

## SHERIDAN COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Sheridan County's population increased from 29,116 in 2010 to 29,239 in 2011, or by 0.4 percent. This compares to a statewide population growth of 0.8 percent over the period. The number of people from 15 to 24 years of age decreased by 1.6 percent, and the number of people from 55 to 64 years of age increased by 4.2 percent. The white population increased by 0.1 percent, while the black population increased by 45 percent. The Hispanic population increased from 1,013 to 1,056 people between 2010 and 2011 or by 4.2 percent. These data are presented in Table II.17.1, below.

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

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

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

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

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

At the time of the 2010 Census, there were 1,009 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 41.1 percent, as shown in Table II.17.4, on the following page.

<b>Table II.17.4</b>			
<b>Group Quarters Population</b>			
Sheridan County			
2000 SF1 and 2010 Census Data			
<b>Group Quarters</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>% Change 00-10</b>
<b>Institutionalized</b>			
Correctional Institutions <sup>153</sup>	36	96	166.7%
Juvenile Facilities	.	94	100.0%
Nursing Homes	286	232	-18.9%
Other Institutions	170	.	-100.0%
<b>Total</b>	<b>492</b>	<b>422</b>	<b>-14.2%</b>
<b>Noninstitutionalized</b>			
College Dormitories	149	357	139.6%
Military Quarters	.	.	.
Other Noninstitutions	74	230	210.8%
<b>Total</b>	<b>223</b>	<b>587</b>	<b>163.2%</b>
<b>Group Quarters Population</b>	<b>715</b>	<b>1,009</b>	<b>41.1%</b>

Table II.17.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 7,701 family households, 6,153 of which housed married couple families and 1,548 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 514 families, or a female householder with no husband present, of which there were 1,034 families. There were also an estimated 4,659 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 8.8 percent, and the number of married couple families increased by 6 percent. The number of male households with no wife present increased by 43.2 percent, the number of female households with no husband present increased by 12.8 percent, and non-family households increased by 14 percent.

<b>Table II.17.5</b>			
<b>Household Type by Tenure</b>			
Sheridan County			
2000 SF1 and 2010 Census Data			
<b>Family Type</b>	<b>2000</b>	<b>2010</b>	<b>% Change 00-10</b>
Family households	7,079	7,701	8.8%
Married couple family	5,803	6,153	6.0%
Owner-occupied housing units	4,747	5,157	8.6%
Renter-occupied housing units	1,056	996	-5.7%
Other family	1,276	1,548	21.3%
Male householder, no wife present	359	514	43.2%
Owner-occupied housing units	212	279	31.6%
Renter-occupied housing units	147	235	59.9%
Female householder, no husband present	917	1,034	12.8%
Owner-occupied housing units	476	544	14.3%
Renter-occupied housing units	441	490	11.1%
Non-family households	4,088	4,659	14.0%
Owner-occupied housing units	2,254	2,521	11.8%
Renter-occupied housing units	1,834	2,138	16.6%
<b>Total</b>	<b>11,167</b>	<b>12,360</b>	<b>10.7%</b>

<sup>153</sup> In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.17.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 4,071 two-person family households, 1,553 three-person family households, and 1,219 four-person family households. One-person non-family households made up 81.9 percent of all non-family households, or an estimated 3,816 households. Between 2000 and 2010, the number of four-person households decreased by 4.4 percent, or from 1,297 to 1,240 households.

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	3,455	3,455	.	3,816	3,816	10.4%
Two Person	3,524	539	4,063	4,071	753	4,824	18.7%
Three Person	1,495	69	1,564	1,553	54	1,607	2.7%
Four Person	1,282	15	1,297	1,219	21	1,240	-4.4%
Five Person	515	3	518	554	12	566	9.3%
Six Person	173	4	177	192	3	195	10.2%
Seven Person	90	3	93	112	.	112	20.4%
<b>Total</b>	<b>7,079</b>	<b>4,088</b>	<b>11,167</b>	<b>7,701</b>	<b>4,659</b>	<b>12,360</b>	<b>10.7%</b>

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 4,824 two-person households, 3,763 were owner-occupied and 1,061 were renter-occupied. Of the 1,240 four-person households, 908 were owner-occupied and 332 were renter-occupied. Further household size data by tenure are presented in Table II.17.7, below.

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	1,950	1,505	3,455	2,072	1,744	3,816	10.4%
Two Person	3,132	931	4,063	3,763	1,061	4,824	18.7%
Three Person	1,091	473	1,564	1,119	488	1,607	2.7%
Four Person	968	329	1,297	908	332	1,240	-4.4%
Five Person	362	156	518	404	162	566	9.3%
Six Person	119	58	177	152	43	195	10.2%
Seven Person or More	67	26	93	83	29	112	20.4%
<b>Total</b>	<b>7,689</b>	<b>3,478</b>	<b>11,167</b>	<b>8,501</b>	<b>3,859</b>	<b>12,360</b>	<b>10.7%</b>

<sup>154</sup> To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.17.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 10.6 percent, or from 7,689 to 8,501 households. The number of renter units increased from 3,478 to 3,859 households, or by 11 percent. In 2010, Sheridan County had a total of 13,939 housing units, of which 12,360, or 88.7 percent, were occupied. A total of 1,579 units, or 11.3 percent of all units, were vacant, which was an increase of 12 percent from the 2000 Census.

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	11,167	12,360	10.7%
Owner-Occupied	7,689	8,501	10.6%
Renter-Occupied	3,478	3,859	11.0%
Vacant Housing Units	1,410	1,579	12.0%
<b>Total Housing Units</b>	<b>12,577</b>	<b>13,939</b>	<b>10.8%</b>
Homeownership Rate	68.9%	68.8%	.

Table II.17.9, below, shows that, of the 1,579 vacant housing units in Sheridan County at the time of the 2010 Census, 329, or 20.8 percent, were for rent and 152, or 9.6 percent, were for sale. An estimated 674 units were for seasonal, recreational, or occasional use, and 366, or 23.2 percent of all vacant units, were listed as "other vacant." Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 86 to 57 units, or by 33.7 percent, and units listed as "other vacant" increased from 271 to 366 units, or by 35.1 percent.

Disposition	2000	2010	% Change 00-10
For rent	171	329	92.4%
For sale only	88	152	72.7%
Rented or sold but not occupied	86	57	-33.7%
For seasonal, recreational, or occasional use	790	674	-14.7%
For migrant workers	4	1	-75.0%
Other vacant	271	366	35.1%
<b>Total</b>	<b>1,410</b>	<b>1,579</b>	<b>12.0%</b>

#### 2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.17.10, below, presents different income statistics for Sheridan County. According to the 2010 ACS data averages, Median Family Income (MFI) for Sheridan County was \$61,959 compared to the statewide average of \$65,964. Per capita income for Sheridan County, which is calculated by dividing total income by population, was \$26,756, which compared to \$27,860 for the State of Wyoming.

<b>Table II.17.10</b>		
<b>Median and Per Capita Income</b>		
Sheridan County and the State of Wyoming 2010 Five-Year ACS Data		
<b>Income Type</b>	<b>Sheridan County</b>	<b>Wyoming</b>
Median Family Income	61,959	65,964
Median Household Income	48,141	53,802
Per Capita Income	26,756	27,860

Table II.17.11, below, shows households by income for Sheridan County and the State of Wyoming in 2010. In Sheridan County, there were a total of 1,399 households, or 11.5 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 2,091 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 17.2 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.4 percent of total households and numbered 2,001 in Sheridan County.

<b>Table II.17.11</b>				
<b>Households by Income</b>				
Sheridan County and the State of Wyoming 2010 Five-Year ACS Data				
<b>Income</b>	<b>Sheridan County</b>		<b>State of Wyoming</b>	
	<b>Total</b>	<b>% of Total</b>	<b>Total</b>	<b>% of Total</b>
Under \$15,000	1,399	11.5%	21,963	10.1%
\$15,000–\$19,999	684	5.6%	10,477	4.8%
\$20,000–\$24,999	620	5.1%	11,850	5.4%
\$25,000–\$34,999	1,576	12.9%	23,902	11.0%
\$35,000–\$49,999	2,091	17.2%	32,677	15.0%
\$50,000–\$74,999	2,279	18.7%	44,279	20.3%
\$75,000–\$99,999	1,522	12.5%	30,595	14.1%
\$100,000 and Above	2,001	16.4%	41,945	19.3%
<b>Total</b>	<b>12,172</b>	<b>100.0%</b>	<b>217,688</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.17.12, on the following page. In total, the poverty rate in Sheridan County was 8.5 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Sheridan County had a poverty rate of 7.8 percent, and the female population had a poverty rate of

9.2 percent. There were 140 males and 127 females in poverty aged 5 and under. Overall, 11.3 percent of persons in poverty in Sheridan County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 292 persons, which represented 12.3 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

<b>Table II.17.12</b>				
<b>Poverty by Age</b>				
Sheridan County and the State of Wyoming				
2010 Five-Year ACS Data				
<b>Age</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>% of Total</b>
<b>Sheridan County</b>				
5 and Under	140	127	267	11.3%
6 to 17	166	62	228	9.6%
18 to 64	664	916	1,580	66.8%
65 and Older	123	169	292	12.3%
<b>Total</b>	<b>1,093</b>	<b>1,274</b>	<b>2,367</b>	<b>100.0%</b>
Poverty Rate	7.8%	9.2%	8.5%	.
<b>State of Wyoming</b>				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
<b>Total</b>	<b>22,792</b>	<b>29,505</b>	<b>52,297</b>	<b>100.0%</b>
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.17.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Sheridan County saw an average of 7,516 owner-occupied single-family units compared to 1,517 single-family rental units. In Sheridan County, single-family units represented 74.2 percent of all households compared to 70.8 percent statewide. Sheridan County had a total of 850 apartment rental units, and total apartment units accounted for 7.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 1,306 mobile homes in Sheridan County, which made up 10.7 percent of all occupied housing units and compared to 14.3 percent statewide.

<b>Table II.17.13</b>				
<b>Households by Unit Type</b>				
Sheridan County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Sheridan County</b>				
Single-Family Unit	7,516	1,517	9,033	74.2%
Duplex	83	234	317	2.6%
Tri- or Four-Plex	45	594	639	5.2%
Apartment	20	850	870	7.1%
Mobile Home	899	407	1,306	10.7%
Boat, RV, Van, Etc.	7	0	7	.1%
<b>Total</b>	<b>8,570</b>	<b>3,602</b>	<b>12,172</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	.1%
<b>Total</b>	<b>152,806</b>	<b>64,882</b>	<b>217,688</b>	<b>100.0%</b>

Table II.17.14, below, shows the number of households by year of construction. As shown, 18 percent, or 2,194 units, were built in 1939 or earlier in the county and another 5.8 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 826, which accounted for 6.8 percent of all households, and an additional 534 households, or 4.4 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

<b>Table II.17.14</b>				
<b>Households by Year Built</b>				
Sheridan County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Sheridan County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,194	18.0%	25,116	11.5%
1940 to 1949	707	5.8%	11,481	5.3%
1950 to 1959	1,028	8.4%	21,920	10.1%
1960 to 1969	784	6.4%	19,433	8.9%
1970 to 1979	3,107	25.5%	53,519	24.6%
1980 to 1989	1,595	13.1%	34,949	16.1%
1990 to 1999	1,397	11.5%	26,791	12.3%
2000 to 2004	826	6.8%	14,090	6.5%
2005 or Later	534	4.4%	10,389	4.8%
<b>Total</b>	<b>12,172</b>	<b>100.0%</b>	<b>217,688</b>	<b>100.0%</b>

Table II.17.15, on the following page, displays housing units for Sheridan County and the State of Wyoming. The number of rooms in Sheridan County varied between households. Households with one room accounted for only 1.3 percent of total housing units, while households with five and six rooms accounted for 19.3 and 15.5 percent, respectively, in the county. The median number of rooms in Sheridan County was five rooms, which compared to six statewide.



<b>Table II.17.15</b>				
<b>Housing Units by Number of Rooms</b>				
Sheridan County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Sheridan County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	179	1.3%	3,804	1.5%
Two	401	2.9%	6,391	2.5%
Three	995	7.3%	18,634	7.3%
Four	2,881	21.0%	45,335	17.8%
Five	2,640	19.3%	52,421	20.5%
Six	2,124	15.5%	39,475	15.5%
Seven	1,728	12.6%	31,509	12.4%
Eight	1,395	10.2%	25,135	9.9%
Nine or More	1,351	9.9%	32,392	12.7%
<b>Total</b>	<b>13,694</b>	<b>100.0%</b>	<b>255,096</b>	<b>100.0%</b>
Median Rooms	5	.	6	.

Table II.17.16, below, shows households in the county by number of bedrooms and tenure. There were 147 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 33.2 percent of total households in Sheridan County, which compared to 25.5 percent statewide. In Sheridan County, the 4,498 households with three bedrooms accounted for 37 percent of all households, and there were only 537 five-bedroom or more households, which accounted for 4.4 percent of all households.

<b>Table II.17.16</b>				
<b>Households by Number of Bedrooms</b>				
Sheridan County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Sheridan County</b>				
None	5	147	152	1.2%
One	273	937	1,210	9.9%
Two	2,426	1,620	4,046	33.2%
Three	3,807	691	4,498	37.0%
Four	1,600	129	1,729	14.2%
Five or More	459	78	537	4.4%
<b>Total</b>	<b>8,570</b>	<b>3,602</b>	<b>12,172</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	275	1,668	1,943	0.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
<b>Total</b>	<b>152,806</b>	<b>64,882</b>	<b>217,688</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.17.17, at right, structures built in 1939 or earlier had a median value of \$175,500, while structures built between 1950 and 1959 had a median value of \$189,800 and those built between 1990 and 1999 had a median value of \$351,100. The newest structures tended to have the highest values, and those built between 2000 and 2004 and from 2005 or later had median values of \$283,300 and \$360,300, respectively. The median value in Sheridan County was \$211,900, which compared to \$174,000 in the State of Wyoming.

<b>Table II.17.17</b> <b>Median Value by Year Structure Built</b> Sheridan County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Sheridan County	State of Wyoming
1939 or Earlier	175,500	141,200
1940 to 1949	183,800	129,500
1950 to 1959	189,800	151,800
1960 to 1969	193,600	166,500
1970 to 1979	209,700	169,900
1980 to 1989	179,600	187,000
1990 to 1999	351,100	224,000
2000 to 2004	283,300	243,500
2005 or Later	360,300	244,600
<b>Median Value</b>	<b>211,900</b>	<b>174,000</b>

Household mortgage status is reported in Table II.17.18, below. In Sheridan County, households with a mortgage accounted for 61.3 percent of all households, or 5,251 housing units, and the remaining 38.7 percent, or 3,319 units, had no mortgage. Of those units with a mortgage, 716 had either a second mortgage or home equity loan, 52 had both a second mortgage and home equity loan, and 4,483, or 85.4 percent of units with a mortgage, had no second mortgage and no home equity loan.

<b>Table II.17.18</b> <b>Mortgage Status</b> Sheridan County and the State of Wyoming 2010 Five-Year ACS Data				
Mortgage Status	Sheridan County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	5,251	61.3%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	716	13.6%	17,932	19.1%
Second mortgage only	409	57.1%	8,629	48.1%
Home equity loan only	307	42.9%	9,303	51.9%
Both second mortgage and home equity loan	52	1.0%	741	0.8%
No second mortgage and no home equity loan	4,483	85.4%	75,088	80.1%
Housing units without a mortgage	3,319	38.7%	59,045	38.6%
<b>Total</b>	<b>8,570</b>	<b>100.0%</b>	<b>152,806</b>	<b>100.00%</b>

The median rent in Sheridan County was \$558 compared to \$552 statewide, as shown in Table II.17.19, below. These figures show that rents were very comparable.

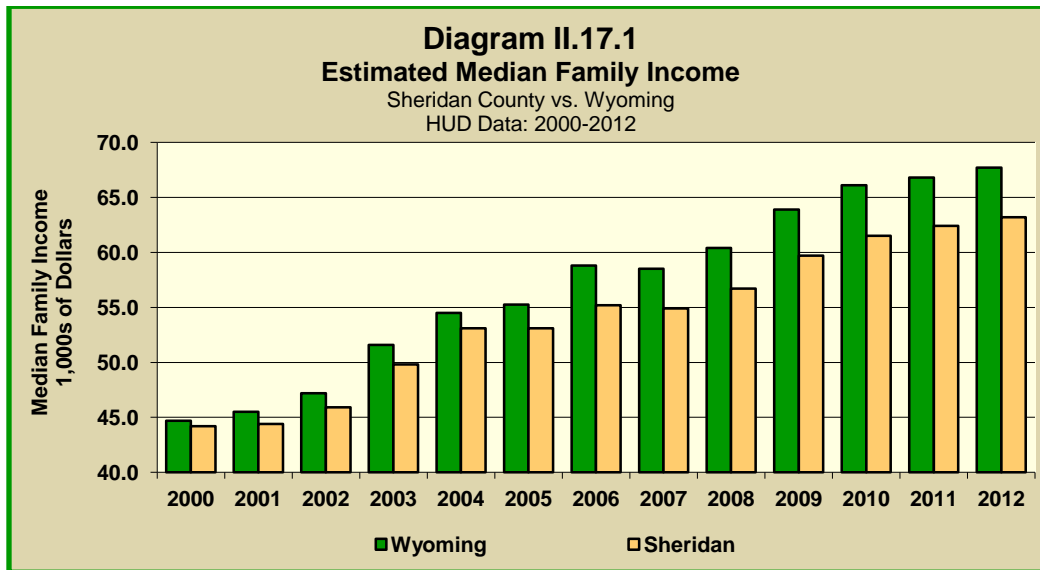
<b>Table II.17.19</b> <b>Median Rent</b> Sheridan County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Sheridan County	\$558
State of Wyoming	\$552

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

Year	In-Migrants	Out-Migrants	Net Change
2000	850	624	226
2001	795	563	232
2002	731	553	178
2003	636	462	174
2004	691	662	29
2005	750	595	155
2006	893	567	326
2007	845	579	266
2008	925	566	359
2009	780	550	230
2010	804	449	355
2011	654	640	14
2012 – First Half	394	309	85
<b>Total</b>	<b>9,748</b>	<b>7,119</b>	<b>2,629</b>

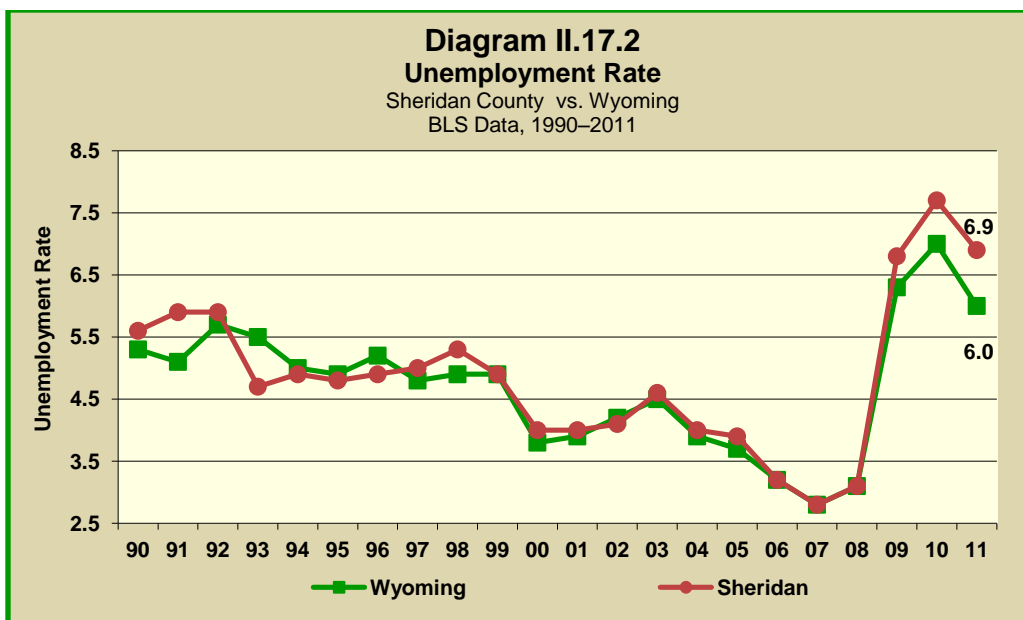
**Economics**

The HUD estimated MFI for Sheridan County was \$63,200 in 2012.<sup>155</sup> This compares to Wyoming’s MFI of \$67,700. Diagram II.17.1, below, illustrates the estimated MFI for 2000 through 2012.



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

<sup>155</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of covered workers who worked during, or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.17.21, below, with 2011 information considered preliminary (p), annual total monthly employment decreased by 0.82 percent between 2010 and 2011, from a total of 12,916 to 12,810 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	10,421	10,823	11,218	11,283	11,479	12,040	12,759	13,074	13,235	12,394	12,293
Feb	10,533	10,903	11,219	11,356	11,586	12,147	12,790	13,172	13,087	12,386	12,311
Mar	10,665	11,066	11,170	11,489	11,792	12,326	12,943	13,247	13,077	12,572	12,401
Apr	10,892	11,447	11,500	11,773	12,032	12,505	13,000	13,513	13,189	12,840	12,613
May	11,220	11,748	11,797	12,043	12,245	13,047	13,470	13,848	13,516	13,140	12,851
Jun	11,751	12,151	12,337	12,513	12,925	13,503	14,015	14,333	13,854	13,588	13,341
Jul	10,984	11,607	11,758	11,895	12,137	13,051	13,564	14,043	13,291	13,079	12,939
Aug	10,975	11,565	11,671	11,988	12,152	12,997	13,612	13,891	13,162	12,975	12,978
Sep	11,062	11,764	11,923	12,136	12,401	13,116	13,692	14,136	13,352	13,155	13,146
Oct	11,097	11,823	11,814	12,000	12,331	13,172	13,700	14,115	13,110	13,125	13,058
Nov	10,878	11,721	11,666	11,898	12,326	13,113	13,525	13,896	12,953	12,912	12,941
Dec	10,881	11,613	11,644	11,850	12,257	13,148	13,417	13,839	12,894	12,823	12,843
<b>Annual</b>	<b>10,947</b>	<b>11,519</b>	<b>11,643</b>	<b>11,852</b>	<b>12,139</b>	<b>12,847</b>	<b>13,374</b>	<b>13,759</b>	<b>13,227</b>	<b>12,916</b>	<b>12,810</b>
% Change	.	5.23	1.08	1.80	2.42	5.83	4.10	2.88	-3.87	-2.35	-0.82

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.17.22, on the following page, annual average weekly wages increased by 1.56 percent between 2010 and 2011, from a total of \$705 to \$716.

<b>Table II.17.22</b>						
<b>Average Weekly Wages</b>						
Sheridan County						
BLS QCEW Data, 2001–2011(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	454	468	461	518	476	.
2002	484	501	474	530	497	4.41
2003	517	500	495	538	512	3.02
2004	523	530	525	582	540	5.47
2005	542	557	553	625	570	5.56
2006	596	616	603	677	623	9.30
2007	636	665	667	744	679	8.99
2008	698	708	713	770	723	6.48
2009	690	712	682	775	715	-1.11
2010p	670	696	677	778	705	-1.40
2011(p)	681	709	697	774	716	1.56

Total business establishments reported by the QCEW are displayed in Table II.17.23, below. Annual establishments decreased by 1.49 percent between 2010 and 2011, from a total of 1,405 to 1,384 establishments.

<b>Table II.17.23</b>						
<b>Number of Establishments</b>						
Sheridan County						
BLS QCEW Data, 2001–2011(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	1,163	1,172	1,183	1,179	1,174	.
2002	1,187	1,213	1,228	1,242	1,218	3.75
2003	1,242	1,251	1,267	1,269	1,257	3.20
2004	1,275	1,287	1,284	1,283	1,282	1.99
2005	1,290	1,304	1,318	1,306	1,305	1.79
2006	1,337	1,367	1,379	1,367	1,363	4.44
2007	1,383	1,414	1,412	1,416	1,406	3.15
2008	1,439	1,434	1,446	1,444	1,441	2.49
2009	1,425	1,442	1,424	1,413	1,426	-1.04
2010	1,402	1,404	1,409	1,403	1,405	-1.47
2011(p)	1,377	1,379	1,388	1,393	1,384	-1.49

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs. For 2010, the most recent year for which data are available, Sheridan County recorded 19,815 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 \$1,459,918,000 and real per capita income was \$50,088 in 2010. Average earnings per job in the county was \$40,569 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

**Housing**

According to the Wyoming cost of living index, average apartment rent in Sheridan County decreased from \$697 in fourth quarter 2010 to \$688 in fourth quarter 2011, or by 3.4 percent. Detached single-family home rents decreased by 1.3 percent, rents for single-family houses increased by 5.2 percent and rents for mobile homes on a lot decreased by 8 percent.

Sheridan County rental prices experienced average annualized increases of 3.9 percent for apartments, 4.6 percent for houses, and 2.7 percent for mobile homes plus a lot since fourth quarter 1986 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.17.24, at right, presents the Sheridan County data for each rental type.<sup>156</sup>

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Sheridan County decreased from 117 authorized units in 2010 to 101 in 2011. Total residential authorizations increased from 121 units in 2010 to 158 in 2011.

The real value of single-family building permits increased from \$180,500 in 2010 to \$186,700 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$206,000 in 2008 to a low of \$83,200 in 2003. These figures compare to the state average high

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

<sup>156</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.17.25, below.

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

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

<b>Table II.17.26</b> <b>Average Sales Prices</b> Sheridan County and Wyoming DOR Data, 1999–2011				
Year	Sheridan County Average Price (\$)	Sheridan County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	104,167	2.97	101,517	4.76
2000	115,003	10.40	111,437	9.77
2001	125,000	8.69	116,469	4.52
2002	142,565	14.05	121,140	4.01
2003	146,776	2.95	132,708	9.55
2004	162,917	11.00	142,501	7.38
2005	186,095	14.23	159,776	12.12
2006	220,225	18.34	187,869	17.58
2007	240,779	9.33	265,044	41.08
2008	240,270	-0.2	256,045	-3.4
2009	233,281	-2.9	241,622	-5.6
2010	242,635	4.01	250,958	3.9
2011	227,833	-6.1	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.<sup>157</sup> During June 2012, a total of 94 surveys were completed by property managers in Sheridan County. Of the 1,904 rental units surveyed, 154 were vacant, indicating a vacancy rate of 8.09 percent, as shown in Table II.17.27, below.<sup>158</sup> This rate compares to a 4.3 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

<b>Table II.17.27</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Sheridan County RVS Data, 2001–First Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	21	1,264	13	1.03
2001b	14	845	24	2.84
2002a	13	598	17	2.84
2002b	18	935	42	4.49
2003a	16	768	32	4.17
2003b	26	964	32	3.32
2004a	26	1,149	38	3.31
2004b	24	848	38	4.48
2005a	24	1,003	30	2.99
2005b	24	1,071	25	2.33
2006a	25	877	11	1.25
2006b	27	1,193	6	0.50
2007a	30	1,071	3	0.28
2007b	32	841	10	1.19
2008a	51	1,579	51	3.23
2008b	46	1,281	32	2.50
2009a	50	1,604	54	3.37
2009b	73	1,287	55	4.27
2010a	78	1,549	79	5.10
2010b	89	1,643	71	4.32
2011a	93	1,720	74	4.30
2011b	84	2,177	87	4.00
2012a	94	1,904	154	8.09

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

<sup>157</sup>Those signified as a in the “year” column of Table II.17.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

<sup>158</sup> The sharp increase in the vacancy rate is due to a recent opening of an apartment complex. When this complex is excluded from the sample, the vacancy rate falls to 4.3 percent.



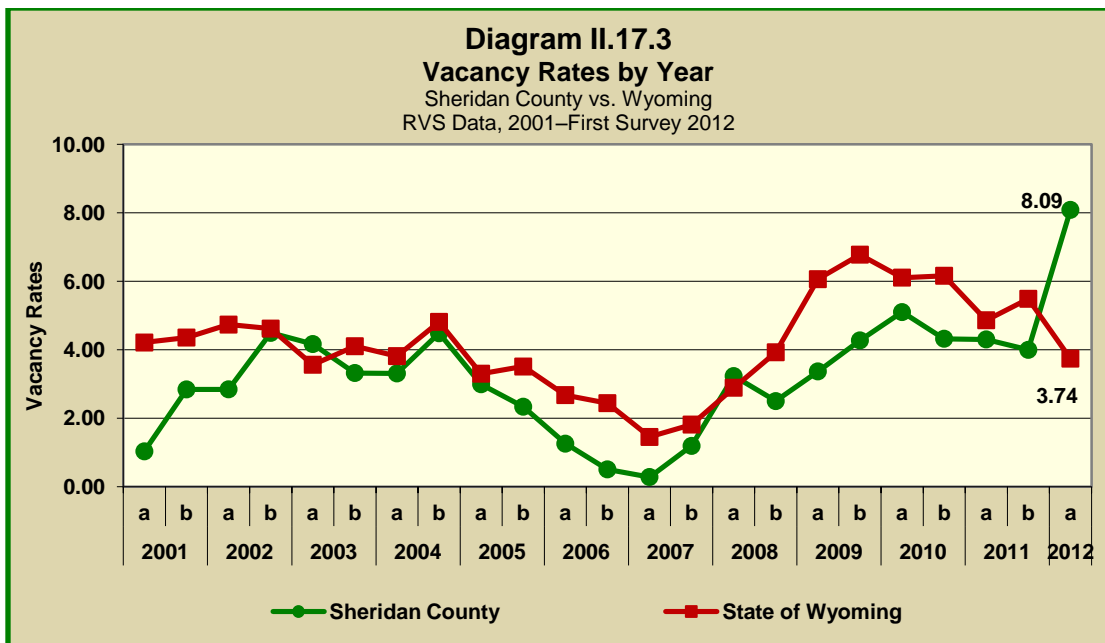
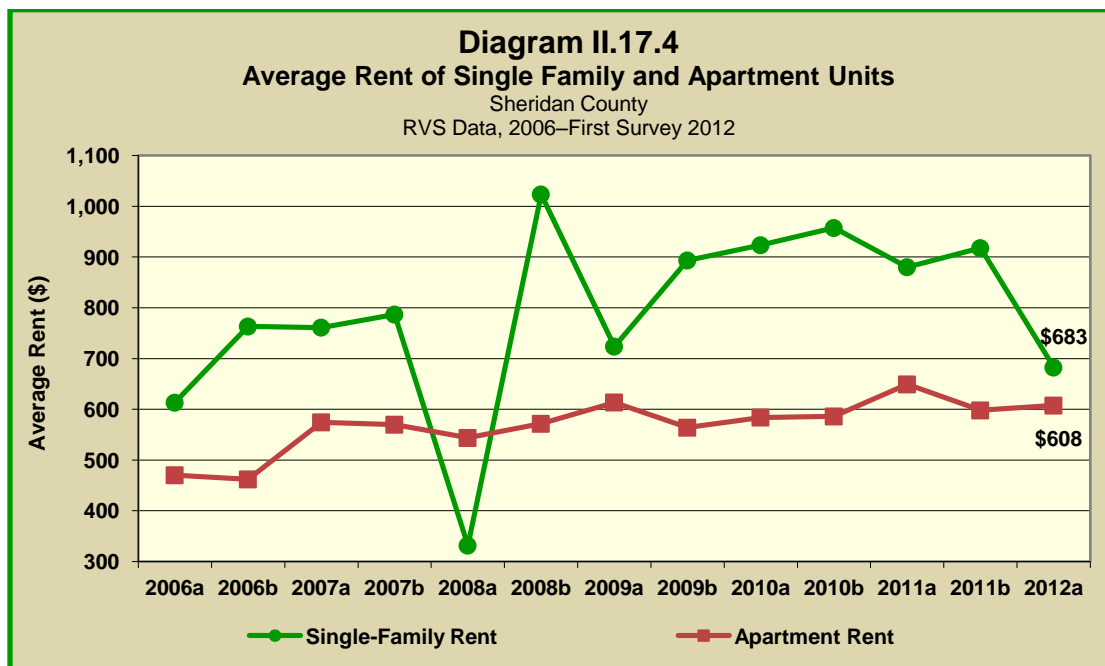


Diagram II.17.4, below, shows the average rent of single-family and apartment units in Sheridan County. In the first half of 2012, average rents for single-family units fell to \$683 and average rents for apartments increased to \$608.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 8 respondents in Sheridan County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they sought to own a home. Of those seeking to own a home, 50 percent wished to buy existing units, of which 100 percent sought homes between \$100,000 and \$250,000. The remainder of those seeking to own a home, 50 percent, wished to build, of which 100 percent for between \$100,000 and \$249,999. Additional survey data are presented in **Volume II. Technical Appendix.**

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,289 loans purchased in Sheridan County between 1979 and 2012, with 54 occurring in fiscal 2012. The average home size over the period was 1,198 square feet and 1,325 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1950. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$45,970. The average purchase price in fiscal 2012 was \$145,329. In fiscal 2012, 9.3 percent of loans purchased were for new construction, and 35.2 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

### *Housing Problems*

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

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 122, or 1 percent of households in Sheridan County, were overcrowded and another 84, or 0.7 percent of units, were severely overcrowded, as shown in Table II.17.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

<b>Table II.17.28</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Sheridan County and the State of Wyoming				
2010 Five-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Sheridan County</b>				
<b>Owner</b>				
Households	8,499	71	0	8,570
Percentage	99.2%	0.8%	0.0%	100.0%
<b>Renter</b>				
Households	3,467	51	84	3,602
Percentage	96.3%	1.4%	2.3%	100.0%
<b>Total</b>				
Households	11,966	122	84	12,172
Percentage	98.3%	1.0%	0.7%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
<b>Renter</b>				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
<b>Total</b>				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2010 ACS, a total of 218 units, or 1.6 percent of all housing units in Sheridan County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.17.29, below.

<b>Table II.17.29</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Sheridan County and the State of Wyoming		
2010 Five-Year ACS Data		
<b>Facilities</b>	<b>Sheridan County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	13,476	247,608
Lacking Complete Kitchen Facilities	218	7,488
<b>Total Housing Units</b>	<b>13,694</b>	<b>255,096</b>
Percent Lacking	1.6%	2.9%

At the time of the 2010 ACS, a total of 170 units, or 1.2 percent of all housing units in Sheridan County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.17.30, on the following page.

<b>Table II.17.30</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Sheridan County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Sheridan County	State of Wyoming
Complete Plumbing Facilities	13,524	249,046
Lacking Complete Plumbing Facilities	170	6,050
<b>Total Households</b>	<b>13,694</b>	<b>255,096</b>
Percent Lacking	1.2%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 15.1 percent of households had a cost burden and 12.7 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 20.5 percent of homeowners with a mortgage in Sheridan County experienced a cost burden and 13.4 percent experienced a severe cost burden, while 16.7 percent of renters had a cost burden and 17.8 percent had a severe cost burden, as shown in Table II.17.31, below.

<b>Table II.17.31</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Sheridan County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
<b>Sheridan County</b>					
<b>Owner with a Mortgage</b>					
Households	3,456	1,079	705	11	5,251
Percent	65.8%	20.5%	13.4%	.2%	100.0%
<b>Owner without a Mortgage</b>					
Households	2,958	162	193	6	3,319
Percent	89.1%	4.9%	5.8%	.2%	100.0%
<b>Renter</b>					
Households	1,879	600	642	481	3,602
Percent	52.2%	16.7%	17.8%	13.4%	100.0%
<b>Total</b>					
Households	8,293	1,841	1,540	498	12,172
Percent	68.1%	15.1%	12.7%	4.1%	100.0%
<b>State of Wyoming</b>					
<b>Owner with a Mortgage</b>					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	.2%	100.0%
<b>Owner without a Mortgage</b>					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	.5%	100.0%
<b>Renter</b>					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
<b>Total</b>					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%