Housing units without a mortgage	3,483	40.8%	59,594	38.5%
<b>Total</b>	<b>8,544</b>	<b>100.0%</b>	<b>154,888</b>	<b>100.00%</b>

The median rent in Sheridan County was \$606 as compared to \$591 statewide, as shown in Table II.17.19, below.

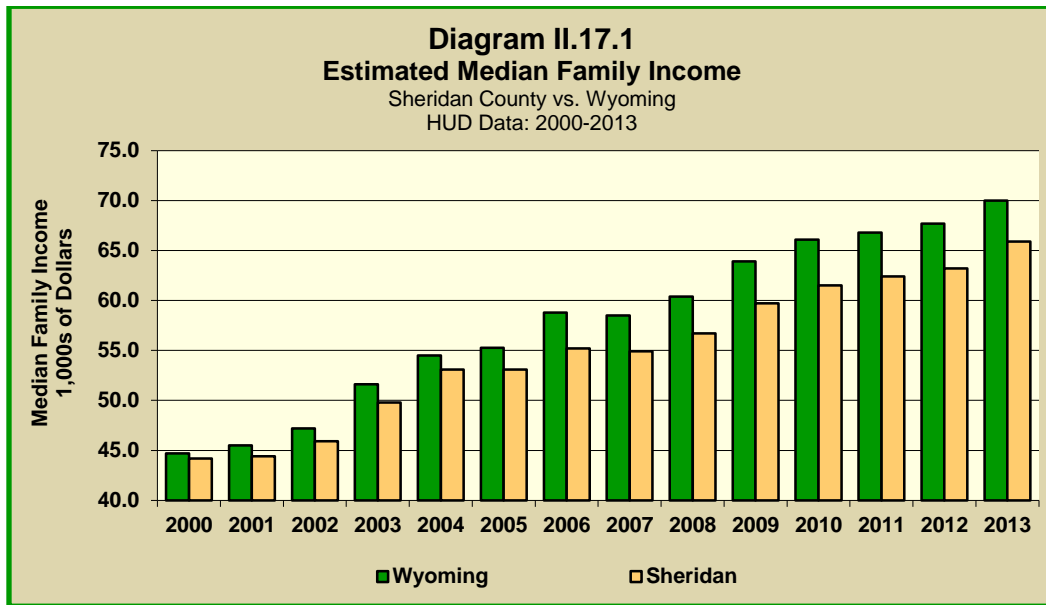
<b>Table II.17.19</b> <b>Median Rent</b> Sheridan County 2007-2011 Five-Year ACS Data	
Place	Rent
Sheridan County	\$606
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 85 persons during the first half of 2011. The driver’s license total exchanges since 2000 for Sheridan County are presented below in Table II.17.20 and indicate a net increase of 2,629 persons over the time period.

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
2010	804	449	355
2011	654	640	14
2012 – First Half	394	309	85
<b>Total</b>	<b>9,748</b>	<b>7,119</b>	<b>2,629</b>

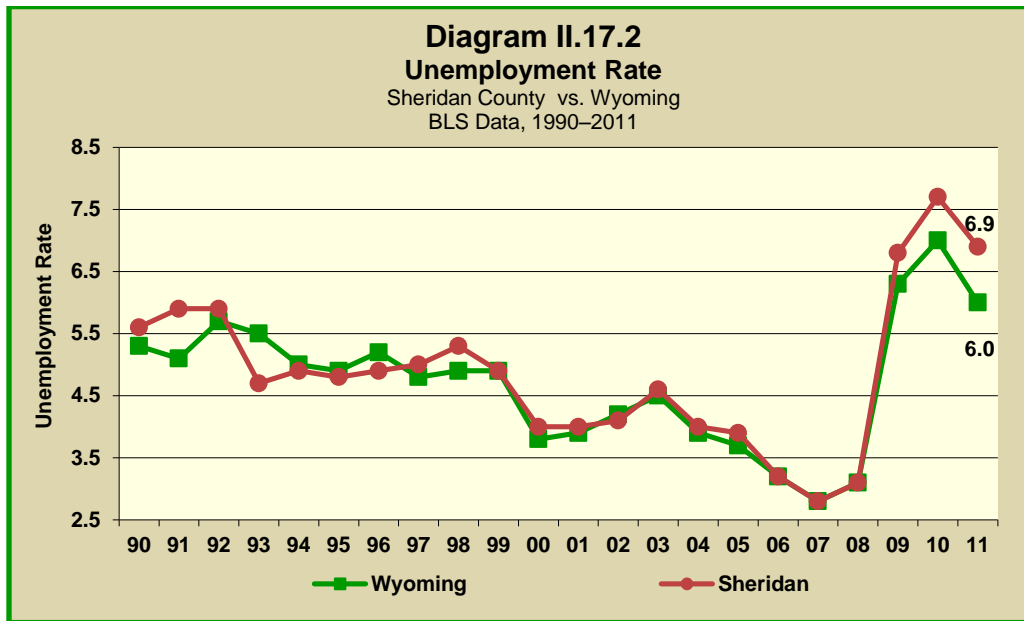
**Economics**

The HUD estimated MFI for Sheridan County was \$65,900 in 2013.<sup>135</sup> This compares to Wyoming’s MFI of \$70,000. Diagram II.17.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Sheridan County’s labor force, defined as the number of persons working or actively seeking work, decreased by 218 persons, from 16,530 in 2010 to 16,312 in 2011. Employment decreased by 67 persons; unemployment decreased by 151 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 7.7 percent in 2010 to 6.9 percent in 2011, as shown on the following page in Diagram II.17.2.

<sup>135</sup> 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 represent 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 shown in Table II.17.21, below, annual total monthly employment decreased by 0.80 percent between 2010 and 2011, from a total of 12,916 to 12,813 workers. Preliminary estimates shows employment increased to 13,312 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	10,823	11,218	11,283	11,479	12,040	12,759	13,074	13,235	12,394	12,293	12,422
Feb	10,903	11,219	11,356	11,586	12,147	12,790	13,172	13,087	12,386	12,311	12,472
Mar	11,066	11,170	11,489	11,792	12,326	12,943	13,247	13,077	12,572	12,401	12,520
Apr	11,447	11,500	11,773	12,032	12,505	13,000	13,513	13,189	12,840	12,613	12,736
May	11,748	11,797	12,043	12,245	13,047	13,470	13,848	13,516	13,140	12,851	13,035
Jun	12,151	12,337	12,513	12,925	13,503	14,015	14,333	13,854	13,588	13,341	13,312
Jul	11,607	11,758	11,895	12,137	13,051	13,564	14,043	13,291	13,079	12,939	.
Aug	11,565	11,671	11,988	12,152	12,997	13,612	13,891	13,162	12,975	12,978	.
Sep	11,764	11,923	12,136	12,401	13,116	13,692	14,136	13,352	13,155	13,146	.
Oct	11,823	11,814	12,000	12,331	13,172	13,700	14,115	13,110	13,125	13,042	.
Nov	11,721	11,666	11,898	12,326	13,113	13,525	13,896	12,953	12,912	12,962	.
Dec	11,613	11,644	11,850	12,257	13,148	13,417	13,839	12,894	12,823	12,873	.
<b>Annual</b>	<b>11,519</b>	<b>11,643</b>	<b>11,852</b>	<b>12,139</b>	<b>12,847</b>	<b>13,374</b>	<b>13,759</b>	<b>13,227</b>	<b>12,916</b>	<b>12,813</b>	.
% Change	5.23	1.08	1.80	2.42	5.83	4.10	2.88	-3.87	-2.35	-0.80	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.17.22, on the following page, annual average weekly wages increased by 1.56 percent between 2010 and

2011, from a total of \$705 to \$716. Preliminary estimates show average weekly wages increased to \$721 in the second quarter 2012.

<b>Table II.17.22</b>						
<b>Average Weekly Wages</b>						
Sheridan County						
BLS QCEW Data, 2001–2011(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
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
2009	690	712	682	775	715	-1.11
2010p	670	696	677	778	705	-1.40
2011	681	709	697	774	716	1.56
2012(p)	710	721	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.17.23, below. Annual establishments decreased by 1.42 percent between 2010 and 2011, from a total of 1,405 to 1,385 establishments. Preliminary estimate show business establishments increased to 1,407 in the second quarter of 2012.

<b>Table II.17.23</b>						
<b>Number of Establishments</b>						
Sheridan County						
BLS QCEW Data, 2001–2011(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	1,163	1,172	1,183	1,179	1,174	.
2002	1,187	1,213	1,228	1,242	1,218	3.75
2003	1,242	1,251	1,267	1,269	1,257	3.20
2004	1,275	1,287	1,284	1,283	1,282	1.99
2005	1,290	1,304	1,318	1,306	1,305	1.79
2006	1,337	1,367	1,379	1,367	1,363	4.44
2007	1,383	1,414	1,412	1,416	1,406	3.15
2008	1,439	1,434	1,446	1,444	1,441	2.49
2009	1,425	1,442	1,424	1,413	1,426	-1.04
2010	1,402	1,404	1,409	1,403	1,405	-1.47
2011	1,377	1,380	1,389	1,392	1,385	-1.42
2012(p)	1,386	1,407	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs. For 2011, the most recent year for which data are available, Sheridan County recorded 19,782 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 \$1,485,422,000 and real per capita income was \$50,803 in 2011. Average earnings per job in the county was \$40,663 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

### Housing

According to the Wyoming cost of living index, average apartment rent in Sheridan County increased from \$677 in second quarter 2011 to \$687 in second quarter 2012, or by 1.5 percent. Detached single-family home rents increased by 4.3 percent, and rents for mobile homes on a lot decreased by 19.3 percent.

Sheridan County rental prices experienced average annualized increases of 3.8 percent for apartments, 4.5 percent for houses, and 2.3 percent for mobile homes plus a lot since fourth quarter 1986 through second quarter 2012. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.17.24, at right, presents the Sheridan County data for each rental type.<sup>136</sup>

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 Sheridan County decreased from 117 authorized units in 2010 to 101 in 2011. Total residential authorizations increased from 121 units in 2010 to 158 in 2011.

The real value of single-family building permits increased from \$180,500 in 2010 to \$186,700 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$206,000 in 2008 to a low of \$83,200 in 2003. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given

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
Q4.09	706	.	957	582
Q2.10	701	.	902	555
Q4.10	697	.	922	524
Q2.11	677	.	939	549
Q4.11	688	.	970	482
Q2.12	687	347	979	443

<sup>136</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

in Table II.17.25, below.

<b>Table II.17.25</b> <b>Building Permits and Valuation</b> Sheridan County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	84	36	12	48	180	.	.	118.5
1981	45	32	.	6	83	.	.	94.5
1982	105	8	3	.	116	.	.	82.9
1983	119	.	.	42	161	.	.	102.4
1984	70	.	4	.	74	.	.	96.1
1985	13	.	.	31	44	.	.	102.2
1986	2	.	.	.	2	.	.	158.5
1987	5	.	.	.	5	.	.	80.8
1988	5	.	.	.	5	.	.	93.6
1989	6	.	.	.	6	.	.	112.8
1990	10	.	.	.	10	.	.	115.7
1991	84	.	.	.	84	.	.	123.9
1992	84	.	.	.	84	.	.	127.0
1993	96	2	.	.	98	.	.	111.2
1994	128	4	10	16	158	.	.	121.9
1995	98	2	20	.	120	16	.	117.7
1996	140	22	.	10	172	.	41	108.5
1997	95	6	.	6	107	23	6	121.1
1998	95	2	4	5	106	12	16	132.4
1999	83	2	.	5	90	.	.	123.3
2000	95	4	.	.	99	.	2	129.1
2001	90	4	.	8	102	.	.	117.6
2002	106	6	.	.	112	.	11	118.2
2003	215	.	12	60	287	111	11	83.2
2004	184	2	14	.	200	.	20	108.0
2005	171	4	.	.	175	.	.	117.8
2006	367	2	4	.	377	.	.	105.9
2007	328	4	7	.	339	.	.	146.7
2008	212	12	6	.	230	48	.	206.0
2009	86	.	.	.	86	.	.	189.9
2010	117	.	4	.	121	.	.	180.5
2011	101	2	7	48	158	.	.	186.7

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Sheridan County was \$227,833. This represented a decrease of 6.1 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.17.26, on the following page.

<b>Table II.17.26</b> <b>Average Sales Prices</b> Sheridan County and Wyoming DOR Data, 1999–2011				
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
2009	233,281	-2.9	241,622	-5.6
2010	242,635	4.01	250,958	3.9
2011	227,833	-6.1	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2012.<sup>137</sup> During December 2012, a total of 95 surveys were completed by property managers in Sheridan County. Of the 2,351 rental units surveyed, 122 were vacant, indicating a vacancy rate of 5.19 percent, as shown in Table II.17.27, below. This rate compares to a 4.0 percent vacancy rate one year ago and a statewide December 2012 vacancy rate of 4.17 percent.

<b>Table II.17.27</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Sheridan County RVS Data, 2001–First Survey 2012				
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%
2010a	78	1,549	79	5.10%
2010b	89	1,643	71	4.32%
2011a	93	1,720	74	4.30%
2011b	84	2,177	87	4.00%
2012a	94	1,904	154	8.09%
2012b	95	2,351	122	5.19%

Diagram II.17.3, on the following page, shows the historical vacancy rate for Sheridan County and Wyoming. As can be seen, the vacancy rate in Sheridan County has been lower than the statewide average, yet has trended roughly the same, over the 12 year period.

<sup>137</sup>Those signified as a in the “year” column of Table II.17.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.



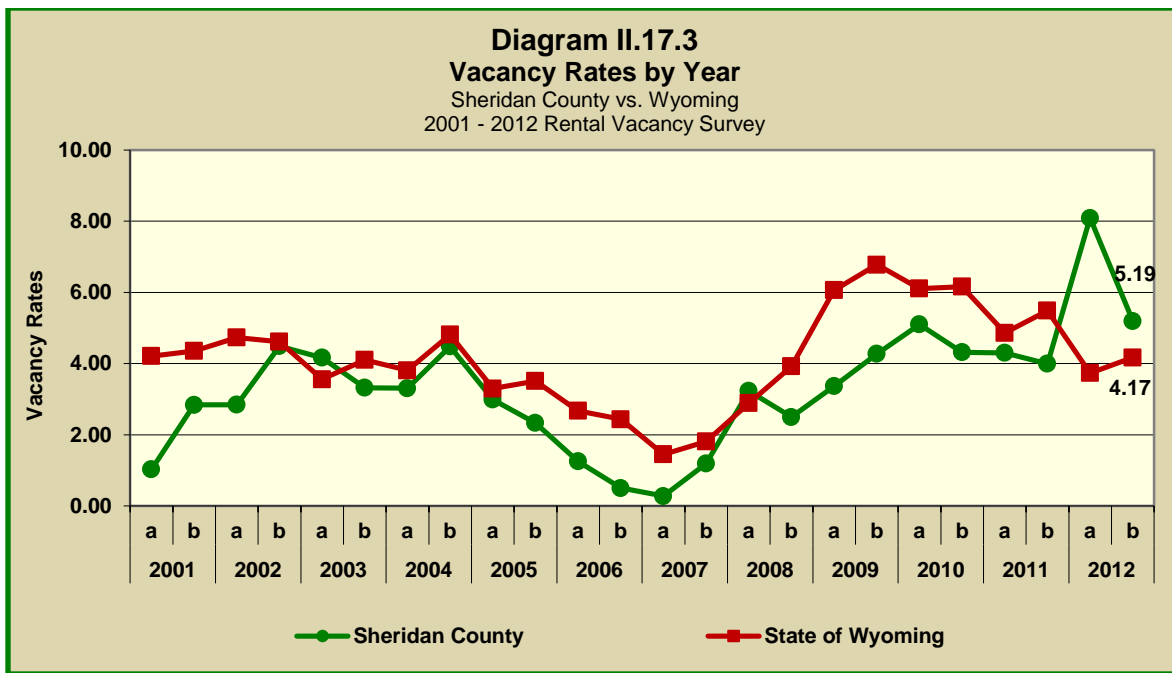
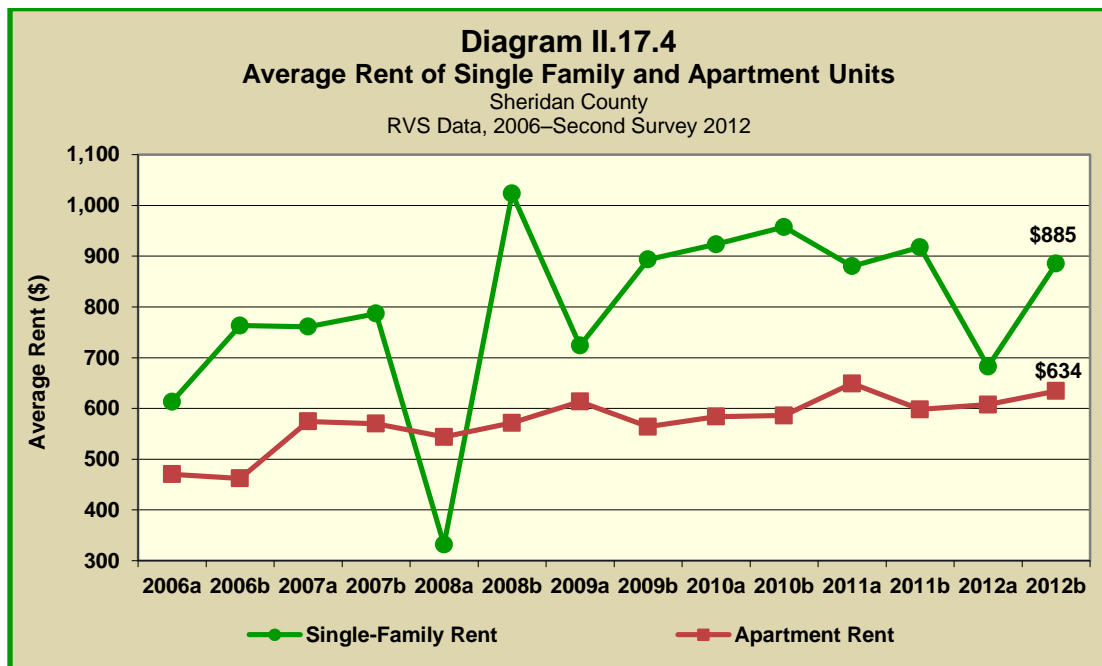


Diagram II.17.4, below, shows the average rent of single-family and apartment units in Sheridan County. In the second half of 2012, average rents for single-family units rose to \$885 and average rents for apartments increased to \$634.



The calendar year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 16 respondents in Sheridan County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they sought to own a home. Of those seeking to own a home, 50 percent wished to buy existing units, of which 50 percent sought homes between \$100,000 and \$250,000, and 50 percent anticipated spending above \$250,000. The remainder of those seeking to own a home, 50 percent, wished to build, of which 50 percent for between \$100,000 and \$249,999 and 50 percent anticipated spending above \$250,000. Additional survey data are presented in **Volume II. Technical Appendix.**

### Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2011 five-year ACS data, 150 or 1.2 percent of households in Sheridan County were overcrowded and another 139 or 1.1 percent of units were severely overcrowded, as shown in Table II.17.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.17.28</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Sheridan County				
2007-2011 Five-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Sheridan County</b>				
<b>Owner</b>				
Households	8,453	77	14	8,544
Percentage	98.9%	0.9%	0.2%	100.0%
<b>Renter</b>				
Households	3,526	73	125	3,724
Percentage	94.7%	2.0%	3.4%	100.0%
<b>Total</b>				
Households	11,979	150	139	12,268
Percentage	97.6%	1.2%	1.1%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
<b>Renter</b>				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
<b>Total</b>				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2011 five-year ACS, a total of 273 units or 2.0 percent of all housing units in Sheridan County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.17.29, at right.

<b>Table II.17.29</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Sheridan County 2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Sheridan County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	13,542	251,420
Lacking Complete Kitchen Facilities	273	7,570
<b>Total Housing Units</b>	<b>13,815</b>	<b>258,990</b>
Percent Lacking	2.0%	2.9%

At the time of the 2011 ACS, a total of 173 units or 1.3 percent of all housing units in Sheridan County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.17.30, at right.

<b>Table II.17.30</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Sheridan County 2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Sheridan County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	13,642	252,719
Lacking Complete Plumbing Facilities	173	6,271
<b>Total Households</b>	<b>13,815</b>	<b>258,990</b>
Percent Lacking	1.3%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. 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 Sheridan County, 13.8 percent of households had a cost burden and 11.6 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 18.9 percent of homeowners with a mortgage in Sheridan County experienced a cost burden and 11.8 percent experienced a severe cost burden, while 15.3 percent of renters had a cost burden and 17.2 percent had a severe cost burden, as shown in Table II.17.31, on the following page.

<b>Table II.17.31</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Sheridan County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Sheridan County</b>					
<b>Owner With a Mortgage</b>					
Households	3,494	959	598	10	5,061
Percent	69.0%	18.9%	11.8%	0.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	3,123	160	188	12	3,483
Percent	89.7%	4.6%	5.4%	0.3%	100.0%
<b>Renter</b>					
Households	2,074	571	641	438	3,724
Percent	55.7%	15.3%	17.2%	11.8%	100.0%
<b>Total</b>					
Households	8,691	1,690	1,427	460	12,268
Percent	70.8%	13.8%	11.6%	3.7%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
<b>Renter</b>					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
<b>Total</b>					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

## 2013 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 *2013 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 Household Income (MHI). 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 MHI.

The household forecast indicated a total increase of 3,267 households in Sheridan County, from 12,360 in 2010 to 15,627 in 2040. Homeowners are expected to increase from 8,501 households in 2010 to 10,917 by 2040. Renters are anticipated to increase from 3,859 households in 2010 to 4,709 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 149 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 193 households and by 421 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 182 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 120 households over the period. Table II.17.32, on the following page, provides details of the household forecast by tenure and income.

<b>Table II.17.32</b>						
<b>Household Forecast by Tenure and Income</b>						
Sheridan County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	525	678	1,481	544	5,273	8,501
2015	544	702	1,535	564	5,467	8,813
2020	565	729	1,594	586	5,676	9,151
2025	591	764	1,669	614	5,942	9,580
2030	618	798	1,745	642	6,214	10,018
2035	646	834	1,823	670	6,491	10,465
2040	674	870	1,902	699	6,772	10,917
<b>Renters by Percent of Median Household Income</b>						
2010	828	546	901	349	1,235	3,859
2015	834	551	908	352	1,244	3,888
2020	861	568	937	363	1,283	4,012
2025	898	593	978	379	1,339	4,187
2030	936	618	1,018	394	1,395	4,361
2035	973	642	1,059	410	1,451	4,536
2040	1,010	667	1,100	426	1,507	4,709
<b>Total Households by Percent of Median Household Income</b>						
2010	1,353	1,224	2,382	893	6,508	12,360
2015	1,378	1,253	2,443	916	6,710	12,700
2020	1,425	1,297	2,531	949	6,960	13,162
2025	1,489	1,356	2,647	992	7,282	13,766
2030	1,554	1,416	2,764	1,036	7,610	14,379
2035	1,619	1,476	2,882	1,080	7,942	15,000
2040	1,684	1,537	3,002	1,125	8,279	15,627

