

SHERIDAN COUNTY

Demographics

The Census Bureau's current census estimates indicate that Sheridan County's population increased from 29,116 in 2010 to 29,824 in 2013, or by 2.4 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 3.5 percent, and the number of people from 55 to 64 years of age increased by 6.6 percent. The white population increased by 1.2 percent, while the black population increased by 236.7 percent. The Hispanic population increased from 1,013 to 1,288 people between 2010 and 2013 or by 27.1 percent. These data are presented in Table II.17.1, below.

Table II.17.1						
Profile of Population Characteristics						
Wyoming vs. Sheridan County						
2010 Census and 2013 Current Census Estimates						
Subject	Sheridan County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	29,116	29,824	2.4%	563,626	582,658	3.4%
Age						
Under 14 years	5,324	5,250	-1.4%	113,371	115,337	1.7%
15 to 24 years	3,474	3,577	3.0%	78,460	80,908	3.1%
25 to 44 years	6,743	6,977	3.5%	144,615	151,055	4.5%
45 to 54 years	4,499	3,985	-11.4%	83,577	76,258	-8.8%
55 to 64 years	4,528	4,829	6.6%	73,513	80,411	9.4%
65 and Over	4,548	5,206	14.5%	70,090	78,689	12.3%
Race						
White	28,034	28,379	1.2%	529,110	539,936	2.0%
Black	109	367	236.7%	5,135	10,186	98.4%
American Indian and Alaskan Native	373	412	10.5%	14,457	15,258	5.5%
Asian	192	235	22.4%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	26	27	3.8%	521	630	20.9%
Two or more races	382	404	5.8%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	1,013	1,288	27.1%	50,231	56,363	12.2%

Table II.17.2, on the following page, presents the population of Sheridan County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 14,904 persons, and accounted for 50.0 percent of the population, with the remaining 50.0 percent, or 14,920 persons being female.

Table II.17.2							
Population by Age and Gender							
Sheridan County							
2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,729	2,595	5,324	2,689	2,561	5,250	-1.4%
15 to 24 years	1,730	1,744	3,474	1,841	1,736	3,577	3.0%
25 to 44 years	3,447	3,296	6,743	3,523	3,454	6,977	3.5%
45 to 54 years	2,211	2,288	4,499	1,920	2,065	3,985	-11.4%
55 to 64 years	2,324	2,204	4,528	2,449	2,380	4,829	6.6%
65 and Over	2,124	2,424	4,548	2,482	2,724	5,206	14.5%
Total	14,565	14,551	29,116	14,904	14,920	29,824	2.4%
% 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 ¹³⁷	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

¹³⁷ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 7,809 family households, of which 6,551 housed married couple families and 1,258 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 404 families, or a female householder with no husband present, of which there were 854 families. There were also an estimated 4,572 "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 63.1 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Sheridan County, 83.9 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.17.4				
Household Type by Tenure				
Sheridan County				
2009-2013 5-Year ACS Data				
Family Type	Sheridan County		State of Wyoming	
	Sheridan County	% of Total	State of Wyoming	% of Total
Family households	7,809	63.1%	147,018	66.0%
Married-couple family	6,551	83.9%	118,096	80.3%
Owner-occupied housing units	5,504	84.0%	98,615	83.5%
Renter-occupied housing units	1,047	16.0%	19,481	16.5%
Other family	1,258	16.1%	28,922	19.7%
Male householder, no wife present	404	5.2%	9,489	32.8%
Owner-occupied housing units	171	42.3%	5,628	59.3%
Renter-occupied housing units	233	57.7%	3,861	40.7%
Female householder, no husband present	854	10.9%	19,433	67.2%
Owner-occupied housing units	384	45.0%	9,887	50.9%
Renter-occupied housing units	470	55.0%	9,546	49.1%
Nonfamily households	4,572	36.9%	75,828	34.0%
Owner-occupied housing units	2,521	55.1%	42,072	55.5%
Renter-occupied housing units	2,051	44.9%	33,756	44.5%
Total	12,381	100.0%	222,846	100.0%

Table II.17.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 4,308 two-person family households, 1,300 three-person family households and 1,350 four-person family households. One-person non-family households made up 86.6 percent of all non-family households or an estimated 3,960 households. Sheridan County's two persons households made up 39.4 percent of total housing units and four person households made up an additional 11.1 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.17.5				
Household Type by Household Size				
Sheridan County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sheridan County				
One Person	.	3,960	3,960	32.0%
Two Person	4,308	573	4,881	39.4%
Three Person	1,300	4	1,304	10.5%
Four Person	1,350	19	1,369	11.1%
Five Person	598	0	598	4.8%
Six Person	84	16	100	.8%
Seven Person	169	0	169	1.4%
Total	7,809	4,572	12,381	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 4,881 two-person households, 3,887 were owner-occupied and 994 were renter-occupied. Of the 1,369 four-person households, 1,124 were owner-occupied and 245 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sheridan County				
One Person	2,237	1,723	3,960	32.0%
Two Person	3,887	994	4,881	39.4%
Three Person	820	484	1,304	10.5%
Four Person	1,124	245	1,369	11.1%
Five Person	396	202	598	4.8%
Six Person	88	12	100	.8%
Seven Person or more	28	141	169	1.4%
Total	8,580	3,801	12,381	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.17.7, on the following page, Sheridan County had a total of 14,041 housing units of which 12,381 or 88.2 percent were occupied. Of these occupied units, 69.3 percent, or 8,580 units were owner occupied, which compares to a statewide rate of 70.1. A total of 1,660 units or 11.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.17.7 Housing Units by Tenure Sheridan County 2009-2013 5-Year ACS Data				
Tenure	Sheridan County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	12,381	88.2%	222,846	84.7
Owner-Occupied	8,580	69.3%	156,202	70.1
Renter-Occupied	3,801	30.7%	66,644	29.9
Vacant Housing Units	1,660	11.8%	40,194	15.3
Total Housing Units	14,041	100.0%	263,040	100.0

Table II.17.8, below, shows that of the 1,660 housing units in Sheridan County as reported in the 2013 ACS data, 265 or 16.0 percent were for rent and 141 or 8.5 percent were for sale. An estimated 850 units were for seasonal, recreational, or occasional use, and 309 or 18.6 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.17.8 Disposition of Vacant Housing Units Sheridan County 2009-2013 5-Year ACS Data				
Disposition	Sheridan County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	265	16.0%	5,920	14.7%
Rented, but not occupied	59	3.6%	1,757	4.4%
For sale only	141	8.5%	2,733	6.8%
Sold, but not occupied	36	2.2%	774	1.9%
For seasonal, recreational, or occasional use	850	51.2%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	309	18.6%	10,684	26.6%
Total	1,660	100.0%	40,194	100.0%

Table II.17.9, at right, presents different income statistics for Sheridan County. According to the 2013 ACS data averages, median family income for Sheridan County was \$67,673 compared to the statewide average of \$70,868. Per capita income for Sheridan County, which is calculated by dividing total income by population, was \$27,948, which compared to \$28,902 for the State of Wyoming.

Table II.17.9 Median and Per Capita Income Sheridan County 2009-2013 5-Year ACS Data		
Income Type	Sheridan County	Wyoming
Median Family Income	67,673	70,868
Median Household Income	52,008	57,406
Per Capita Income	27,948	28,902

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 1,284 households or 10.4 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 1,763 households that had incomes between \$35,000 and \$49,999, which accounted for 14.2 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 17.9 percent of total households and numbered 2,220 in Sheridan County.

Table II.17.10 Households by Income Sheridan County 2009-2013 5-Year ACS Data				
Income	Sheridan County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,284	10.4%	21,737	9.8%
15,000 - 19,999	656	5.3%	10,770	4.8%
20,000 - 24,999	616	5.0%	10,936	4.9%
25,000 - 34,999	1,641	13.3%	22,748	10.2%
35,000 - 49,999	1,763	14.2%	30,917	13.9%
50,000 - 74,999	2,363	19.1%	43,782	19.6%
75,000 - 99,999	1,838	14.8%	32,050	14.4%
100,000 and above	2,220	17.9%	49,906	22.4%
Total	12,381	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.17.11, below. In total, the poverty rate in Sheridan County was 8.8 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Sheridan County had a poverty rate of 9.0 percent and the female population had a poverty rate of 8.6 percent. There were 112 males and 206 females in poverty under the age of 5. Overall, 12.7 percent of persons in poverty in Sheridan County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 361 individuals with incomes below the poverty level which represented 14.5 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.17.11 Poverty by Age Sheridan County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Sheridan County				
5 and Below	112	206	318	12.7%
6 to 18	353	53	406	16.3%
18 to 64	647	765	1,412	56.5%
65 and Older	146	215	361	14.5%
Total	1,258	1,239	2,497	100.0%
Poverty Rate	9.0%	8.6%	8.8%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.17.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Sheridan County saw an average of 7,579 owner-occupied single-family units compared to 1,730 single-family rental units. In Sheridan County, single-family units comprised 75.2 percent of all households compared with 71.8 percent statewide. Sheridan County had a total of 1,121 apartment rental units and total apartment units accounted for 9.3

percent of all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 1,255 mobile homes in Sheridan County, which comprised 10.1 percent of all occupied housing units and compared to 13.4 statewide.

Table II.17.12 Households by Unit Type Sheridan County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sheridan County				
Single-Family Unit	7,579	1,730	9,309	75.2%
Duplex	0	131	131	1.1%
Tri- or Four-Plex	15	516	531	4.3%
Apartments	34	1,121	1,155	9.3%
Mobile Homes	952	303	1,255	10.1%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	8,580	3,801	12,381	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.17.13, below, shows the number of households by year of construction. As shown, 19.9 percent, or 2,462 units, were built in 1939 or earlier in the county, and another 472 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,631, which accounted for 13.2 percent of all households, and an additional 131 households, or 1.1 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.17.13 Households by Year Built Sheridan County 2009-2013 5-Year ACS Data				
Year Built	Sheridan County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,462	19.9%	24,806	11.1%
1940 to 1949	472	3.8%	10,660	4.8%
1950 to 1959	1,025	8.3%	22,003	9.9%
1960 to 1969	816	6.6%	18,965	8.5%
1970 to 1979	2,802	22.6%	50,045	22.5%
1980 to 1989	1,807	14.6%	33,947	15.2%
1990 to 1999	1,235	10.0%	26,271	11.8%
2000 to 2004	1,631	13.2%	33,516	15.0%
Built 2005 or Later	131	1.1%	2,633	1.2%
Total	12,381	100.0%	222,846	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 accounting for only 1.8 percent of total housing units, while households with five and six rooms accounted for 19.1 and 17.0 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				
2009-2013 5-Year ACS Data				
Number of Rooms	Sheridan County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	251	1.8%	4,380	1.7%
Two	454	3.2%	6,986	2.7%
Three	1,104	7.9%	19,468	7.4%
Four	2,266	16.1%	43,545	16.6%
Five	2,676	19.1%	52,356	19.9%
Six	2,386	17.0%	40,659	15.5%
Seven	1,876	13.4%	32,683	12.4%
Eight	1,229	8.8%	25,669	9.8%
Nine or more	1,799	12.8%	37,294	14.2%
Total	14,041	100.0%	263,040	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 128 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 28.0 percent of total households in Sheridan County, which compared to 24.2 percent statewide. In Sheridan County, the 4,770 households with three bedrooms accounted for 38.5 percent of all households, and there were only 657 five-bedroom or more households, which accounted for 5.3 percent of all households.

Table II.17.15				
Households by Number of Bedrooms				
Sheridan County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sheridan County				
None	28	128	156	1.3%
One	300	1,122	1,422	11.5%
Two	2,120	1,349	3,469	28.0%
Three	3,994	776	4,770	38.5%
Four	1,681	226	1,907	15.4%
Five or more	457	200	657	5.3%
Total	8,580	3,801	12,381	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	100.0%

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 \$179,800, while structures built between 1950 and 1959 had a median value of \$204,700 and those built between 1990 to 1999 had a median value of \$278,200. 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 \$284,300 and \$294,300, respectively. The total average median value in Sheridan County was \$220,400, which compared to \$185,900 in the State of Wyoming.

Table II.17.16 Median Value by Year Structure Built Sheridan County 2009-2013 5-Year ACS Data		
Year Built	Sheridan County	State of Wyoming
1939 or earlier	179,800	154,300
1940 to 1949	135,400	136,700
1950 to 1959	204,700	156,800
1960 to 1969	175,700	176,000
1970 to 1979	253,800	182,000
1980 to 1989	220,800	196,100
1990 to 1999	278,200	225,600
2000 to 2004	284,300	253,100
Built 2005 or Later	294,300	239,800
Total	220,400	185,900

Household mortgage status is reported in Table II.17.17, below. In Sheridan County, households with a mortgage accounted for 57.1 percent of all households or 4,902 housing units, and the remaining 42.9 percent or 3,678 units had no mortgage. Of those units with a mortgage, 467 had either a second mortgage or home equity loan, 25 had both a second mortgage and home equity loan, and 4,410 or 90.0 percent had no second mortgage or no home equity loan.

Table II.17.17 Mortgage Status Sheridan County 2009-2013 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	4,902	57.1%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	467	9.5%	13,352	14.3%
Second mortgage only	245	52.5%	6,691	50.1%
Home equity loan only	222	47.5%	6,661	49.9%
Both second mortgage and home equity loan	25	.5%	598	.6%
No second mortgage and no home equity loan	4,410	90.0%	79,545	85.1%
Housing units without a mortgage	3,678	42.9%	62,707	40.1%
Total	8,580	100.0%	156,202	100.00%

The median rent in Sheridan County was \$625 as compared to \$647 statewide, as seen in Table II.17.18, below.

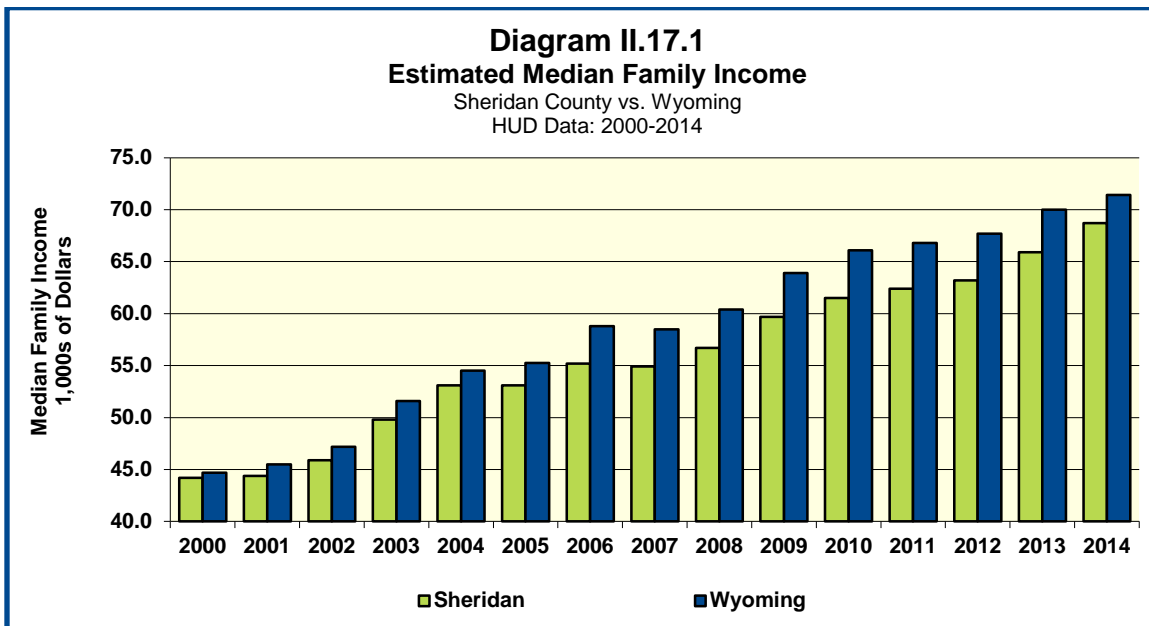
Table II.17.18 Median Rent Sheridan County 2009-2013 5-Year ACS Data	
Place	Rent
Sheridan County	\$625
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 75 persons during 2014. 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 2,786 persons over the time period.

Table II.17.19			
Driver’s Licenses Exchanged and Surrendered			
Sheridan County			
WYDOT Data, 2000–2014			
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	253	178	75
Total	11,119	8,333	2,786

Economics

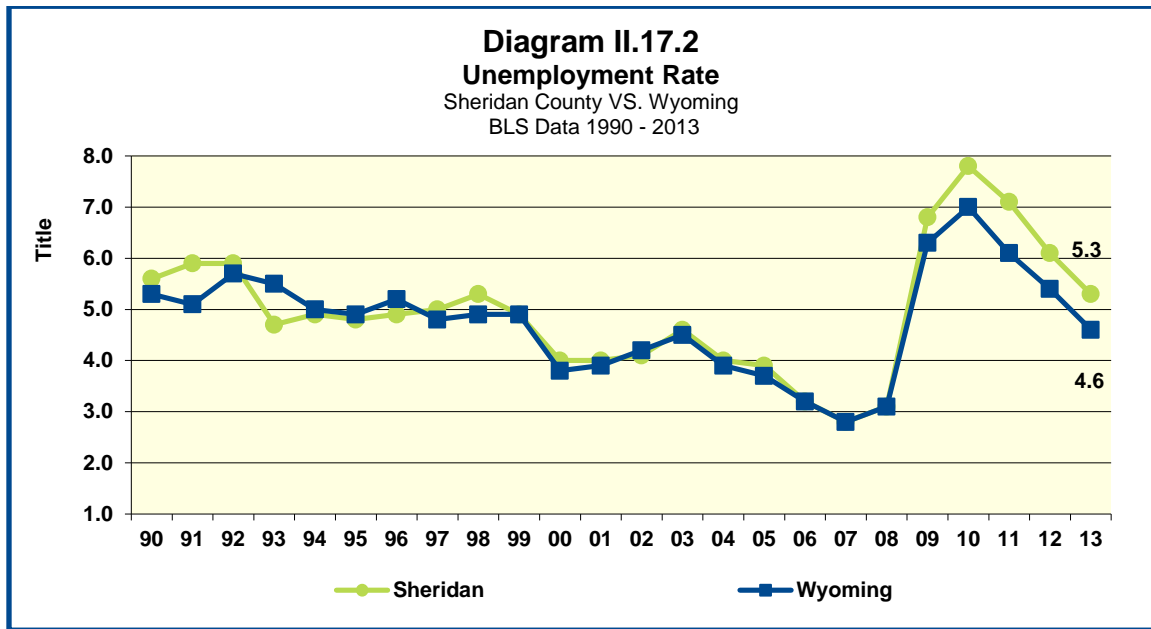
The HUD estimated MFI for Sheridan County was \$68,700 in 2014.¹³⁸ This compares to Wyoming’s MFI of \$71,400. Diagram II.17.1, below, illustrates the estimated MFI for 2000 through 2014.



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 80 persons, from 16,267 in 2012 to 16,187 in 2013. Employment increased by 65

¹³⁸ 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.

persons; unemployment decreased by 145 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.1 percent in 2012 to 5.3 percent in 2013, as shown below in Diagram II.17.2.



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 0.62 percent between 2013 and 2014, from a total of 12,841 to 12,921 workers.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	11,283	11,479	12,040	12,759	13,074	13,235	12,394	12,293	12,422	12,303	12,526
Feb	11,356	11,586	12,147	12,790	13,172	13,087	12,386	12,311	12,472	12,255	12,673
Mar	11,489	11,792	12,326	12,943	13,247	13,077	12,572	12,401	12,520	12,367	12,731
Apr	11,773	12,032	12,505	13,000	13,513	13,189	12,840	12,613	12,741	12,672	13,097
May	12,043	12,245	13,047	13,470	13,848	13,516	13,140	12,851	13,030	13,037	13,531
Jun	12,513	12,925	13,503	14,015	14,333	13,854	13,588	13,341	13,319	13,405	13,776
Jul	11,895	12,137	13,051	13,564	14,043	13,291	13,079	12,939	12,948	13,193	.
Aug	11,988	12,152	12,997	13,612	13,891	13,162	12,975	12,978	12,869	13,076	.
Sep	12,136	12,401	13,116	13,692	14,136	13,352	13,155	13,146	13,115	13,293	.
Oct	12,000	12,331	13,172	13,700	14,115	13,110	13,125	13,042	12,926	13,236	.
Nov	11,898	12,326	13,113	13,525	13,896	12,953	12,912	12,962	12,886	13,117	.
Dec	11,850	12,257	13,148	13,417	13,839	12,894	12,823	12,873	12,846	13,102	.
Annual	11,852	12,139	12,847	13,374	13,759	13,227	12,916	12,813	12,841	12,921	.
% Change	1.80	2.42	5.83	4.10	2.88	-3.87	-2.35	-0.80	0.22	0.62	.

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 decreased by 0.81 percent between 2012 and

2013, from a total of \$737 to \$731. In the second quarter of 2014 preliminary estimates show average weekly wages fell to \$729.

Table II.17.21						
Average Weekly Wages						
Sheridan County						
BLS QCEW Data, 2001–2014(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	-0.81
2014(p)	725	729

Total business establishments reported by the QCEW are displayed in Table II.17.22, below. Annual establishments increased by 0.14 percent between 2012 and 2013, from a total of 1,396 to 1,398 establishments. Preliminary estimates indicate the total number of establishments decreased to 1,379 in the second quarter of 2014.

Table II.17.22						
Number of Establishments						
Sheridan County						
BLS QCEW Data, 2001–2014(p)						
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	1,388	1,406	1,400	1,396	1,398	0.14
2014(p)	1,384	1,379

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Platte County recorded 5,920 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 \$421,364,000, and real per capita income was \$48,073 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$46,013 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix**.

Housing

According to the Wyoming cost of living index, average apartment rent in Sheridan County increased from \$643 in second quarter 2013 to \$645 in second quarter 2014, or by 0.3 percent. Detached single-family home rents increased by 2.9 percent, rents for mobile homes on a lot decreased by 2.2 percent and rents for mobile home lots remained unchanged.

Sheridan County rental prices experienced average annualized increases of 3.3 percent for apartments, 4.2 percent for houses, and 2.6 percent for mobile homes plus a lot since fourth quarter 1986 through second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 4.2 percent for houses, 2.6 percent for mobile homes plus a lot, and 3.6 percent for mobile home lots over the same period. Table II.17.23, at right, presents the Sheridan County data for each rental type.¹³⁹

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 remained at 138 units. Total residential authorizations decreased from 146 units in 2012 to 140 in 2013.

The real value of single-family building permits increased from \$146,091 in 2012 to \$204,677 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$211,915 in 2008 to a low of \$84,837 in 2003. These figures compare to the state average high of \$289,650 in 2013 and low of \$187,810 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
Q4.13	636	354	970	495
Q2.14	645	354	987	502

¹³⁹ 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.

Table II.17.24 Building Permits and Valuation Sheridan County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	84	36	12	48	180	.	.	119.8	48.8
1981	45	32	.	6	83	.	.	95.6	68.5
1982	105	8	3	.	116	.	.	83.7	.
1983	119	.	.	42	161	.	.	103.5	34.6
1984	70	.	4	.	74	.	.	97.3	.
1985	13	.	.	31	44	.	.	103.4	62.1
1986	2	.	.	.	2	.	.	160.5	.
1987	5	.	.	.	5	.	.	82.2	.
1988	5	.	.	.	5	.	.	95.0	.
1989	6	.	.	.	6	.	.	114.5	.
1990	10	.	.	.	10	.	.	117.6	.
1991	84	.	.	.	84	.	.	126.2	.
1992	84	.	.	.	84	.	.	129.5	.
1993	96	2	.	.	98	.	.	113.2	.
1994	128	4	10	16	158	.	.	124.1	60.6
1995	98	2	20	.	120	16	.	119.8	.
1996	140	22	.	10	172	.	41	110.5	61.1
1997	95	6	.	6	107	23	6	123.3	79.2
1998	95	2	4	5	106	12	16	134.9	94.0
1999	83	2	.	5	90	.	.	125.8	92.7
2000	95	4	.	.	99	.	2	131.5	.
2001	90	4	.	8	102	.	.	119.7	61.2
2002	106	6	.	.	112	.	11	120.5	.
2003	215	.	12	60	287	111	11	84.8	73.2
2004	184	2	14	.	200	.	20	110.3	.
2005	171	4	.	.	175	.	.	120.4	.
2006	367	2	4	.	377	.	.	108.4	.
2007	328	4	7	.	339	.	.	150.5	.
2008	212	12	6	.	230	48	.	211.9	.
2009	86	.	.	.	86	.	.	195.9	.
2010	117	.	4	.	121	.	.	186.1	.
2011	101	2	7	48	158	.	.	192.8	98.2
2012	138	4	4	.	146	109	.	146.1	.
2013	138	2	.	.	140	.	.	204.7	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Sheridan County was \$228,217. This represented an increase of 1.9 percent from the previous year. In contrast, Wyoming's average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.17.25, on the following page.

Table II.17.25 Average Sales Prices Sheridan County and Wyoming DOR Data, 2000–2013				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2014.¹⁴⁰ During December 2014, a total of 89 surveys were completed by property managers in Sheridan County. Of the 2,290 rental units surveyed, 48 were vacant, indicating a vacancy rate of 2.1 percent, as shown in Table II.17.26, below. This rate compares to a 4.0 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 4.6 percent.

Table II.17.26 Total Units, Vacant Units, and Vacancy Rate Sheridan County RVS Data, June 2001–December 2014				
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%

¹⁴⁰Those 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.17.3, below, 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 14 year period, and following below the statewide rate in December 2014.

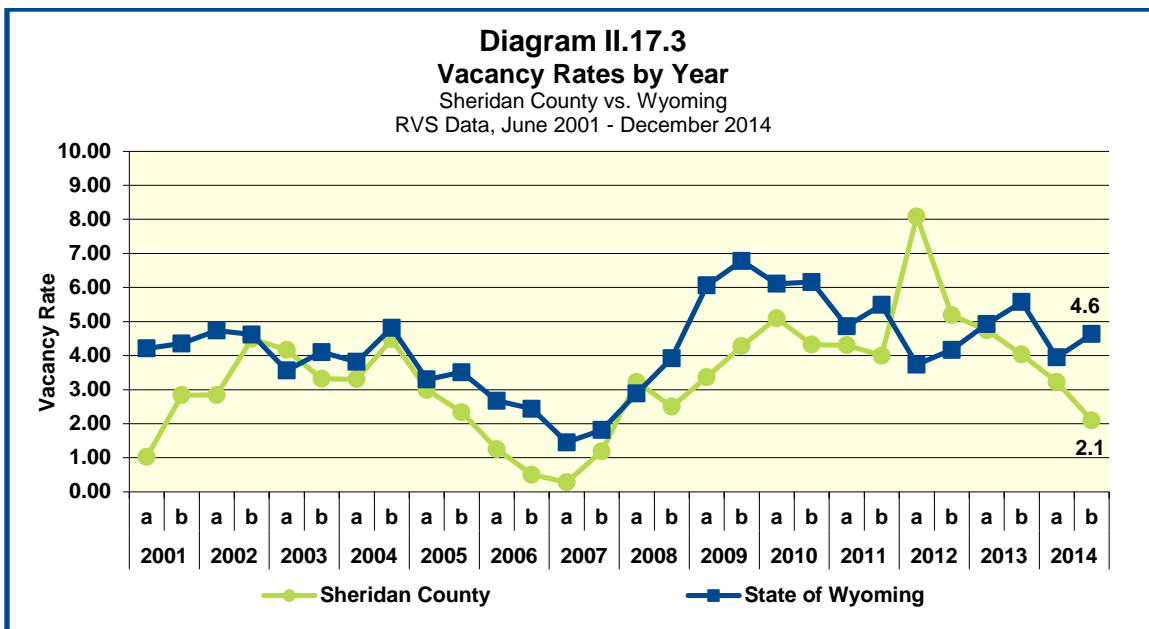


Diagram II.17.4, below, shows the average rent of single-family and apartment units in Sheridan County. In 2014, average rents for single-family units rose to \$989 and average rents for apartments increased to \$769.

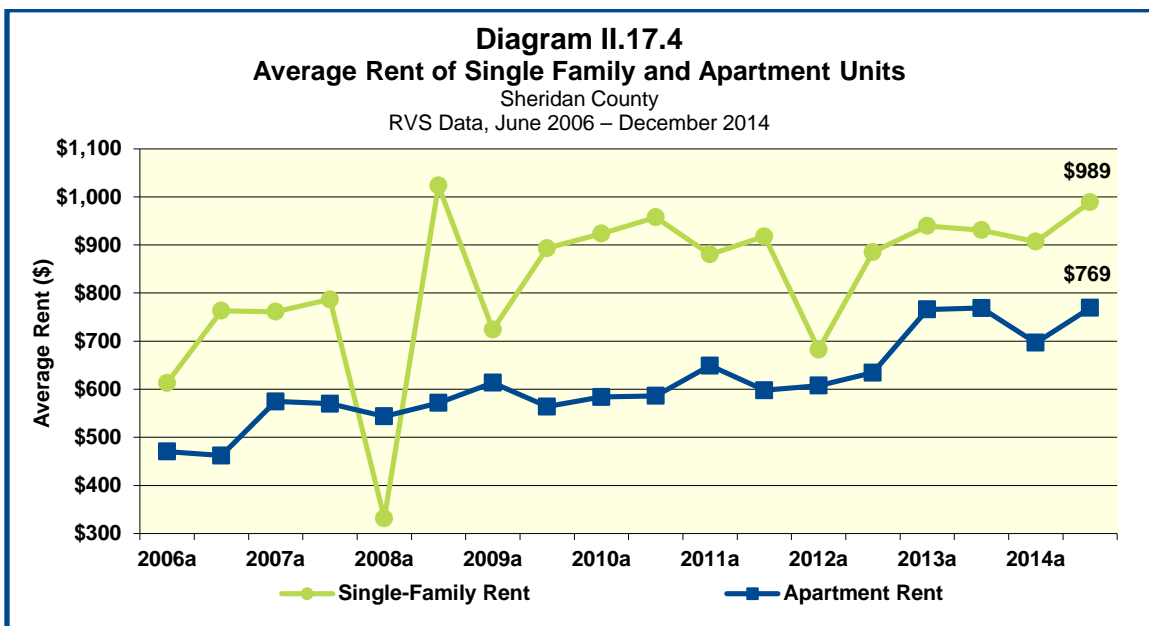


Table II.17.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 350 single family units in Sheridan County, with 10 of them available. This translates into a vacancy rate of 2.9 percent in Sheridan County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 1,070 apartment units reported in the survey, with 18 of them available, which resulted in a vacancy rate of 1.7 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.17.27			
Rental Vacancy Survey by Type			
Sheridan County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	350	10	2.9%
Duplex units	21	0	.0%
Apartments	1,070	18	1.7%
Mobile Homes	119	1	.8%
“Other” Units	5	0	.0%
Don’t Know	725	19	2.6%
Total	2,290	48	2.1%

Table II.17.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 40 units. The most common apartment units were two bedroom units, with 328 units. Additional details of unit types by bedrooms are reported below.

Table II.17.28							
Rental Units by Bedroom Size							
Sheridan County							
RVS Data, December 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	1	0	44	0	0	.	45
One	12	3	294	1	2	.	312
Two	40	11	328	14	0	.	393
Three	24	1	109	52	2	.	188
Four	17	0	10	5	0	.	32
Five	3	0	0	0	0	.	3
Don’t Know	253	6	285	47	1	725	1,317
Total	350	21	1,070	119	5	725	2,290

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.

Table II.17.29						
Average Market Rate Rents by Bedroom Size						
Sheridan County						
RVS Data, December 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$400	\$	\$900	\$	\$	\$650
One	\$587	\$731	\$585	\$450	\$700	\$590
Two	\$748	\$525	\$693	\$530	\$	\$693
Three	\$1,110	\$501	\$932	\$653	\$1,075	\$984
Four	\$1,294	\$	\$1,075	\$716	\$	\$1,169
Five	\$1,700	\$	\$	\$	\$	\$1,700
Total	\$989	\$623	\$769	\$604	\$1,025	\$848

Table II.17.30 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 above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.17.30			
Single Family Market Rate Rents by Vacancy Status			
Sheridan County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	279	5	1.8%
\$1,000 to \$1,500	39	5	12.8%
Above \$1,500	6	0	.0%
Missing	25	0	.0%
Total	350	10	2.9%

The availability of apartment units by average rent is displayed in Table II.17.31 below. The lowest vacancy rate was seen in apartment units renting for above 1,500 dollars, with a vacancy rate of .0 percent.

Table II.17.31			
Apartment Market Rate Rents by Vacancy Status			
Sheridan County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	39	1	2.6%
\$500 to \$1,000	742	11	1.5%
\$1,000 to \$1,500	5	0	.0%
Above \$1,500	5	0	.0%
Missing	279	6	2.2%
Total	1,070	18	1.7%

Table II.17.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of 0.0 percent.

Table II.17.32 Mobile Home Market Rate Rents by Vacancy Status Sheridan County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	46	0	.0%
\$500 to \$1,000	70	1	1.4%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	3	0	.0%
Total	119	1	.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 average 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 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	8	0	86	0	0	.	94
Average	229	1	279	10	0	.	519
Good	69	12	391	107	1	.	580
Excellent	25	4	303	0	4	.	336
Don’t Know	19	4	11	2	0	725	761
Total	350	21	1,070	119	5	725	2,290

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 fair 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 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	8	0	.0%
Average	229	4	1.7%
Good	69	5	7.2%
Excellent	25	1	4.0%
Don’t Know	19	0	.0%
Total	350	10	2.9%

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 fair condition, and had a vacancy rate of 0.0 percent.

Table II.17.35			
Condition of Apartment Units by Vacancy Status			
Sheridan County			
RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	86	0	.0%
Average	279	1	.4%
Good	391	13	3.3%
Excellent	303	4	1.3%
Don't Know	11	0	.0%
Total	1,070	18	1.7%

Table II.17.36, below, 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 good condition, with a vacancy rate of 0.0 percent.

Table II.17.36			
Condition of Mobile Home Units by Vacancy Status			
Sheridan County			
RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	10	1	10.0%
Good	107	0	.0%
Excellent	0	0	%
Don't Know	2	0	.0%
Total	119	1	.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.17.37, on the following page, respondents in Sheridan County said they would prefer 188 more single family units, 164 more apartment units, and 30 units of all types. In total, respondents indicated they wished to own or manage an additional 406 units.

Table II.17.37 If you had the opportunity to own/manage more units, how many would you prefer Sheridan County RVS Data, December 2014	
Unit Type	More Units
Single family units	188
Duplex Units	14
Apartments	164
Mobile homes	10
Other	0
Don't Know	
All types	30
Total	406

Table, II.17.38, on the following page shows the most common answers from the 2014 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 86 respondents, with an average persons per household of 2.7 people. Of new residents to Sheridan County, 52.9 percent were married and the most common age group arriving in the state was 45 to 54 years old. 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 50.0 percent of respondents renting their residence. The average mortgage payment in Sheridan County was \$1,085 and the average rent was \$630. When asked if they were satisfied with their current housing, 82.6 percent said they were satisfied with thier current housing.

Table II.17.38 Most Replied Response Sheridan County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	86
Number of persons in household (Average)	2.7
Current age	45 to 54 years old (21.2%)
Marital status	Married (52.9%)
Primary reason for moving to Wyoming	New job (29.1%)
In which industry are you primarily employed	Other (28.2%)
Highest education level completed	College Graduate (26.7%)
Total household income from all sources	\$50,000 to \$74,999 dollars (22.6%)
Current Housing Characteristics	
Current Residence	Single family home (64.0%)
Do you own or rent	Rent (50.0%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.7
Average mortgage payment	\$1,085
Average rental payment	\$630
Are you satisfied with your current housing	Satisfied with current housing (82.6%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (71.4%)
Are you seeking to change your housing situation	Not seeking different housing (47.4%)
What type of unit are you seeking	Single family home (57.1%)
Type of tenure seeking	Seeking to buy (42.9%)
If own, do you plan on building or buying	Build a new unit (33.3%)
Expected buying price	\$200,000 to \$249,999 dollars (100.0%)
Expected building price	\$200,000 to \$249,999 dollars (100.0%)
Expected rental price	\$601 to \$700 dollars (66.7%)

For residents who are unsatisfied with their current housing, 71.4 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, 57.1 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 42.9 percent wanted to buy and 42.9 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$200,000 to \$249,999 dollars if they were buying an existing unit, and \$200,000 to \$249,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 66.7 percent of respondents, anticipated spending \$601 to \$700 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.¹⁴¹

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 2013 5-year ACS data, 193 or 1.6 percent of households in Sheridan County were overcrowded and another 52 or .4 percent of units were severely overcrowded, as shown in Table II.17.39, on the following page.

¹⁴¹ 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.

This housing problem was far more prevalent in renter households as compared to owner households.

Table II.17.39				
Overcrowding and Severe Overcrowding				
Sheridan County				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sheridan County				
Owner				
Households	8,506	49	25	8,580
Percentage	99.1%	.6%	.3%	100.0%
Renter				
Households	3,630	144	27	3,801
Percentage	95.5%	3.8%	.7%	100.0%
Total				
Households	12,136	193	52	12,381
Percentage	98.0%	1.6%	.4%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 311 units or 2.2 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.17.40, at right.

Table II.17.40		
Housing Units with Incomplete Kitchen Facilities		
Sheridan County		
2009-2013 5-Year ACS Data		
Facilities	Sheridan County	State of Wyoming
Complete Kitchen Facilities	13,730	256,276
Lacking Complete Kitchen Facilities	311	6,764
Total Housing Units	14,041	263,040
Percent Lacking	2.2%	2.6%

At the time of the 2013 ACS, a total of 203 units or 1.4 percent of all housing units in Sheridan County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.17.41, below.

Table II.17.41		
Housing Units with Incomplete Plumbing Facilities		
Sheridan County 2009-2013 5-Year ACS Data		
Facilities	Sheridan County	State of Wyoming
Complete Plumbing Facilities	13,838	257,728
Lacking Complete Plumbing Facilities	203	5,312
Total Households	14,041	263,040
Percent Lacking	1.4%	2.0%

The third type of housing problem reported in the 2013 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, 13.1 percent of households had a cost burden and 12.2 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 18.1 percent of homeowners with a mortgage in Sheridan County experienced a cost burden and 12.2 percent experienced a severe cost burden, while 14.6 percent of renters had a cost burden and 20.8 percent had a severe cost burden, as seen in Table II.17.42, on the following page.

Table II.17.42 Cost Burden and Severe Cost Burden by Tenure Sheridan County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sheridan County					
Owner With a Mortgage					
Households	3,417	888	597	0	4,902
Percent	69.7%	18.1%	12.2%	.0%	100.0%
Owner Without a Mortgage					
Households	3,340	181	124	33	3,678
Percent	90.8%	4.9%	3.4%	.9%	100.0%
Renter					
Households	1,921	555	792	533	3,801
Percent	50.5%	14.6%	20.8%	14.0%	100.0%
Total					
Households	8,678	1,624	1,513	566	12,381
Percent	70.1%	13.1%	12.2%	4.6%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 4,483 households in Sheridan County, from 12,360 in 2010 to 15,288 in 2040. Homeowners are expected to increase from 8,501 households in 2010 to 10,666 by 2040. Renters are anticipated to increase from 3,859 households in 2010 to 4,622 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 120 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 186 households and by 388 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 181 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 125 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

Table II.17.43						
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	472	730	1,525	644	5,130	8,501
2015	485	750	1,567	662	5,272	8,736
2020	503	778	1,626	687	5,469	9,063
2025	523	808	1,689	713	5,681	9,414
2030	546	845	1,765	746	5,939	9,842
2035	570	881	1,840	777	6,190	10,258
2040	592	916	1,913	808	6,436	10,666
Renters by Percent of Median Household Income						
2010	913	633	720	271	1,322	3,859
2015	914	634	721	271	1,324	3,865
2020	941	652	741	279	1,362	3,975
2025	967	670	762	287	1,399	4,085
2030	1,010	701	796	300	1,462	4,268
2035	1,053	730	830	312	1,524	4,449
2040	1,094	759	862	324	1,583	4,622
Total Households by Percent of Median Household Income						
2010	1,385	1,363	2,245	915	6,452	12,360
2015	1,400	1,385	2,288	933	6,596	12,601
2020	1,444	1,431	2,367	966	6,831	13,038
2025	1,489	1,479	2,451	1,000	7,081	13,500
2030	1,557	1,546	2,562	1,045	7,401	14,110
2035	1,622	1,611	2,670	1,089	7,715	14,708
2040	1,686	1,675	2,775	1,132	8,020	15,288