

SHERIDAN COUNTY

Demographics

The Census Bureau's current census estimates indicate that Sheridan County's population increased from 29,116 in 2010 to 30,009 in 2015, or by 3.1 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 2.8 percent, and the number of people from 55 to 64 years of age increased by 5.2 percent. The white population increased by 1.9 percent, while the black population increased by 163.3 percent. The Hispanic population increased from 1,013 to 1,253 people between 2010 and 2015 or by 23.7 percent. These data are presented in Table II.17.1, below.

Table II.17.1						
Profile of Population Characteristics						
Sheridan County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Sheridan County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	29,116	30,009	3.1%	563,626	586,107	4.0%
Age						
Under 14 years	5,324	5,315	-2%	113,371	116,880	3.1%
15 to 24 years	3,474	3,580	3.1%	78,460	78,529	0.1%
25 to 44 years	6,743	6,934	2.8%	144,615	153,641	6.2%
45 to 54 years	4,499	3,684	-18.1%	83,577	71,070	-15.0%
55 to 64 years	4,528	4,765	5.2%	73,513	81,288	10.6%
65 and Over	4,548	5,731	26.0%	70,090	84,699	20.8%
Race						
White	28,034	28,554	1.9%	529,110	543,292	2.7%
Black	109	287	163.3%	5,135	8,286	61.4%
American Indian and Alaskan Native	373	457	22.5%	14,457	15,757	9.0%
Asian	192	245	27.6%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	26	26	.0%	521	676	29.8%
Two or more races	382	440	15.2%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	1,013	1,253	23.7%	50,231	58,207	15.9%

Table II.17.2, on the following page, presents the population of Sheridan County by age and gender from the 2010 Census and 2015 current census estimates. The 2010 Census count showed a total of 14,565 males, who accounted for 50.0 percent of the population, and the remaining 50.0 percent, or 14,551 persons, were female. In 2015, the number of males rose to 15,015 persons, and accounted for 50.0 percent of the population, with the remaining 50.0 percent, or 14,994 persons being female.

Table II.17.2							
Population by Age and Gender							
Sheridan County							
2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,729	2,595	5,324	2,700	2,615	5,315	-.2%
15 to 24 years	1,730	1,744	3,474	1,884	1,696	3,580	3.1%
25 to 44 years	3,447	3,296	6,743	3,486	3,448	6,934	2.8%
45 to 54 years	2,211	2,288	4,499	1,817	1,867	3,684	-18.1%
55 to 64 years	2,324	2,204	4,528	2,348	2,417	4,765	5.2%
65 and Over	2,124	2,424	4,548	2,780	2,951	5,731	26.0%
Total	14,565	14,551	29,116	15,015	14,994	30,009	3.1%
% of Total	50.0%	50.0%	.	50.0%	50.0%	.	

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.

Table II.17.3			
Group Quarters Population			
Sheridan County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁴⁷	36	96	166.7%
Juvenile Facilities	.	94	100.0%
Nursing Homes	286	232	-18.9%
Other Institutions	170	.	-100.0%
Total	492	422	-14.2%
Noninstitutionalized			
College Dormitories	149	357	139.6%
Military Quarters	.	.	.
Other Noninstitutions	74	230	210.8%
Total	223	587	163.2%
Group Quarters Population	715	1,009	41.1%

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

¹⁴⁷ 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 7,912 family households, of which 6,702 housed married couple families and 1,210 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 409 families, or a female householder with no husband present, of which there were 801 families. There were also an estimated 4,666 "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 62.9 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Sheridan County, 84.7 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.17.4				
Household Type by Tenure				
Sheridan County				
2010-2015 5-Year ACS Data				
Family Type	Sheridan County		State of Wyoming	
	Sheridan County	% of Total	State of Wyoming	% of Total
Family households	7,912	62.9%	147,229	64.9%
Married-couple family	6,702	84.7%	117,355	79.7%
Owner-occupied housing units	5,581	83.3%	97,628	83.2%
Renter-occupied housing units	1,121	16.7%	19,727	16.8%
Other family	1,210	15.3%	29,874	20.3%
Male householder, no wife present	409	33.8%	10,771	36.1%
Owner-occupied housing units	202	49.4%	6,308	58.6%
Renter-occupied housing units	207	50.6%	4,463	41.4%
Female householder, no husband present	801	66.2%	19,103	63.9%
Owner-occupied housing units	384	47.9%	9,562	50.1%
Renter-occupied housing units	417	52.1%	9,541	49.9%
Nonfamily households	4,666	37.1%	79,636	35.1%
Owner-occupied housing units	2,422	51.9%	43,177	54.2%
Renter-occupied housing units	2,244	48.1%	36,459	45.8%
Total	12,578	100.0%	226,865	100.0%

Table II.17.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 4,316 two-person family households, 1,347 three-person family households and 1,113 four-person family households. One-person non-family households made up 86.4 percent of all non-family households or an estimated 4,030 households. Sheridan County's two persons households made up 39.0 percent of total housing units and four person households made up an additional 9.0 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.17.5				
Household Type by Household Size				
Sheridan County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sheridan County				
One Person	.	4,030	4,030	32.0%
Two Person	4,316	584	4,900	39.0%
Three Person	1,347	20	1,367	10.9%
Four Person	1,113	16	1,129	9.0%
Five Person	814	0	814	6.5%
Six Person	161	16	177	1.4%
Seven Person	161	0	161	1.3%
Total	7,912	4,666	12,578	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 4,900 two-person households, 3,993 were owner-occupied and 907 were renter-occupied. Of the 1,129 four-person households, 879 were owner-occupied and 250 were renter-occupied. Further household size data by tenure are presented in Table II.17.6, below.

Table II.17.6				
Tenure by Household Size				
Sheridan County				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sheridan County				
One Person	2,035	1,995	4,030	32.0%
Two Person	3,993	907	4,900	39.0%
Three Person	937	430	1,367	10.9%
Four Person	879	250	1,129	9.0%
Five Person	607	207	814	6.5%
Six Person	128	49	177	1.4%
Seven Person or more	10	151	161	1.3%
Total	8,589	3,989	12,578	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.17.7, on the following page, Sheridan County had a total of 14,257 housing units of which 12,578 or 88.2 percent were occupied. Of these occupied units, 68.3 percent, or 8,589 units were owner occupied, which compares to a statewide rate of 69.1. A total of 1,679 units or 11.8 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.17.7 Housing Units by Tenure Sheridan County 2010-2015 5-Year ACS Data				
Tenure	Sheridan County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	12,578	88.2%	226,865	85.1
Owner-Occupied	8,589	68.3%	156,675	69.1
Renter-Occupied	3,989	31.7%	70,190	30.9
Vacant Housing Units	1,679	11.8%	39,765	14.9
Total Housing Units	14,257	100.0%	266,630	100.0

Table II.17.8, below, shows that of the 1,679 housing units in Sheridan County as reported in the 2014 ACS data, 263 or 15.7 percent were for rent and 66 or 3.9 percent were for sale. An estimated 907 units were for seasonal, recreational, or occasional use, and 409 or 24.4 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.17.8 Disposition of Vacant Housing Units Sheridan County 2010-2015 5-Year ACS Data				
Disposition	Sheridan County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	263	15.7%	6,460	16.2%
Rented, but not occupied	34	2.0%	1,371	3.4%
For sale only	66	3.9%	2,571	6.5%
Sold, but not occupied	0	.0%	931	2.3%
For seasonal, recreational, or occasional use	907	54.0%	17,209	43.3%
For migrant workers	0	.0%	302	.8%
Other vacant	409	24.4%	10,921	27.5%
Total	1,679	100.0%	39,765	100.0%

Table II.17.9, at right, presents different income statistics for Sheridan County. According to the 2015 ACS data averages, median family income for Sheridan County was \$71,020 compared to the statewide average of \$73,194.

Table II.17.9 Median and Per Capita Income Sheridan County 2010-2015 5-Year ACS Data		
Income Type	Sheridan County	Wyoming
Median Family Income	71,020	73,194
Median Household Income	55,455	58,840

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 1,362 households or 10.8 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 1,843 households that had incomes between \$35,000 and \$49,999, which accounted for 14.7 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 20.2 percent of total households and numbered 2,543 in Sheridan County.

Table II.17.10 Households by Income Sheridan County 2010-2015 5-Year ACS Data				
Income	Sheridan County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,362	10.8%	21,426	9.4%
15,000 - 19,999	589	4.7%	10,358	4.6%
20,000 - 24,999	693	5.5%	11,900	5.2%
25,000 - 34,999	1,228	9.8%	22,435	9.9%
35,000 - 49,999	1,843	14.7%	30,775	13.6%
50,000 - 74,999	2,513	20.0%	43,104	19.0%
75,000 - 99,999	1,807	14.4%	32,540	14.3%
100,000 and above	2,543	20.2%	54,327	23.9%
Total	12,578	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 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 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Sheridan County had a poverty rate of 9 percent and the female population had a poverty rate of 8 percent. There were 89 males and 172 females in poverty under the age of 5. Overall, 11.0 percent of persons in poverty in Sheridan County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 353 individuals with incomes below the poverty level which represented 14.8 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.17.11 Poverty by Age Sheridan County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Sheridan County				
5 and Below	89	172	261	11.0%
6 to 17	323	75	398	16.7%
18 to 64	678	691	1,369	57.5%
65 and Older	120	233	353	14.8%
Total	1,210	1,171	2,381	100.0%
Poverty Rate	9%	8%	8%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.17.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Sheridan County saw an average of 7,676 owner-occupied single-family units compared to 1,876 single-family rental units. In Sheridan County, single-family units comprised 75.9 percent of all households compared with 71.8 percent statewide. Sheridan

County had a total of 1,265 apartment rental units and total apartment units accounted for 10.1 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 1,154 mobile homes in Sheridan County, which comprised 9.2 percent of all occupied housing units and compared to 12.9 statewide.

Table II.17.12 Households by Unit Type Sheridan County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sheridan County				
Single-Family Unit	7,676	1,876	9,552	75.9%
Duplex	0	156	156	1.2%
Tri- or Four-Plex	27	415	442	3.5%
Apartments	9	1,265	1,274	10.1%
Mobile Homes	877	277	1,154	9.2%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	8,589	3,989	12,578	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.17.13, below, shows the number of households by year of construction. As shown, 17.6 percent, or 2,208 units, were built in 1939 or earlier in the county, and another 621 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,909, which accounted for 15.2 percent of all households, and an additional 396 households, or 3.1 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.17.13 Households by Year Built Sheridan County 2010-2015 5-Year ACS Data				
Year Built	Sheridan County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,208	17.6%	24,616	10.9%
1940 to 1949	621	4.9%	10,203	4.5%
1950 to 1959	987	7.8%	21,453	9.5%
1960 to 1969	677	5.4%	18,653	8.2%
1970 to 1979	2,499	19.9%	48,616	21.4%
1980 to 1989	1,823	14.5%	33,033	14.6%
1990 to 1999	1,458	11.6%	26,955	11.9%
2000 to 2009	1,909	15.2%	36,947	16.3%
Built 2010 or Later	396	3.1%	6,389	2.8%
Total	12,578	100.0%	226,865	100.0%

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 accounted for only 2.5 percent of total housing units, while households with five and six rooms accounted for 19.3 and 17.8 percent, respectively. The median number of rooms in Sheridan County was 6 rooms, which compared to 6 statewide.

Table II.17.14				
Housing Units by Number of Rooms				
Sheridan County				
2010-2015 5-Year ACS Data				
Number of Rooms	Sheridan County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	350	2.5%	4,535	1.7%
Two	317	2.2%	7,317	2.7%
Three	1,026	7.2%	20,228	7.6%
Four	2,081	14.6%	41,849	15.7%
Five	2,749	19.3%	54,574	20.5%
Six	2,539	17.8%	42,082	15.8%
Seven	1,810	12.7%	31,471	11.8%
Eight	1,317	9.2%	25,750	9.7%
Nine or more	2,068	14.5%	38,824	14.6%
Total	14,257	100.0%	266,630	100.0%
Median Rooms	6	.	6	.

Table II.17.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 189 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 26.1 percent of total households in Sheridan County, which compared to 24.3 percent statewide. In Sheridan County, the 4,707 households with three bedrooms accounted for 37.4 percent of all households, and there were only 722 five-bedroom or more households, which accounted for 5.7 percent of all households.

Table II.17.15				
Households by Number of Bedrooms				
Sheridan County				
2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sheridan County				
None	55	189	244	1.9%
One	227	1,035	1,262	10.0%
Two	1,748	1,530	3,278	26.1%
Three	3,959	748	4,707	37.4%
Four	2,073	292	2,365	18.8%
Five or more	527	195	722	5.7%
Total	8,589	3,989	12,578	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	100.0%

Household mortgage status is reported in Table II.17.16, below. In Sheridan County, households with a mortgage accounted for 58.9 percent of all households or 5,058 housing units, and the remaining 41.1 percent or 3,531 units had no mortgage. Of those units with a mortgage, 475 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 4,583 or 90.6 percent had no second mortgage or no home equity loan.

Table II.17.16 Mortgage Status Sheridan County 2010-2015 5-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	5,058	58.9%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	475	9.4%	10,910	11.8%
Second mortgage only	230	48.4%	5,021	46.0%
Home equity loan only	245	51.6%	5,889	54.0%
Both second mortgage and home equity loan	0	.0%	514	.6%
No second mortgage and no home equity loan	4,583	90.6%	81,121	87.7%
Housing units without a mortgage	3,531	41.1%	64,130	40.9%
Total	8,589	100.0%	156,675	100.00%

The median rent in Sheridan County was \$633 as compared to \$674 statewide, as seen in Table II.17.17, below.

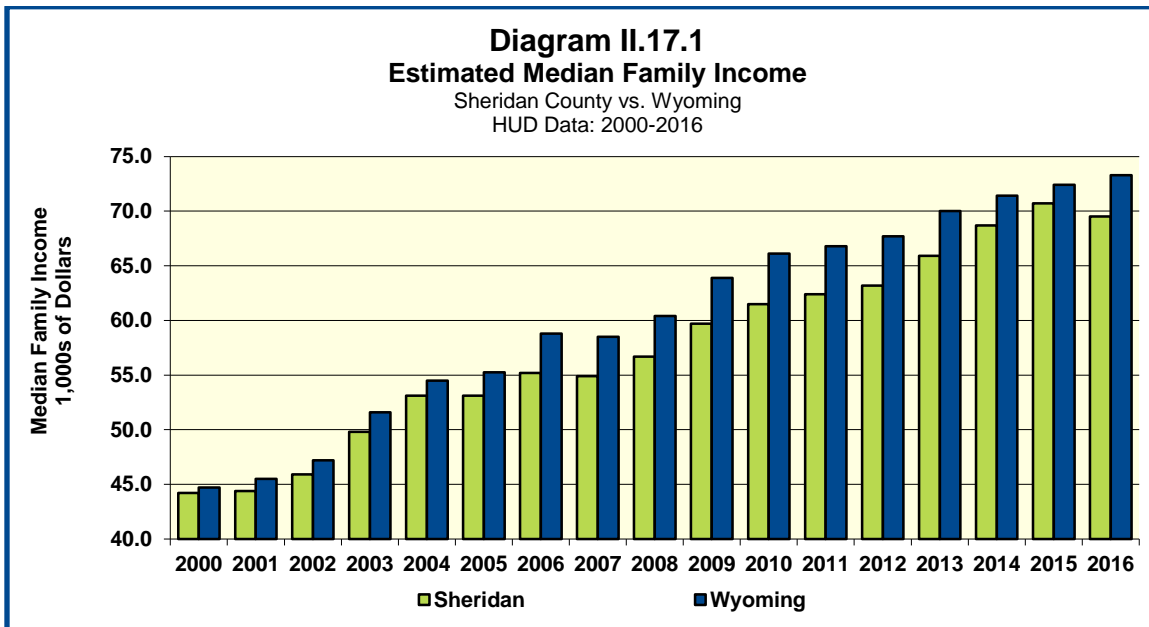
Table II.17.17 Median Rent Sheridan County 2010-2015 5-Year ACS Data	
Place	Rent
Sheridan County	\$633
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 49 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Sheridan County are presented below in Table II.17.18 and indicate a net increase of 3,020 persons over the time period.

Table II.17.18			
Driver’s Licenses Exchanged and Surrendered			
Sheridan County			
WYDOT Data, 2000 – First Half of 2016			
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	776	708	68
2013	736	637	99
2014	790	668	122
2015	812	674	138
2016 – First Half	346	297	49
Total	12,814	9,794	3,020

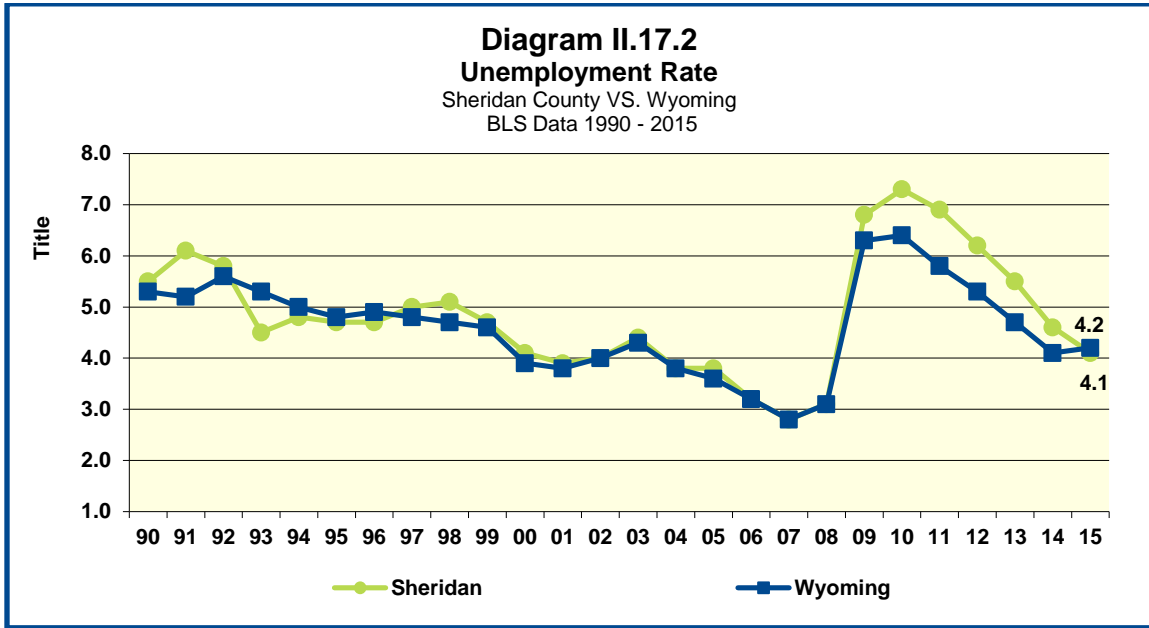
Economics

The HUD estimated MFI for Sheridan County was \$69,500 in 2016.¹⁴⁸ This compares to Wyoming’s MFI of \$73,300. Diagram II.17.1, below, illustrates the estimated MFI for 2000 through 2016.



¹⁴⁸ 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.

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, increased by 54 persons, from 15,934 in 2014 to 15,988 in 2015. Employment increased by 129 persons; unemployment decreased by 75 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 4.6 percent in 2014 to 4.1 percent in 2015, as shown below in Diagram II.17.2.



The BLS 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 workers who worked during or received pay for the pay period. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.17.19, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 13,433 persons in 2015; this figure was higher than the 2014 average by 153 jobs. In June total preliminary monthly employment was estimated to be 13,888 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	11,479	12,040	12,759	13,074	13,235	12,394	12,293	12,422	12,303	12,527	12,814	12,866
Feb	11,586	12,147	12,790	13,172	13,087	12,386	12,311	12,472	12,255	12,674	13,047	13,004
Mar	11,792	12,326	12,943	13,247	13,077	12,572	12,401	12,520	12,367	12,732	13,104	13,238
Apr	12,032	12,505	13,000	13,513	13,189	12,840	12,613	12,741	12,672	13,109	13,358	13,406
May	12,245	13,047	13,470	13,848	13,516	13,140	12,851	13,030	13,037	13,541	13,735	13,631
Jun	12,925	13,503	14,015	14,333	13,854	13,588	13,341	13,319	13,405	13,796	13,997	13,888
Jul	12,137	13,051	13,564	14,043	13,291	13,079	12,939	12,948	13,193	13,494	13,642	.
Aug	12,152	12,997	13,612	13,891	13,162	12,975	12,978	12,869	13,076	13,514	13,435	.
Sep	12,401	13,116	13,692	14,136	13,352	13,155	13,146	13,115	13,293	13,680	13,590	.
Oct	12,331	13,172	13,700	14,115	13,110	13,125	13,042	12,926	13,236	13,589	13,569	.
Nov	12,326	13,113	13,525	13,896	12,953	12,912	12,962	12,886	13,117	13,366	13,480	.
Dec	12,257	13,148	13,417	13,839	12,894	12,823	12,873	12,846	13,102	13,333	13,425	.
Annual	12,139	12,847	13,374	13,759	13,227	12,916	12,813	12,841	12,921	13,280	13,433	.
% Change	2.42%	5.83%	4.10%	2.88%	-3.87%	-2.35%	-0.80%	.22%	.62%	2.78%	1.15%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$747 in 2014. In 2015, average weekly wages saw an increase of 1.47 over the prior year, rising to \$758. The most recent preliminary estimates show average weekly wages were 747 in the second quarter on 2016. These data are shown in Table II.17.20, below.

Table II.17.20 Average Weekly Wages Sheridan County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	468	461	518	476	
2002	484	501	474	530	497	4.41%
2003	517	500	495	538	512	3.02%
2004	523	530	525	582	540	5.47%
2005	542	557	553	625	570	5.56%
2006	596	616	603	677	623	9.30%
2007	636	665	667	744	679	8.99%
2008	698	708	713	770	723	6.48%
2009	690	712	682	775	715	-1.11%
2010	670	696	677	778	705	-1.40%
2011	681	709	697	774	716	1.56%
2012	710	721	701	818	737	2.93%
2013	718	721	706	780	731	-.81%
2014	725	729	730	802	747	2.19%
2015	737	742	737	815	758	1.47%
2016(p)	737	747				

Total business establishments reported by the QCEW are displayed in Table II.17.21, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 1.15 percent to 1,408 establishments. The most recent preliminary estimates show the number of business establishments were 1,409 in the second quarter on 2016.

Table II.17.21 Number of Business Establishments Sheridan County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,163	1,172	1,183	1,179	1,179	
2002	1,187	1,213	1,228	1,242	1,242	3.75%
2003	1,242	1,251	1,267	1,269	1,269	3.20%
2004	1,275	1,287	1,284	1,283	1,283	1.99%
2005	1,290	1,304	1,318	1,306	1,306	1.79%
2006	1,337	1,367	1,379	1,367	1,367	4.44%
2007	1,383	1,414	1,412	1,416	1,416	3.15%
2008	1,439	1,434	1,446	1,444	1,444	2.49%
2009	1,425	1,442	1,424	1,413	1,413	-1.04%
2010	1,402	1,404	1,409	1,403	1,403	-1.47%
2011	1,377	1,380	1,389	1,392	1,392	-1.42%
2012	1,386	1,406	1,394	1,399	1,399	.79%
2013	1,388	1,406	1,400	1,396	1,396	.14%
2014	1,385	1,382	1,396	1,387	1,387	-.72%
2015	1,386	1,401	1,420	1,408	1,408	1.15%
2016	1,418	1,409				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Sheridan County recorded 20,721 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 \$1,653,156,000, and real per capita income was \$55,089 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$43,149 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Sheridan County decreased from \$682 in second quarter 2015 to \$681 in second quarter 2016, or by 0.1 percent. Detached single-family home rents increased by 1.0 percent, rents for mobile homes on a lot decreased by 7.9 percent and rents for mobile home lots decreased by 12.8 percent.

Sheridan County rental prices experienced average annualized increases of 1.0 percent for apartments, 1.7 percent for houses, and 0.3 percent for mobile homes plus a lot since fourth quarter 1986 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.17.22, at right, presents the Sheridan County data for each rental type.¹⁴⁹

The Census Bureau reports building

Table II.17.22				
Semiannual Average Monthly Rental Prices				
Sheridan County				
EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	499	248	597	469
Q2.87	485	247	563	482
Q4.87	508	254	549	506
Q2.88	456	238	574	476
Q4.88	440	234	576	430
Q2.89	438	227	551	410
Q4.89	459	230	559	433
Q2.90	409	222	509	406
Q4.90	442	222	546	424
Q2.91	423	229	518	460
Q4.91	439	216	551	473
Q2.92	464	210	535	471
Q4.92	461	210	655	497
Q2.93	517	213	602	495
Q4.93	495	211	710	0
Q2.94	480	207	604	575
Q4.94	539	211	767	566
Q2.95	561	207	695	547
Q4.95	542	210	726	574
Q2.96	535	211	703	546
Q4.96	522	215	680	554
Q2.97	529	214	701	571
Q4.97	524	206	691	561
Q2.98	507	216	642	489
Q4.98	517	226	664	608
Q2.99	518	213	667	562
Q4.99	521	227	735	529
Q2.00	517	225	734	510
Q4.00	551	238	789	608
Q2.01	576	233	739	580
Q4.01	589	244	793	559
Q2.02	562	181	837	647
Q4.02	615	308	835	780
Q2.03	594	324	806	642
Q4.03	597	351	857	645
Q2.04	639	329	848	634
Q4.04	627	341	838	642
Q2.05	611	331	832	688
Q4.05	592	177	834	623
Q2.06	661	292	873	685
Q4.06	671	335	1,007	764
Q2.07	684	315	1,061	595
Q4.07	693	323	1,111	583
Q2.08	683	387	1,094	734
Q4.08	680	.	1,117	730
Q2.09	748	502	1,106	761
Q4.09	787	.	1,067	649
Q2.10	772	.	993	611
Q4.10	767	.	1,015	577
Q2.11	730	.	1,013	592
Q4.11	742	.	1,046	520
Q2.12	728	368	1,037	469
Q4.12	670	368	988	537
Q2.13	670	369	1,000	512
Q4.13	663	369	1,011	516
Q2.14	661	363	1,011	514
Q4.14	654	349	971	510
Q2.15	682	339	1,008	561
Q4.15	678	329	1,009	574
Q2.16	681	296	1,018	517

¹⁴⁹ 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.

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 107 authorizations in 2014 to 120 in 2015.

The real value of single-family building permits increased from \$240,436 in 2014 to \$253,287 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.17.23, below.

Table II.17.23 Building Permits and Valuation Sheridan County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	84	36	12	48	180	123.6	50.3
1981	45	32	.	6	83	98.6	70.7
1982	105	8	3	.	116	86.4	.
1983	119	.	.	42	161	106.7	35.7
1984	70	.	4	.	74	100.3	.
1985	13	.	.	31	44	106.6	64.0
1986	2	.	.	.	2	165.5	.
1987	5	.	.	.	5	84.7	.
1988	5	.	.	.	5	98.0	.
1989	6	.	.	.	6	118.0	.
1990	10	.	.	.	10	121.3	.
1991	84	.	.	.	84	130.2	.
1992	84	.	.	.	84	133.5	.
1993	96	2	.	.	98	116.7	.
1994	128	4	10	16	158	127.9	62.5
1995	98	2	20	.	120	123.5	.
1996	140	22	.	10	172	114.0	63.0
1997	95	6	.	6	107	127.2	81.7
1998	95	2	4	5	106	139.1	97.0
1999	83	2	.	5	90	129.5	95.5
2000	95	4	.	.	99	135.4	.
2001	90	4	.	8	102	123.3	63.1
2002	106	6	.	.	112	124.1	.
2003	215	.	12	60	287	87.4	75.4
2004	184	2	14	.	200	113.6	.
2005	171	4	.	.	175	124.0	.
2006	367	2	4	.	373	111.6	.
2007	328	4	7	.	339	155.0	.
2008	212	12	6	.	230	218.3	.
2009	86	.	.	.	86	201.8	.
2010	117	.	4	.	121	191.6	.
2011	101	2	7	48	158	198.4	101.0
2012	138	4	4	.	146	150.2	.
2013	138	2	.	.	140	210.1	.
2014	107	10	.	.	117	240.4	.
2015	120	10	3	.	133	253.3	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Sheridan County was \$238,593. This represented an increase of 0.5 percent from the previous year. In contrast, Wyoming’s average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.17.24, on the following page.

Table II.17.24 Average Sales Prices Sheridan County and Wyoming DOR Data, 2000–2015				
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
2013	228,217	1.9	281,345	5.6
2014	237,497	4.1	263,432	-6.4
2015	238,593	0.5	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.¹⁵⁰ During December 2016, a total of 84 surveys were completed by property managers in Sheridan County. Of the 1,648 rental units surveyed, 85 were vacant, indicating a vacancy rate of 5.2 percent, as shown in Table II.17.25, at right. This rate compares to a 4.9 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

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 16 year period, but falling below the statewide rate recently.

Table II.17.25 Total Units, Vacant Units, and Vacancy Rate Sheridan County RVS Data, June 2001– December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	21	1,264	13	1.0%
2001b	14	845	24	2.8%
2002a	13	598	17	2.8%
2002b	18	935	42	4.5%
2003a	16	768	32	4.2%
2003b	26	964	32	3.3%
2004a	26	1,149	38	3.3%
2004b	24	848	38	4.5%
2005a	24	1,003	30	3.0%
2005b	24	1,071	25	2.3%
2006a	25	877	11	1.3%
2006b	27	1,193	6	0.5%
2007a	30	1,071	3	0.3%
2007b	32	841	10	1.2%
2008a	51	1,579	51	3.2%
2008b	46	1,281	32	2.5%
2009a	50	1,604	54	3.4%
2009b	73	1,287	55	4.3%
2010a	78	1,549	79	5.1%
2010b	89	1,643	71	4.3%
2011a	93	1,720	74	4.3%
2011b	84	2,177	87	4.0%
2012a	94	1,904	154	8.1%
2012b	95	2,351	122	5.2%
2013a	110	2,001	95	4.8%
2013b	96	2,035	82	4.0%
2014a	93	1,797	58	3.2%
2014b	89	2,290	48	2.1%
2015a	88	1,765	98	5.6%
2015b	75	1,590	78	4.9%
2016a	90	1,831	83	4.5%
2016b	84	1,648	85	5.2%

¹⁵⁰Those 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.

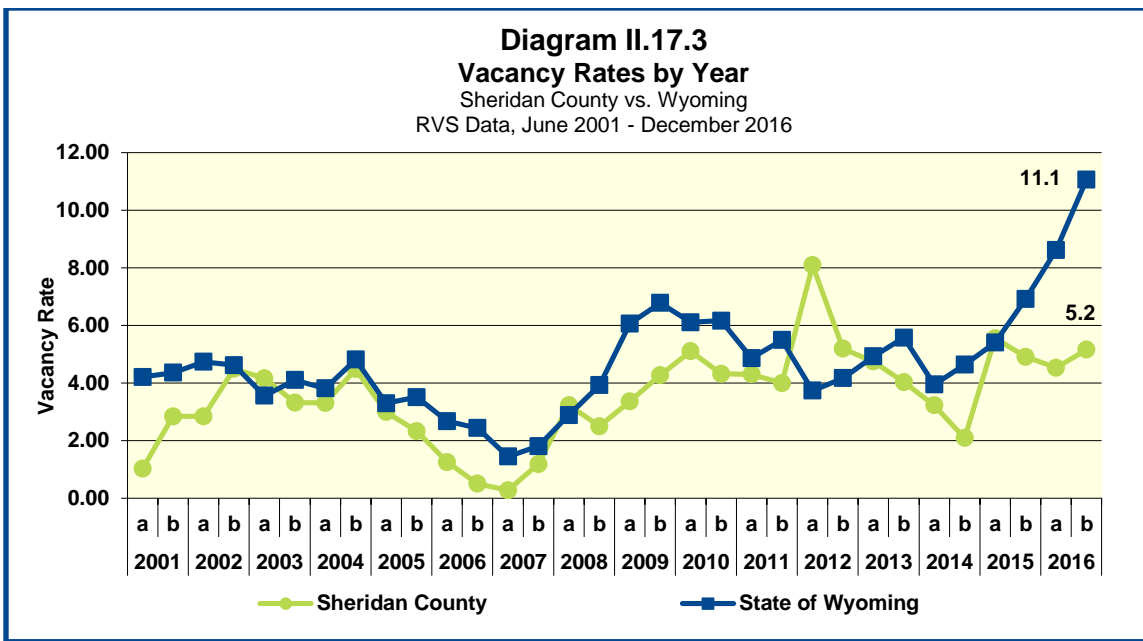


Diagram II.17.4, below, shows the average rent of single-family and apartment units in Sheridan County. In 2016, average rents for single-family units fell to \$975 and average rents for apartments rose to \$824.

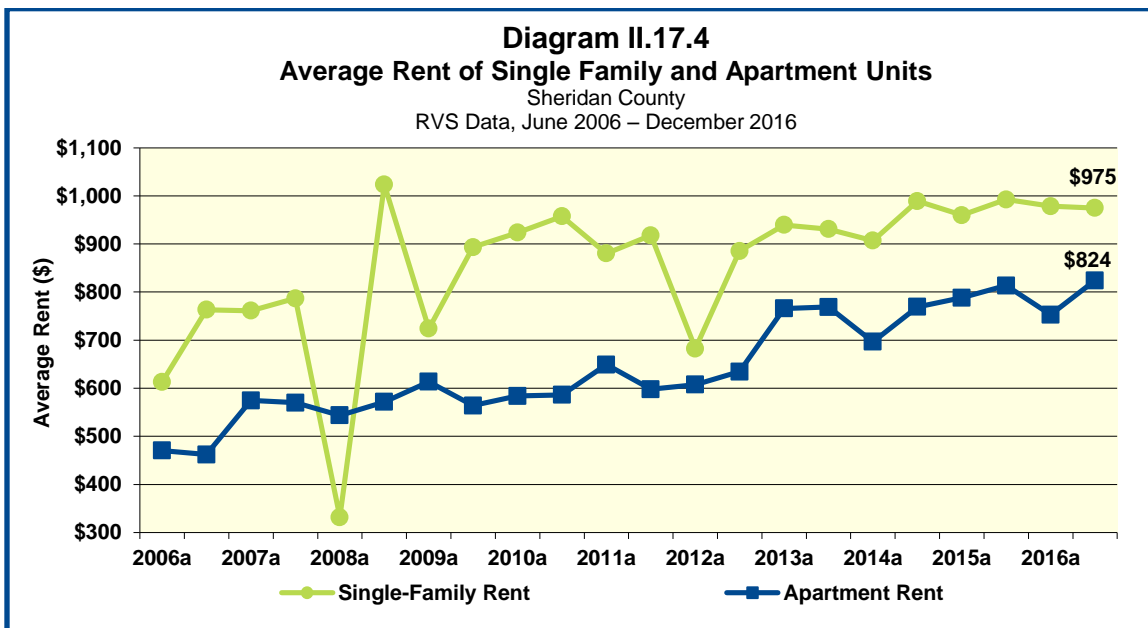


Table II.17.26 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 119 single family units in Sheridan County, with 13 of them available. This translates into a vacancy rate of 10.9 percent in Sheridan County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 935 apartment units reported in the survey, with 45 of them available, which resulted in a vacancy rate of 4.8 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.17.26			
Rental Vacancy Survey by Type			
Sheridan County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	119	13	10.9%
Duplex units	69	2	2.9%
Apartments	935	45	4.8%
Mobile Homes	118	2	1.7%
“Other” Units	49	8	16.3%
Don't Know	358	15	4.2%
Total	1,648	85	5.2%

Table II.17.27 below reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 46 units. The most common apartment units were one bedroom units, with 366 units. Additional details of unit types by bedrooms are reported below.

Table II.17.27							
Rental Units by Number of Bedrooms							
Sheridan County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	21	0	0	.	21
One	18	18	366	2	2	.	406
Two	46	43	285	24	23	.	421
Three	29	8	143	88	24	.	292
Four	23	0	10	4	0	.	37
Five	3	0	0	0	0	.	3
Don't Know	0	0	110	0	0	358	468
Total	119	69	935	118	49	358	1,648

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.17.28, on the following page, one bedroom apartments were the most available apartment units, with three bedroom units being the most available single family units.

Table II.17.28							
Available Rental Units by Number of Bedrooms							
Sheridan County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	2	0	0	.	2
One	2	0	22	1	1	.	26
Two	2	2	10	0	2	.	16
Three	8	0	8	1	5	.	22
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	0	0	3	0	0	15	18
Total	13	2	45	2	8	15	85

Table II.17.29 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 9.5 percent, with three bedroom single family units having the highest vacancy rate at 27.6 percent.

Table II.17.29							
Vacancy Rates by Number of Bedrooms							
Sheridan County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	9.5%	%	%		9.5%
One	11.1%	.0%	6.0%	50.0%	50.0%		6.4%
Two	4.3%	4.7%	3.5%	.0%	8.7%		3.8%
Three	27.6%	.0%	5.6%	1.1%	20.8%		7.5%
Four	4.3%	%	.0%	.0%	%		2.7%
Five	.0%	%	%	%	%		.0%
Don't Know	%	%	2.7%	%	%	4.2%	3.8%
Total	10.9%	2.9%	4.8%	1.7%	16.3%	4.2%	5.2%

Average market-rate rents by unit type are shown in Table II.17.30, below. 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.

Table II.17.30						
Average Market Rate Rents by Number of Bedrooms						
Sheridan County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$670	\$	\$	\$670
One	\$655	\$639	\$629	\$	\$515	\$636
Two	\$838	\$758	\$734	\$606	\$1,027	\$796
Three	\$1,099	\$1,950	\$1,097	\$931	\$934	\$1,130
Four	\$1,338	\$	\$790	\$831	\$	\$1,262
Five	\$1,463	\$	\$	\$	\$	\$1,463
Total	\$975	\$929	\$824	\$926	\$1,059	\$919

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.

Table II.17.31			
Single Family Market Rate Rents by Vacancy Status			
Sheridan County			
RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	51	1	2.0%
\$1,000 to \$1,500	52	2	3.8%
Above \$1,500	10	1	10.0%
Missing	6	9	150.0%
Total	119	13	10.9%

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

Table II.17.32			
Apartment Market Rate Rents by Vacancy Status			
Sheridan County			
RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	11	0	.0%
\$500 to \$1,000	768	30	3.9%
\$1,000 to \$1,500	14	1	7.1%
Above \$1,500	0	0	%
Missing	142	14	9.9%
Total	935	45	4.8%

Table II.17.33, 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 did not 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 by unit type and condition are displayed below.

Table II.17.33							
Condition by Unit Type							
Sheridan County							
RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	1	0	0	0	0	.	1
Average	13	13	86	2	0	.	114
Good	67	37	450	67	28	.	649
Excellent	31	17	358	1	21	.	428
Don’t Know	7	2	41	48	0	358	456
Total	119	69	935	118	49	358	1,648

The availability of single family units based on their condition is displayed in Table II.17.34, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

Table II.17.34 Condition of Single Family Units by Vacancy Status Sheridan County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	13	0	.0%
Good	67	9	13.4%
Excellent	31	2	6.5%
Don't Know	7	2	28.6%
Total	119	13	10.9%

Table II.17.35, 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 average condition, and had a vacancy rate of 2.3 percent.

Table II.17.35 Condition of Apartment Units by Vacancy Status Sheridan County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	86	2	2.3%
Good	450	22	4.9%
Excellent	358	16	4.5%
Don't Know	41	5	12.2%
Total	935	45	4.8%

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.17.36, below, 10 respondents said they would prefer more single family units, 14 respondents wanted more apartment units, and 10 respondents indicated they would prefer more units of any type.

Table II.17.36 If you had the opportunity to own/manage more units, how many would you prefer Sheridan County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	10
Duplex Units	12
Apartments	14
Mobile homes	1
Other	0
All types	10
Total	47

Table, II.17.37, on the following page, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Sheridan

County had a total of 24 respondents, with an average persons per household of 3.2 people. Of new residents to Sheridan County, 70.8 percent were married and the most common age group arriving in the state was 65 years or older. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 54.2 percent of respondents owning thier residence. The average mortgage payment in Sheridan County was \$1,060 and the average rent was \$773. When asked if they were satisfied with their current housing, 87.5 percent said they were satisfied with thier current housing.

Table II.17.37 Most Replied Response Sheridan County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	24
Number of persons in household (Average)	3.2
Current age	65 years or older (30.4%)
Marital status	Married (70.8%)
Primary reason for moving to Wyoming	New job (33.3%)
In which industry are you primarily employed	Retired (29.2%)
Highest education level completed	High School Diploma/GED (29.2%)
Total household income from all sources	\$50,000 to \$74,999 dollars (31.3%)
Current Housing Characteristics	
Current Residence	Single family home (58.3%)
Do you own or rent	Own (54.2%)
How many bedrooms (Average)	3.0
How many full bathrooms (Average)	2.1
Average mortgage payment	\$1,060
Average rental payment	\$773
Are you satisfied with your current housing	Satisfied with current housing (87.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (66.7%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected building price	\$200,000 to \$249,999 dollars (100.0%)
Expected rental price	\$901 to \$1,000 dollars (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 66.7 percent wanted to buy and 33.3 wanted to rent their next residence. Most residents anticipated spending between \$200,000 to \$249,999 dollars if building a new unit. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$901 to \$1,000 dollars. Additional survey data are presented in **Volume II. Technical Appendix**¹⁵¹

¹⁵¹ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

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 2015 5-year ACS data, 167 or 1.3 percent of households in Sheridan County were overcrowded and another 59 or .5 percent of units were severely overcrowded, as shown in Table II.17.38, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.17.38				
Overcrowding and Severe Overcrowding				
Sheridan County 2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sheridan County				
Owner				
Households	8,487	47	55	8,589
Percentage	98.8%	.5%	.6%	100.0%
Renter				
Households	3,865	120	4	3,989
Percentage	96.9%	3.0%	.1%	100.0%
Total				
Households	12,352	167	59	12,578
Percentage	98.2%	1.3%	.5%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 419 units or 2.9 percent of all housing units in Sheridan County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.17.39, at right.

Table II.17.39 Housing Units with Incomplete Kitchen Facilities Sheridan County 2010-2015 5-Year ACS Data		
Facilities	Sheridan County	State of Wyoming
Complete Kitchen Facilities	13,838	259,728
Lacking Complete Kitchen Facilities	419	6,902
Total Housing Units	14,257	266,630
Percent Lacking	2.9%	2.6%

At the time of the 2014 ACS, a total of 281 units or 2.0 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.17.40, below.

Table II.17.40 Housing Units with Incomplete Plumbing Facilities Sheridan County 2010-2015 5-Year ACS Data		
Facilities	Sheridan County	State of Wyoming
Complete Plumbing Facilities	13,976	260,327
Lacking Complete Plumbing Facilities	281	6,303
Total Households	14,257	266,630
Percent Lacking	2.0%	2.4%

The third type of housing problem reported in the 2015 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, 13.6 percent of households had a cost burden and 10.7 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 16.9 percent of homeowners with a mortgage in Sheridan County experienced a cost burden and 8.2 percent experienced a severe cost burden, while 16.2 percent of renters had a cost burden and 20.1 percent had a severe cost burden, as seen in Table II.17.41, on the following page.

Table II.17.41					
Cost Burden and Severe Cost Burden by Tenure					
Sheridan County					
2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sheridan County					
Owner With a Mortgage					
Households	3,787	855	416	0	5,058
Percent	74.9%	16.9%	8.2%	.0%	100.0%
Owner Without a Mortgage					
Households	3,135	216	133	47	3,531
Percent	88.8%	6.1%	3.8%	1.3%	100.0%
Renter					
Households	2,130	645	801	413	3,989
Percent	53.4%	16.2%	20.1%	10.4%	100.0%
Total					
Households	9,052	1,716	1,350	460	12,578
Percent	72.0%	13.6%	10.7%	3.7%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 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 *2016 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 2,124 households in Sheridan County, from 12,360 in 2010 to 14,484 in 2040. Homeowners are expected to increase from 8,501 households in 2010 to 10,049 by 2040. Renters are anticipated to increase from 3,859 households in 2010 to 4,435 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 100 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes

from 30 to 50 percent of MHI is expected to increase by 137 households and by 224 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 145 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 96 households over the period. Table II.17.42, below, provides details of the household forecast by tenure and income.

Table II.17.42						
Household Forecast by Tenure and Income						
Sheridan County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	549	753	1,232	623	5,344	8,501
2015	555	761	1,245	629	5,399	8,589
2020	588	806	1,320	667	5,723	9,104
2025	606	831	1,360	687	5,897	9,382
2030	623	854	1,398	707	6,064	9,646
2035	638	874	1,431	723	6,205	9,872
2040	649	890	1,457	736	6,317	10,049
Renters by Percent of Median Household Income						
2010	975	643	768	319	1,154	3,859
2015	1,007	665	794	330	1,193	3,989
2020	1,030	680	812	338	1,220	4,079
2025	1,057	698	833	347	1,252	4,187
2030	1,083	715	854	355	1,283	4,290
2035	1,105	729	871	362	1,308	4,376
2040	1,120	739	883	367	1,326	4,435
Total Households by Percent of Median Household Income						
2010	1,524	1,396	2,000	942	6,497	12,360
2015	1,562	1,426	2,039	959	6,592	12,578
2020	1,618	1,486	2,132	1,005	6,942	13,183
2025	1,664	1,529	2,193	1,034	7,149	13,569
2030	1,707	1,569	2,252	1,062	7,346	13,937
2035	1,743	1,604	2,302	1,085	7,513	14,247
2040	1,769	1,629	2,340	1,103	7,643	14,484

