

## SHERIDAN COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Sheridan County's population increased from 29,116 in 2010 to 29,596 in 2012, or by 1.6 percent. This compares to a statewide population growth of 2.3 percent over the period. The number of people from 25 to 44 years of age increased by 1.8 percent, and the number of people from 55 to 64 years of age increased by 6.9 percent. The white population increased by 0.9 percent, while the black population increased by 168.8 percent. The Hispanic population increased from 1,013 to 1,216 people between 2010 and 2012 or by 20.0 percent. These data are presented in Table II.17.1, below.

Subject	Sheridan County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
<b>Population</b>	<b>29,116</b>	<b>29,596</b>	<b>1.6%</b>	<b>563,626</b>	<b>576,412</b>	<b>2.3%</b>
<b>Age</b>						
Under 14 years	5,324	5,307	-0.3%	113,371	113,773	0.4%
15 to 24 years	3,474	3,516	1.2%	78,460	79,861	1.8%
25 to 44 years	6,743	6,865	1.8%	144,615	149,367	3.3%
45 to 54 years	4,499	4,084	-9.2%	83,577	78,964	-5.5%
55 to 64 years	4,528	4,839	6.9%	73,513	78,939	7.4%
65 and Over	4,548	4,985	9.6%	70,090	75,508	7.7%
<b>Race</b>						
White	28,034	28,273	0.9%	529,110	536,450	1.4%
Black	109	293	168.8%	5,135	8,555	66.6%
American Indian and Alaskan Native	373	403	8.0%	14,457	15,003	3.8%
Asian	192	217	13.0%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	26	26	0.0%	521	575	10.4%
Two or more races	382	384	0.5%	9,754	10,646	9.1%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	1,013	1,216	20.0%	50,231	54,770	9.0%

Table II.17.2, on the following page, presents the population of Sheridan County by age and gender from the 2000 and 2010 Census counts. 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. In 2012 the number of females increased to 14,841 persons, which accounted for 50.1 percent of the population while the remaining 49.9 percent, or 14,755 persons were male.

<b>Table II.17.2</b>							
<b>Population by Age and Gender</b>							
Sheridan County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,729	2,595	5,324	2,700	2,607	5,307	-0.3%
15 to 24 years	1,730	1,744	3,474	1,773	1,743	3,516	1.2%
25 to 44 years	3,447	3,296	6,743	3,494	3,371	6,865	1.8%
45 to 54 years	2,211	2,288	4,499	1,998	2,086	4,084	-9.2%
55 to 64 years	2,324	2,204	4,528	2,434	2,405	4,839	6.9%
65 and Over	2,124	2,424	4,548	2,356	2,629	4,985	9.6%
<b>Total</b>	<b>14,565</b>	<b>14,551</b>	<b>29,116</b>	<b>14,755</b>	<b>14,841</b>	<b>29,596</b>	<b>1.6%</b>
% of Total	50.0%	50.0%	.	49.9%	50.1%	.	.

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.17.3, below.

<b>Table II.17.3</b>			
<b>Group Quarters Population</b>			
Sheridan County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>131</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

<sup>131</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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.17.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 7,842 family households, of which 6,538 housed married couple families and 1,304 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 479 families, or a female householder with no husband present, of which there were 825 families. There were also an estimated 4,604 "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 63.0 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Sheridan County, 83.4 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Family Type	Sheridan County		State of Wyoming	
	Sheridan County	% of Total	State of Wyoming	% of Total
Family households	7,842	63.0%	145,992	65.9%
Married-couple family	6,538	83.4%	117,493	80.5%
Owner-occupied housing units	5,521	84.4%	98,110	83.5%
Renter-occupied housing units	1,017	15.6%	19,383	16.5%
Other family	1,304	16.6%	28,499	19.5%
Male householder, no wife present	479	6.1%	9,246	32.4%
Owner-occupied housing units	225	47.0%	5,485	59.3%
Renter-occupied housing units	254	53.0%	3,761	40.7%
Female householder, no husband present	825	10.5%	19,253	67.6%
Owner-occupied housing units	387	46.9%	10,177	52.9%
Renter-occupied housing units	438	53.1%	9,076	47.1%
Nonfamily households	4,604	37.0%	75,487	34.1%
Owner-occupied housing units	2,580	56.0%	41,887	55.5%
Renter-occupied housing units	2,024	44.0%	33,600	44.5%
<b>Total</b>	<b>12,446</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Table II.17.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 4,282 two-person family households, 1,488 three-person family households and 1,410 four-person family households. One-person non-family households made up 84.6 percent of all non-family households or an estimated 3,893 households. Sheridan County's two persons households made up 39.7 percent of total housing units and four person households made up an additional 11.7 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.17.5</b>				
<b>Household Type by Household Size</b>				
Sheridan County				
2008-2012 5-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Sheridan County</b>				
One Person	.	3,893	3,893	31.3%
Two Person	4,282	656	4,938	39.7%
Three Person	1,488	3	1,491	12.0%
Four Person	1,410	41	1,451	11.7%
Five Person	463	0	463	3.7%
Six Person	107	11	118	.9%
Seven Person	92	0	92	.7%
<b>Total</b>	<b>7,842</b>	<b>4,604</b>	<b>12,446</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
<b>Total</b>	<b>145,992</b>	<b>75,487</b>	<b>221,479</b>	<b>100.0%</b>

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 4,938 two-person households, 4,000 were owner-occupied and 938 were renter-occupied. Of the 1,451 four-person households, 1,097 were owner-occupied and 354 were renter-occupied. Further household size data by tenure are presented in Table II.17.6, below.

<b>Table II.17.6</b>				
<b>Tenure by Household Size</b>				
Sheridan County				
2008-2012 5-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	2,230	1,663	3,893	31.3%
Two Person	4,000	938	4,938	39.7%
Three Person	876	615	1,491	12.0%
Four Person	1,097	354	1,451	11.7%
Five Person	376	87	463	3.7%
Six Person	95	23	118	.9%
Seven Person or more	39	53	92	.7%
<b>Total</b>	<b>8,713</b>	<b>3,733</b>	<b>12,446</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

As seen in Table II.17.7, on the following page, Sheridan County had a total of 13,967 housing units of which 12,446 or 89.1 percent were occupied. Of these occupied units, 70.0 percent, or 8,713 units were owner occupied, which compares to a statewide rate of 70.3. A total of 1,521

units or 10.9 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.17.7 Housing Units by Tenure</b> Sheridan County 2008-2012 5-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	12,446	89.1%	221,479	84.7
Owner-Occupied	8,713	70.0%	155,659	70.3
Renter-Occupied	3,733	30.0%	65,820	29.7
Vacant Housing Units	1,521	10.9%	39,951	15.3
<b>Total Housing Units</b>	<b>13,967</b>	<b>100.0%</b>	<b>261,430</b>	<b>100.0</b>

Table II.17.8, below, shows that of the 1,521 housing units in Sheridan County as reported in the 2012 ACS data, 269 or 17.7 percent were for rent and 227 or 14.9 percent were for sale. An estimated 747 units were for seasonal, recreational, or occasional use, and 175 or 11.5 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

<b>Table II.17.8 Disposition of Vacant Housing Units</b> Sheridan County 2008-2012 5-Year ACS Data				
<b>Disposition</b>	<b>Sheridan County</b>		<b>State of Wyoming</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For rent	269	17.7%	5,825	14.6%
Rented, but not occupied	58	3.8%	1,811	4.5%
For sale only	227	14.9%	2,711	6.8%
Sold, but not occupied	45	3.0%	799	2.0%
For seasonal, recreational, or occasional use	747	49.1%	18,027	45.1%
For migrant workers	0	.0%	488	1.2%
Other vacant	175	11.5%	10,290	25.8%
<b>Total</b>	<b>1,521</b>	<b>100.0%</b>	<b>39,951</b>	<b>100.0%</b>

Table II.17.9, at right, presents different income statistics for Sheridan County. According to the 2012 ACS data averages, median family income for Sheridan County was \$67,186 compared to the statewide average of \$70,013. Per capita income for Sheridan County, which is calculated by dividing total income by population, was \$28,016, which compared to \$28,858 for the State of Wyoming.

<b>Table II.17.9 Median and Per Capita Income</b> Sheridan County 2008-2012 5-Year ACS Data		
<b>Income Type</b>	<b>Sheridan County</b>	<b>Wyoming</b>
Median Family Income	67,186	70,013
Median Household Income	52,352	56,573
Per Capita Income	28,016	28,858

Table II.17.10, on the following page, shows households by income for Sheridan County and the State of Wyoming. In Sheridan County, there were a total of 1,289 households or 10.4 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 1,794 households that had incomes between \$35,000 and \$49,999, which accounted for 14.4 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 2,183 in Sheridan County.

<b>Table II.17.10</b>				
<b>Households by Income</b>				
Sheridan County 2008-2012 5-Year ACS Data				
Income	Sheridan County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,289	10.4%	21,996	9.9%
15,000 - 19,999	543	4.4%	10,608	4.8%
20,000 - 24,999	622	5.0%	10,519	4.7%
25,000 - 34,999	1,672	13.4%	22,992	10.4%
35,000 - 49,999	1,794	14.4%	31,395	14.2%
50,000 - 74,999	2,455	19.7%	44,135	19.9%
75,000 - 99,999	1,888	15.2%	31,949	14.4%
100,000 and above	2,183	17.5%	47,885	21.6%
<b>Total</b>	<b>12,446</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.17.11, below. In total, the poverty rate in Sheridan County was 8.6 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Sheridan County had a poverty rate of 9.5 percent and the female population had a poverty rate of 7.8 percent. There were 179 males and 166 females in poverty under the age of 5. Overall, 14.1 percent of persons in poverty in Sheridan County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 305 individuals with incomes below the poverty level which represented 12.5 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.17.11</b>				
<b>Poverty by Age</b>				
Sheridan County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Sheridan County</b>				
5 and Below	179	166	345	14.1%
6 to 18	290	63	353	14.4%
18 to 64	727	713	1,440	58.9%
65 and Older	126	179	305	12.5%
<b>Total</b>	<b>1,322</b>	<b>1,121</b>	<b>2,443</b>	<b>100.0%</b>
Poverty Rate	9.5%	7.8%	8.6%	.
<b>State of Wyoming</b>				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
<b>Total</b>	<b>26,872</b>	<b>33,764</b>	<b>60,636</b>	<b>100.0%</b>
Poverty Rate	10%	12%	11.0%	.

Table II.17.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Sheridan County saw an average of 7,727 owner-occupied single-family units compared to 1,842 single-family rental units. In Sheridan County, single-family units comprised 76.9 percent of all households compared with 71.5 percent statewide. Sheridan County had a total of 928 apartment rental units and total apartment units accounted for 7.6

percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 1,185 mobile homes in Sheridan County, which comprised 9.5 percent of all occupied housing units and compared to 13.6 statewide.

<b>Table II.17.12</b>				
<b>Households by Unit Type</b>				
Sheridan County				
2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Sheridan County</b>				
Single-Family Unit	7,727	1,842	9,569	76.9%
Duplex	60	192	252	2.0%
Tri- or Four-Plex	54	436	490	3.9%
Apartments	22	928	950	7.6%
Mobile Homes	850	335	1,185	9.5%
Boat, RV, Van, Etc.	0	0	0	.0%
<b>Total</b>	<b>8,713</b>	<b>3,733</b>	<b>12,446</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

Table II.17.13, on the following page, shows the number of households by year of construction. As shown, 19.5 percent, or 2,425 units, were built in 1939 or earlier in the county, and another 501 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,595, which accounted for 12.8 percent of all households, and an additional 98 households, or 0.8 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

<b>Table II.17.13</b>				
<b>Households by Year Built</b>				
Sheridan County 2008-2012 5-Year ACS Data				
Year Built	Sheridan County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,425	19.5%	24,899	11.2%
1940 to 1949	501	4.0%	10,352	4.7%
1950 to 1959	1,219	9.8%	22,395	10.1%
1960 to 1969	969	7.8%	19,254	8.7%
1970 to 1979	2,783	22.4%	50,875	23.0%
1980 to 1989	1,629	13.1%	34,715	15.7%
1990 to 1999	1,227	9.9%	26,905	12.1%
2000 to 2004	1,595	12.8%	30,814	13.9%
Built 2005 or Later	98	.8%	1,270	.6%
<b>Total</b>	<b>12,446</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Table II.17.14, below, 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 2.4 percent of total housing units, while households with five and six rooms accounted for 17.1 and 16.9 percent, respectively. The median number of rooms in Sheridan County was 6 rooms, which compared to 6 statewide.

<b>Table II.17.14</b>				
<b>Housing Units by Number of Rooms</b>				
Sheridan County 2008-2012 5-Year ACS Data				
Number of Rooms	Sheridan County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	340	2.4%	4,323	1.7%
Two	376	2.7%	6,841	2.6%
Three	1,043	7.5%	19,299	7.4%
Four	2,611	18.7%	44,488	17.0%
Five	2,386	17.1%	51,437	19.7%
Six	2,355	16.9%	40,208	15.4%
Seven	1,791	12.8%	32,481	12.4%
Eight	1,333	9.5%	25,835	9.9%
Nine or more	1,732	12.4%	36,518	14.0%
<b>Total</b>	<b>13,967</b>	<b>100.0%</b>	<b>261,430</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.17.15, on the following page, shows the number of households in the county by number of bedrooms and tenure. There were 212 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.9 percent of total households in Sheridan County, which compared to 24.6 percent statewide. In Sheridan County, the 4,698 households with three bedrooms accounted for 37.7 percent of all households, and there were only 606 five-bedroom or more households, which accounted for 4.9 percent of all households.



<b>Table II.17.15</b>				
<b>Households by Number of Bedrooms</b>				
Sheridan County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Sheridan County</b>				
None	25	212	237	1.9%
One	332	1,011	1,343	10.8%
Two	2,199	1,524	3,723	29.9%
Three	4,017	681	4,698	37.7%
Four	1,653	186	1,839	14.8%
Five or more	487	119	606	4.9%
<b>Total</b>	<b>8,713</b>	<b>3,733</b>	<b>12,446</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.17.16, at right, structures built in 1939 or earlier had a median value of \$188,300, while structures built between 1950 and 1959 had a median value of \$195,100 and those built between 1990 to 1999 had a median value of \$298,200. 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 \$284,800 and \$247,400, respectively. The total average median value in Sheridan County was \$223,900, which compared to \$184,400 in the State of Wyoming.

<b>Table II.17.16</b>		
<b>Median Value by Year Structure Built</b>		
Sheridan County 2008-2012 5-Year ACS Data		
Year Built	Sheridan County	State of Wyoming
1939 or earlier	188,300	153,500
1940 to 1949	171,300	136,800
1950 to 1959	195,100	156,600
1960 to 1969	200,300	173,700
1970 to 1979	245,100	181,700
1980 to 1989	208,000	196,100
1990 to 1999	298,200	228,400
2000 to 2004	284,800	248,900
Built 2005 or Later	247,400	221,600
<b>Total</b>	<b>223,900</b>	<b>184,400</b>

Household mortgage status is reported in Table II.17.17, on the following page. In Sheridan County, households with a mortgage accounted for 58.9 percent of all households or 5,129 housing units, and the remaining 41.1 percent or 3,584 units had no mortgage. Of those units with a mortgage, 528 had either a second mortgage or home equity loan, 27 had both a second mortgage and home equity loan, and 4,574 or 89.2 percent had no second mortgage or no home equity loan.

<b>Table II.17.17</b>				
<b>Mortgage Status</b>				
Sheridan County 2008-2012 5-Year ACS Data				
<b>Mortgage Status</b>	<b>Sheridan County</b>		<b>State of Wyoming</b>	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	5,129	58.9%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	528	10.3%	15,069	16.0%
Second mortgage only	269	50.9%	7,440	49.4%
Home equity loan only	259	49.1%	7,629	50.6%
Both second mortgage and home equity loan	27	.5%	645	.7%
No second mortgage and no home equity loan	4,574	89.2%	78,587	83.3%
Housing units without a mortgage	3,584	41.1%	61,358	39.4%
<b>Total</b>	<b>8,713</b>	<b>100.0%</b>	<b>155,659</b>	<b>100.00%</b>

The median rent in Sheridan County was \$602 as compared to \$618 statewide, as seen in Table II.17.18, below.

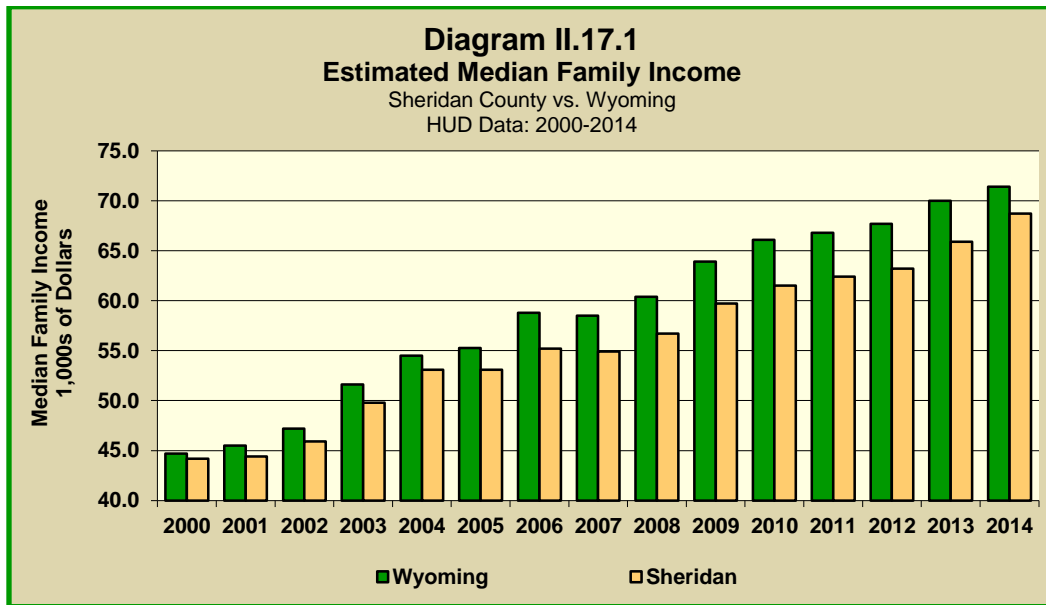
<b>Table II.17.18</b>	
<b>Median Rent</b>	
Sheridan County 2008-2012 5-Year ACS Data	
<b>Place</b>	<b>Rent</b>
Sheridan County	\$602
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 99 persons during 2013. The driver’s license total exchanges since 2000 for Sheridan County are presented below in Table II.17.19 and indicate a net increase of 2,711 persons over the time period.

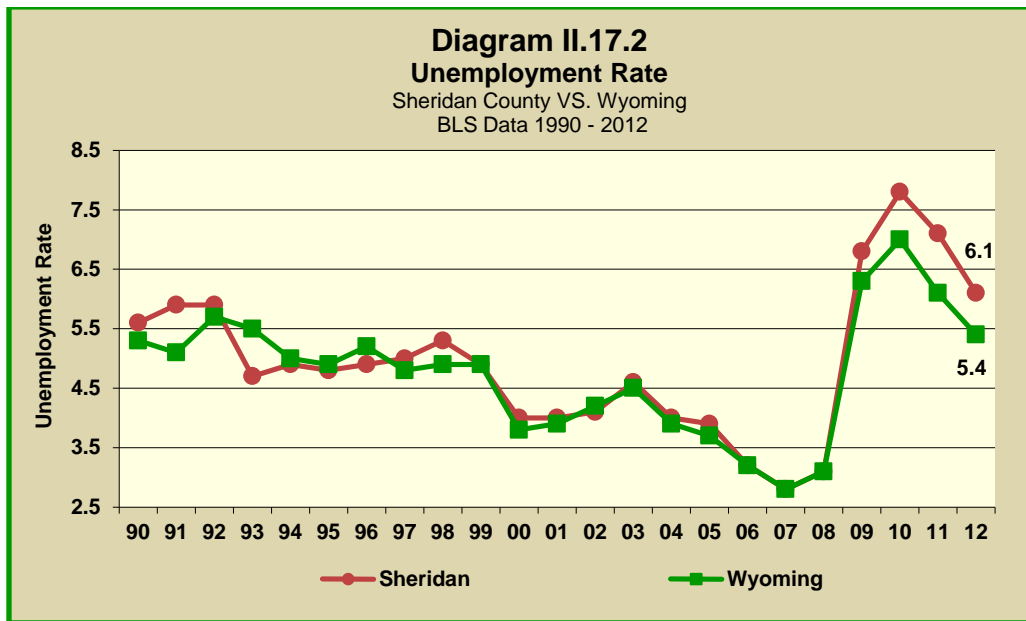
<b>Table II.17.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Sheridan County WYDOT Data, 2000–2013			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	850	624	226
2001	795	563	232
2002	731	553	178
2003	636	462	174
2004	691	662	29
2005	750	595	155
2006	893	567	326
2007	845	579	266
2008	925	566	359
2009	780	550	230
2010	804	449	355
2011	654	640	14
2012	776	708	68
2013	736	637	99
<b>Total</b>	<b>10,866</b>	<b>8,155</b>	<b>2,711</b>

**Economics**

The HUD estimated MFI for Sheridan County was \$68,700 in 2014.<sup>132</sup> This compares to Wyoming’s MFI of \$71,400. Diagram II.17.1, below, illustrates the estimated MFI for 2000 through 2014.



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 50 persons, from 16,286 in 2011 to 16,236 in 2012. Employment increased by 107 persons; unemployment decreased by 157 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 7.1 percent in 2011 to 6.1 percent in 2012, as shown on the following page in Diagram II.17.2.



<sup>132</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.17.20, below, annual total monthly employment increased by 0.22 percent between 2011 and 2012, from a total of 12,813 to 12,841 workers. Preliminary estimates shows total monthly employment increased to 13,416 persons in June 2013.

<b>Table II.17.20</b>											
<b>Total Monthly Employment</b>											
Sheridan County											
BLS QCEW Data, 2003–2013(p)											
<b>Year</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013(p)</b>
Jan	11,218	11,283	11,479	12,040	12,759	13,074	13,235	12,394	12,293	12,422	12,303
Feb	11,219	11,356	11,586	12,147	12,790	13,172	13,087	12,386	12,311	12,472	12,255
Mar	11,170	11,489	11,792	12,326	12,943	13,247	13,077	12,572	12,401	12,520	12,367
Apr	11,500	11,773	12,032	12,505	13,000	13,513	13,189	12,840	12,613	12,741	12,673
May	11,797	12,043	12,245	13,047	13,470	13,848	13,516	13,140	12,851	13,030	13,049
Jun	12,337	12,513	12,925	13,503	14,015	14,333	13,854	13,588	13,341	13,319	13,416
Jul	11,758	11,895	12,137	13,051	13,564	14,043	13,291	13,079	12,939	12,948	.
Aug	11,671	11,988	12,152	12,997	13,612	13,891	13,162	12,975	12,978	12,869	.
Sep	11,923	12,136	12,401	13,116	13,692	14,136	13,352	13,155	13,146	13,115	.
Oct	11,814	12,000	12,331	13,172	13,700	14,115	13,110	13,125	13,042	12,926	.
Nov	11,666	11,898	12,326	13,113	13,525	13,896	12,953	12,912	12,962	12,886	.
Dec	11,644	11,850	12,257	13,148	13,417	13,839	12,894	12,823	12,873	12,846	.
<b>Annual</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>	<b>12,841</b>	.
<b>% Change</b>	1.08	1.80	2.42	5.83	4.10	2.88	-3.87	-2.35	-0.80	0.22	.

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.17.21, on the following page, annual average weekly wages increased by 2.93 percent between 2011 and 2012, from a total of \$716 to \$737. In the second quarter of 2013, preliminary estimates show average weekly wages fell to \$720.

<b>Table II.17.21</b>						
<b>Average Weekly Wages</b>						
Sheridan County						
BLS QCEW Data, 2001–2013(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	710	721	701	818	737	2.93
2013(p)	718	720	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.17.22, below. Annual establishments increased by 0.87 percent between 2011 and 2012, from a total of 1,385 to 1,396 establishments. Preliminary estimates indicate the total number of establishments increased to 1,405 in the second quarter of 2013.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
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	1,386	1,406	1,394	1,399	1,396	0.79
2013(p)	1,388	1,405	.	.	.	.

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 \$1,511,642,000 and real per capita income was \$51,700 in 2011. Average earnings per job in the county was \$41,381 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 decreased from \$687 in second quarter 2012 to \$643 in second quarter 2013, or by 6.4 percent. Detached single-family home rents decreased by 2.0 percent, rents for mobile homes on a lot increased by 10.8 percent and rents for mobile home lots increased by 2.0 percent.

Sheridan County rental prices experienced average annualized increases of 3.3 percent for apartments, 4.1 percent for houses, and 2.5 percent for mobile homes plus a lot since fourth quarter 1986 through second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots over the same period. Table II.17.23, at right, presents the Sheridan County data for each rental type.<sup>133</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 increased from 101 authorized units in 2011 to 138 in 2012. Total residential authorizations decreased from 158 units in 2011 to 146 in 2011.

The real value of single-family building permits decreased from \$190,040 in 2011 to \$143,941 in 2011. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$209,600 in 2008 to a low of \$86,600 in 2003. These figures compare to the state average high of \$275,723 in 2000 and low of \$187,359 in 2003. Additional details of permit activity and per unit valuations are given in Table II.17.24, on the following page.

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
Q4.12	633	347	933	507
Q2.13	643	354	959	491

<sup>133</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.

<b>Table II.17.24</b> <b>Building Permits and Valuation</b> Sheridan County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2012 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	.	.	120.6
1981	45	32	.	6	83	.	.	96.2
1982	105	8	3	.	116	.	.	84.3
1983	119	.	.	42	161	.	.	104.2
1984	70	.	4	.	74	.	.	97.8
1985	13	.	.	31	44	.	.	104.0
1986	2	.	.	.	2	.	.	161.3
1987	5	.	.	.	5	.	.	82.3
1988	5	.	.	.	5	.	.	95.2
1989	6	.	.	.	6	.	.	114.8
1990	10	.	.	.	10	.	.	117.8
1991	84	.	.	.	84	.	.	126.1
1992	84	.	.	.	84	.	.	129.2
1993	96	2	.	.	98	.	.	113.2
1994	128	4	10	16	158	.	.	124.1
1995	98	2	20	.	120	16	.	119.8
1996	140	22	.	10	172	.	41	110.5
1997	95	6	.	6	107	23	6	123.2
1998	95	2	4	5	106	12	16	134.7
1999	83	2	.	5	90	.	.	125.5
2000	95	4	.	.	99	.	2	131.3
2001	90	4	.	8	102	.	.	119.7
2002	106	6	.	.	112	.	11	120.3
2003	215	.	12	60	287	111	11	84.6
2004	184	2	14	.	200	.	20	109.9
2005	171	4	.	.	175	.	.	119.9
2006	367	2	4	.	377	.	.	107.7
2007	328	4	7	.	339	.	.	149.3
2008	212	12	6	.	230	48	.	209.6
2009	86	.	.	.	86	.	.	193.6
2010	117	.	4	.	121	.	.	183.7
2011	101	2	7	48	158	.	.	190.0
2012	138	4	4	.	146	109	.	143.9

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Sheridan County was \$223,988. This represented a decrease of 1.7 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406, an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.17.25, below.

<b>Table II.17.25</b> <b>Average Sales Prices</b> Sheridan County and Wyoming DOR Data, 2000–2012				
Year	Sheridan County Average Price (\$)	Sheridan County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	115,003	.	131,207	.
2001	125,000	8.69	128,771	-1.86
2002	142,565	14.05	138,295	7.40
2003	146,776	2.95	148,276	7.22
2004	162,917	11.00	159,558	7.61
2005	186,095	14.23	178,183	11.67
2006	220,225	18.34	219,438	23.15
2007	240,779	9.33	265,044	20.78
2008	240,270	-0.2	256,045	-3.40
2009	233,281	-2.9	241,622	-5.63
2010	242,635	4.01	250,958	3.86
2011	227,833	-6.1	241,301	-3.85
2012	223,988	-1.7	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2013.<sup>134</sup> During December 2013, a total of 96 surveys were completed by property managers in Sheridan County. Of the 2,035 rental units surveyed, 82 were vacant, indicating a vacancy rate of 4.03 percent, as shown in Table II.17.26, below. This rate compares to a 5.19 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 percent.

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%
2013a	110	2,001	95	4.75%
2013b	96	2,035	82	4.03%

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 trended roughly the same over the 13 year period, and following below the statewide rate in December 2013.

<sup>134</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.



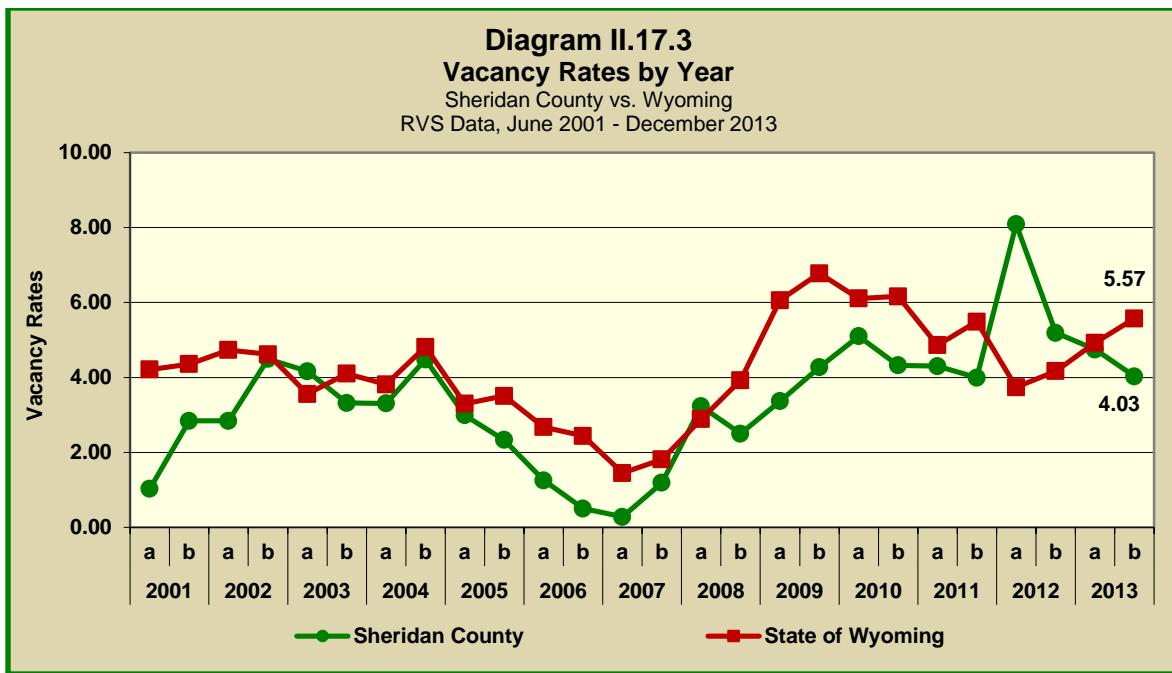


Diagram II.17.4, below, shows the average rent of single-family and apartment units in Sheridan County. In the second half of 2013, average rents for single-family units fell to \$931 and average rents for apartments increased to \$769.

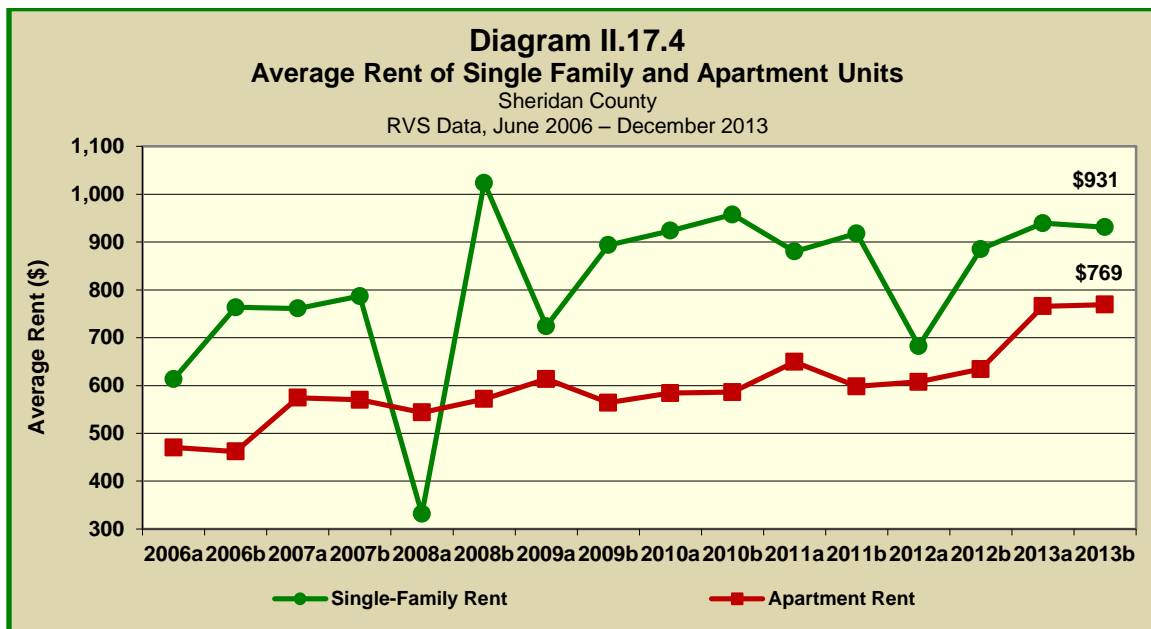


Table II.17.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 392 single family units in Sheridan County, with 18 of them available. This translates into a vacancy rate of 4.6 percent in Sheridan County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 1,236 apartment units reported in the survey, with 53 of them available, which resulted in a vacancy rate of 4.3 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

<b>Table II.17.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Sheridan County			
RVS Data, December 2013			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	392	18	4.6%
Duplex units	63	1	1.6%
Apartments	1,236	53	4.3%
Mobile Homes	122	1	.8%
"Other" Units	99	6	6.1%
Don't Know	123	3	2.4%
<b>Total</b>	<b>2,035</b>	<b>82</b>	<b>4.0%</b>

Table II.17.28, below, reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 195 units. The most common apartment units were one bedroom units, with 458 units. Additional details for additional unit types are reported found below.

<b>Table II.17.28</b>							
<b>Rental Units by Bedroom Size</b>							
Sheridan County							
RVS Data, December 2013							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>"Other" Units</b>	<b>Don't Know</b>	<b>Total</b>
Efficiency	0	0	31	0	0	.	31
One	22	11	458	0	0	.	491
Two	195	28	373	8	3	.	607
Three	67	17	93	51	19	.	247
Four	17	1	1	4	10	.	33
Five	2	0	0	2	0	.	4
Don't Know	89	6	280	57	67	123	622
<b>Total</b>	<b>392</b>	<b>63</b>	<b>1,236</b>	<b>122</b>	<b>99</b>	<b>123</b>	<b>2,035</b>

Average market-rate rents by unit type are shown in Table II.17.29, on the following page. 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. Single family units also normally command higher rents than apartment units.

<b>Table II.17.29</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Sheridan County						
RVS Data, December 2013						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$505	\$	\$	\$505
One	\$601	\$546	\$545	\$488	\$	\$560
Two	\$830	\$750	\$745	\$625	\$925	\$781
Three	\$1,047	\$1,138	\$1,061	\$725	\$1,040	\$1,028
Four	\$1,281	\$2,200	\$900	\$700	\$	\$1,244
Five	\$1,800	\$	\$	\$775	\$	\$1,458
<b>Total</b>	<b>\$931</b>	<b>\$748</b>	<b>\$769</b>	<b>\$702</b>	<b>\$1,008</b>	<b>\$836</b>

Table II.17.30, below, shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

<b>Table II.17.30</b>						
<b>Average Assisted Rate Rents by Bedroom Size</b>						
Sheridan County						
RVS Data, December 2013						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$125	\$441	\$	\$	\$388
Two	\$	\$	\$608	\$	\$	\$608
Three	\$	\$	\$730	\$	\$710	\$726
Four	\$	\$	\$	\$	\$770	\$770
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$125</b>	<b>\$547</b>	<b>\$</b>	<b>\$740</b>	<b>\$498</b>

Table II.17.31, below, shows vacancy rates for single family units by average rental rates for Sheridan County. Single family units with the lowest vacancy rate had an average rent of 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.17.31</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Sheridan County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500			%
\$500 to \$1,000	270	9	3.3%
\$1,000 to \$1,500	102	7	6.9%
Above \$1,500	15	2	13.3%
Missing	5	0	.0%
<b>Total</b>	<b>392</b>	<b>18</b>	<b>4.6%</b>

The average rent and availability of apartment units is displayed in Table II.17.32, below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of 0.0 percent.

<b>Table II.17.32</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Sheridan County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	19	0	.0%
\$500 to \$1,000	761	33	4.3%
\$1,000 to \$1,500	6	0	.0%
Above \$1,500	0	0	%
Missing	450	20	4.44%
<b>Total</b>	<b>1,236</b>	<b>53</b>	<b>4.3%</b>

Table II.17.33, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of 0.0 percent.

<b>Table II.17.33</b>			
<b>Mobile Home Market Rate Rents by Vacancy Status</b>			
Sheridan County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Less Than \$500	48	0	.0%
\$500 to \$1,000	65	1	1.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	9	0	.0%
<b>Total</b>	<b>122</b>	<b>1</b>	<b>.8%</b>

Table II.17.34, below, shows the condition of rental units by unit type for Sheridan County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

<b>Table II.17.34</b>							
<b>Condition by Unit Type</b>							
Sheridan County							
RVS Data, December 2013							
<b>Conditions</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Poor						.	
Fair	1	0	0	0	0	.	1
Average	16	14	54	10	19	.	113
Good	334	22	867	111	74	.	1,408
Excellent	26	23	268	0	6	.	323
Don’t Know	15	4	47	1	0	123	190
<b>Total</b>	<b>392</b>	<b>63</b>	<b>1,236</b>	<b>122</b>	<b>99</b>	<b>123</b>	<b>2,035</b>

The availability of single family units based on their condition is displayed in Table II.17.35, below. As can be seen the single family units with the lowest vacancy rates were in fair condition, with a vacancy rate of 0.0 percent.

<b>Table II.17.35</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Sheridan County			
RVS Data, December 2013			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	1	0	.0%
Average	16	2	12.5%
Good	334	12	3.6%
Excellent	26	2	7.7%
Don't Know	15	0	.0%
<b>Total</b>	<b>392</b>	<b>18</b>	<b>4.6%</b>

Table II.17.36, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 2.24 percent.

<b>Table II.17.36</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Sheridan County			
RVS Data, December 2013			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	0	0	%
Average	54	5	9.3%
Good	867	36	4.2%
Excellent	268	6	2.2%
Don't Know	47	0	.0%
<b>Total</b>	<b>1,236</b>	<b>53</b>	<b>4.3%</b>

Table II.17.37, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent quality, with a vacancy rate of 2.24 percent.

<b>Table II.17.37</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Sheridan County			
RVS Data, December 2013			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	0	0	%
Average	10	1	10.0%
Good	111	0	.0%
Excellent	0	0	%
Don't Know	1	0	%
<b>Total</b>	<b>122</b>	<b>1</b>	<b>.8%</b>

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.17.38, on the following page, respondents in Sheridan County said they would prefer 44 more single family units, 175 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 223 units.

<b>Table II.17.38</b>	
<b>If you had the opportunity to own/manage more units, how many would you prefer</b>	
Sheridan County	
RVS Data, December 2013	
<b>Unit Type</b>	<b>More Units</b>
Single family units	44
Duplex Units	4
Apartments	175
Mobile homes	
Other	
Don't Know	0
All types	
<b>Total</b>	<b>223</b>

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 66 respondents in Sheridan County. Of the incoming persons who were unsatisfied with their current housing, 42.9 percent said they sought to own a home. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which 50.0 percent anticipated spending less than \$99,999, 50.0 percent sought homes between \$100,000 and \$250,000.

Of those persons currently renting or seeking to rent, 75.0 percent anticipated spending between \$475 to \$849, while the remaining 25.0 percent anticipated spending above \$850. 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 2012 5-year ACS data, 175 or 1.4 percent of households in Sheridan County were overcrowded and another 111 or 0.9 percent of units were severely overcrowded, as shown in Table II.17.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.17.39</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Sheridan County				
2008-2012 5-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	8,630	62	21	8,713
Percentage	99.0%	.7%	.2%	100.0%
<b>Renter</b>				
Households	3,530	113	90	3,733
Percentage	94.6%	3.0%	2.4%	100.0%
<b>Total</b>				
Households	12,160	175	111	12,446
Percentage	97.7%	1.4%	.9%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
<b>Renter</b>				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
<b>Total</b>				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	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 2012 5-year ACS, a total of 294 units or 2.1 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.17.40, at right.

<b>Table II.17.40</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Sheridan County		
2008-2012 5-Year ACS Data		
<b>Facilities</b>	<b>Sheridan County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	13,673	253,942
Lacking Complete Kitchen Facilities	294	7,488
<b>Total Housing Units</b>	<b>13,967</b>	<b>261,430</b>
Percent Lacking	2.1%	2.9%

At the time of the 2012 ACS, a total of 205 units or 1.5 percent of all housing units in Sheridan County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.17.41, on the following page.

<b>Table II.17.41</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Sheridan County 2008-2012 5-Year ACS Data		
<b>Facilities</b>	<b>Sheridan County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	13,762	255,465
Lacking Complete Plumbing Facilities	205	5,965
<b>Total Households</b>	<b>13,967</b>	<b>261,430</b>
Percent Lacking	1.5%	2.3%

The third type of housing problem reported in the 2012 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Sheridan County, 14.0 percent of households had a cost burden and 11.7 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 17.8 percent of homeowners with a mortgage in Sheridan County experienced a cost burden and 10.6 percent experienced a severe cost burden, while 17.8 percent of renters had a cost burden and 20.7 percent had a severe cost burden, as seen in Table II.17.42, on the following page.



<b>Table II.17.42</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Sheridan County					
2008-2012 5-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Sheridan County</b>					
<b>Owner With a Mortgage</b>					
Households	3,658	915	542	14	5,129
Percent	71.3%	17.8%	10.6%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	3,243	169	146	26	3,584
Percent	90.5%	4.7%	4.1%	.7%	100.0%
<b>Renter</b>					
Households	1,769	664	774	526	3,733
Percent	47.4%	17.8%	20.7%	14.1%	100.0%
<b>Total</b>					
Households	8,670	1,748	1,462	566	12,446
Percent	69.7%	14.0%	11.7%	4.5%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
<b>Renter</b>					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
<b>Total</b>					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

## 2014 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 *2014 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.17.43, below, provides details of the household forecast by tenure and income.

<b>Table II.17.43</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						
2015						
2020						
2025						
2030						
2035						
2040						
<b>Renters by Percent of Median Household Income</b>						
2010						
2015						
2020						
2025						
2030						
2035						
2040						
<b>Total Households by Percent of Median Household Income</b>						
2010						
2015						
2020						
2025						
2030						
2035						
2040						