

SHERIDAN COUNTY

Demographics

The Census Bureau's current census estimates indicate that Sheridan County's population increased from 29,116 in 2010 to 30,032 in 2014, or by 3.1 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 4.0 percent, and the number of people from 55 to 64 years of age increased by 6.3 percent. The white population increased by 2.0 percent, while the black population increased by 170.6 percent. The Hispanic population increased from 1,013 to 1,267 people between 2010 and 2014, or by 25.1 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 2014 Current Census Estimates						
Subject	Sheridan County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	29,116	30,032	3.1%	563,626	584,153	3.6%
Age						
Under 14 years	5,324	5,325	.0%	113,371	115,517	1.9%
15 to 24 years	3,474	3,578	3.0%	78,460	80,249	2.3%
25 to 44 years	6,743	7,010	4.0%	144,615	152,555	5.5%
45 to 54 years	4,499	3,815	-15.2%	83,577	73,372	-12.2%
55 to 64 years	4,528	4,812	6.3%	73,513	80,819	9.9%
65 and Over	4,548	5,492	20.8%	70,090	81,641	16.5%
Race						
White	28,034	28,601	2.0%	529,110	541,596	2.4%
Black	109	295	170.6%	5,135	9,112	77.4%
American Indian and Alaskan Native	373	415	11.3%	14,457	15,541	7.5%
Asian	192	264	37.5%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	26	25	-3.8%	521	632	21.3%
Two or more races	382	432	13.1%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	1,013	1,267	25.1%	50,231	57,065	13.6%

Table II.17.2, on the following page, presents the population of Sheridan County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 15,004 persons, and accounted for 50.0 percent of the population, with the remaining 50.0 percent, or 15,028 persons, being female.

Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,729	2,595	5,324	2,705	2,620	5,325	.0%
15 to 24 years	1,730	1,744	3,474	1,846	1,732	3,578	3.0%
25 to 44 years	3,447	3,296	6,743	3,526	3,484	7,010	4.0%
45 to 54 years	2,211	2,288	4,499	1,876	1,939	3,815	-15.2%
55 to 64 years	2,324	2,204	4,528	2,406	2,406	4,812	6.3%
65 and Over	2,124	2,424	4,548	2,645	2,847	5,492	20.8%
Total	14,565	14,551	29,116	15,004	15,028	30,032	3.1%
% of Total	50.0%	50.0%	.	50.0%	50.0%	.	

At the time of the 2010 Census, there were 1,009 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 41.1 percent, as shown in Table II.17.3, below.

Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁹¹	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

¹⁹¹ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 7,993 family households, of which 6,777 housed married couple families and 1,216 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 407 families, or a female householder with no husband present, of which there were 809 families. There were also an estimated 4,575 "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 63.6 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Sheridan County, 84.8 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.17.4				
Household Type by Tenure				
Sheridan County				
2010-2014 5-Year ACS Data				
Family Type	Sheridan County		State of Wyoming	
	Sheridan County	% of Total	State of Wyoming	% of Total
Family households	7,993	63.6%	147,321	65.3%
Married-couple family	6,777	84.8%	117,624	79.8%
Owner-occupied housing units	5,606	82.7%	97,837	83.2%
Renter-occupied housing units	1,171	17.3%	19,787	16.8%
Other family	1,216	15.2%	29,697	20.2%
Male householder, no wife present	407	33.5%	9,885	33.3%
Owner-occupied housing units	180	44.2%	5,955	60.2%
Renter-occupied housing units	227	55.8%	3,930	39.8%
Female householder, no husband present	809	66.5%	19,812	66.7%
Owner-occupied housing units	402	49.7%	9,942	50.2%
Renter-occupied housing units	407	50.3%	9,870	49.8%
Nonfamily households	4,575	36.4%	78,193	34.7%
Owner-occupied housing units	2,593	56.7%	42,555	54.4%
Renter-occupied housing units	1,982	43.3%	35,638	45.6%
Total	12,568	100.0%	225,514	100.0%

Table II.17.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 4,359 two-person family households, 1,253 three-person family households and 1,363 four-person family households. One-person non-family households made up 84.7 percent of all non-family households or an estimated 3,877 households. Sheridan County's two persons households made up 39.7 percent of total housing units and four person households made up an additional 11.0 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.17.5				
Household Type by Household Size				
Sheridan County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sheridan County				
One Person	.	3,877	3,877	30.8%
Two Person	4,359	636	4,995	39.7%
Three Person	1,253	22	1,275	10.1%
Four Person	1,363	21	1,384	11.0%
Five Person	698	0	698	5.6%
Six Person	138	19	157	1.2%
Seven Person	182	0	182	1.4%
Total	7,993	4,575	12,568	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 4,995 two-person households, 4,059 were owner-occupied and 936 were renter-occupied. Of the 1,384 four-person households, 1,088 were owner-occupied and 296 were renter-occupied. Further household size data by tenure are presented in Table II.17.6, below.

Table II.17.6				
Tenure by Household Size				
Sheridan County				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sheridan County				
One Person	2,169	1,708	3,877	30.8%
Two Person	4,059	936	4,995	39.7%
Three Person	832	443	1,275	10.1%
Four Person	1,088	296	1,384	11.0%
Five Person	514	184	698	5.6%
Six Person	108	49	157	1.2%
Seven Person or more	11	171	182	1.4%
Total	8,781	3,787	12,568	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.17.7, on the following page, Sheridan County had a total of 14,143 housing units of which 12,568 or 88.9 percent were occupied. Of these occupied units, 69.9 percent, or 8,781 units were owner occupied, which compares to a statewide rate of 69.3. A total of 1,575 units or 11.1 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.17.7 Housing Units by Tenure Sheridan County 2010-2014 5-Year ACS Data				
Tenure	Sheridan County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	12,568	88.9%	225,514	85.0
Owner-Occupied	8,781	69.9%	156,289	69.3
Renter-Occupied	3,787	30.1%	69,225	30.7
Vacant Housing Units	1,575	11.1%	39,681	15.0
Total Housing Units	14,143	100.0%	265,195	100.0

Table II.17.8, below, shows that of the 1,575 housing units in Sheridan County as reported in the 2014 ACS data, 208 or 13.2 percent were for rent and 59 or 3.7 percent were for sale. An estimated 927 units were for seasonal, recreational, or occasional use, and 290 or 18.4 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.17.8 Disposition of Vacant Housing Units Sheridan County 2010-2014 5-Year ACS Data				
Disposition	Sheridan County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	208	13.2%	5,921	14.9%
Rented, but not occupied	57	3.6%	1,577	4.0%
For sale only	59	3.7%	2,601	6.6%
Sold, but not occupied	34	2.2%	802	2.0%
For seasonal, recreational, or occasional use	927	58.9%	17,496	44.1%
For migrant workers	0	.0%	362	.9%
Other vacant	290	18.4%	10,922	27.5%
Total	1,575	100.0%	39,681	100.0%

Table II.17.9, at right, presents different income statistics for Sheridan County. According to the 2014 ACS data averages, median family income for Sheridan County was \$72,205 compared to the statewide average of \$72,086. Per capita income for Sheridan County, which is calculated by dividing total income by population, was \$29,656, which compared to \$29,381 for the State of Wyoming.

Table II.17.9 Median and Per Capita Income Sheridan County 2010-2014 5-Year ACS Data		
Income Type	Sheridan County	Wyoming
Median Family Income	72,205	72,086
Median Household Income	56,015	58,252
Per Capita Income	29,656	29,381

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 1,371 households or 10.9 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 1,625 households that had incomes between \$35,000 and \$49,999, which accounted for 12.9 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 21.1 percent of total households and numbered 2,649 in Sheridan County.

Table II.17.10				
Households by Income				
Sheridan County				
2010-2014 5-Year ACS Data				
Income	Sheridan County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,371	10.9%	21,756	9.6%
15,000 - 19,999	580	4.6%	10,739	4.8%
20,000 - 24,999	633	5.0%	11,332	5.0%
25,000 - 34,999	1,413	11.2%	22,763	10.1%
35,000 - 49,999	1,625	12.9%	30,423	13.5%
50,000 - 74,999	2,443	19.4%	43,643	19.4%
75,000 - 99,999	1,854	14.8%	31,799	14.1%
100,000 and above	2,649	21.1%	53,059	23.5%
Total	12,568	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.17.11, below. In total, the poverty rate in Sheridan County was 8.4 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Sheridan County had a poverty rate of 8.2 percent and the female population had a poverty rate of 8.5 percent. There were 134 males and 170 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 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 347 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 4,574 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				
2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Sheridan County				
5 and Below	134	170	304	12.7%
6 to 17	283	63	346	14.5%
18 to 64	620	775	1,395	58.3%
65 and Older	114	233	347	14.5%
Total	1,151	1,241	2,392	100.0%
Poverty Rate	8.2%	8.5%	8.4%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 7,851 owner-occupied single-family units compared to 1,826 single-family rental units. In Sheridan County, single-family units comprised 77.0 percent of all households compared with 71.7 percent statewide. Sheridan County had a total of 1,070 apartment rental units and total apartment units accounted for 8.8

percent of all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 1,193 mobile homes in Sheridan County, which comprised 9.5 percent of all occupied housing units and compared to 13.0 statewide.

Table II.17.12 Households by Unit Type				
Sheridan County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sheridan County				
Single-Family Unit	7,851	1,826	9,677	77.0%
Duplex	0	164	164	1.3%
Tri- or Four-Plex	16	415	431	3.4%
Apartments	33	1,070	1,103	8.8%
Mobile Homes	881	312	1,193	9.5%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	8,781	3,787	12,568	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.17.13, below, shows the number of households by year of construction. As shown, 19.0 percent, or 2,386 units, were built in 1939 or earlier in the county, and another 599 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,731, which accounted for 13.8 percent of all households, and an additional 262 households, or 2.1 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.17.13 Households by Year Built				
Sheridan County 2010-2014 5-Year ACS Data				
Year Built	Sheridan County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,386	19.0%	24,514	10.9%
1940 to 1949	599	4.8%	10,454	4.6%
1950 to 1959	1,100	8.8%	22,142	9.8%
1960 to 1969	769	6.1%	18,728	8.3%
1970 to 1979	2,556	20.3%	49,663	22.0%
1980 to 1989	1,765	14.0%	32,994	14.6%
1990 to 1999	1,400	11.1%	26,751	11.9%
2000 to 2009	1,731	13.8%	35,858	15.9%
Built 2010 or Later	262	2.1%	4,410	2.0%
Total	12,568	100.0%	225,514	100.0%

Table II.17.14, below, displays housing units for Sheridan County and the State of Wyoming. The number of rooms in Sheridan County varied between households. Households with one room accounted for only 2.2 percent of total housing units, while households with five and six rooms accounted for 18.7 and 17.7 percent, respectively. The median number of rooms in Sheridan County was 6 rooms, which compared to 6 statewide.

Table II.17.14				
Housing Units by Number of Rooms				
Sheridan County				
2010-2014 5-Year ACS Data				
Number of Rooms	Sheridan County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	314	2.2%	4,521	1.7%
Two	316	2.2%	7,349	2.8%
Three	958	6.8%	20,368	7.7%
Four	2,213	15.6%	42,809	16.1%
Five	2,648	18.7%	53,147	20.0%
Six	2,502	17.7%	41,493	15.6%
Seven	1,792	12.7%	31,612	11.9%
Eight	1,257	8.9%	25,739	9.7%
Nine or more	2,143	15.2%	38,157	14.4%
Total	14,143	100.0%	265,195	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 144 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.5 percent of total households in Sheridan County, which compared to 24.4 percent statewide. In Sheridan County, the 4,821 households with three bedrooms accounted for 38.4 percent of all households, and there were only 710 five-bedroom or more households, which accounted for 5.6 percent of all households.

Table II.17.15				
Households by Number of Bedrooms				
Sheridan County				
2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sheridan County				
None	59	144	203	1.6%
One	265	962	1,227	9.8%
Two	2,026	1,433	3,459	27.5%
Three	4,026	795	4,821	38.4%
Four	1,902	246	2,148	17.1%
Five or more	503	207	710	5.6%
Total	8,781	3,787	12,568	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$171,200, while structures built between 1950 and 1959 had a median value of \$205,900 and those built between 1990 to 1999 had a median value of \$258,800. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$277,900 and \$293,800, respectively. The total average median value in Sheridan County was \$219,400, which compared to \$189,300 in the State of Wyoming.

Table II.17.16 Median Value by Year Structure Built Sheridan County 2010-2014 5-Year ACS Data		
Year Built	Sheridan County	State of Wyoming
1939 or earlier	171,200	153,700
1940 to 1949	164,100	140,900
1950 to 1959	205,900	158,200
1960 to 1969	177,700	177,300
1970 to 1979	232,000	184,100
1980 to 1989	241,900	197,900
1990 to 1999	258,800	233,600
2000 to 2009	277,900	252,800
Built 2010 or Later	293,800	258,900
Total	219,400	189,300

Household mortgage status is reported in Table II.17.17, below. In Sheridan County, households with a mortgage accounted for 59.9 percent of all households or 5,262 housing units, and the remaining 40.1 percent or 3,519 units had no mortgage. Of those units with a mortgage, 509 had either a second mortgage or home equity loan, 8 had both a second mortgage and home equity loan, and 4,745 or 90.2 percent had no second mortgage or no home equity loan.

Table II.17.17 Mortgage Status Sheridan County 2010-2014 5-Year ACS Data				
Mortgage Status	Sheridan County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	5,262	59.9%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	509	9.7%	12,104	13.1%
Second mortgage only	256	50.3%	5,864	48.4%
Home equity loan only	253	49.7%	6,240	51.6%
Both second mortgage and home equity loan	8	.2%	545	.6%
No second mortgage and no home equity loan	4,745	90.2%	80,039	86.4%
Housing units without a mortgage	3,519	40.1%	63,601	40.7%
Total	8,781	100.0%	156,289	100.00%

The median rent in Sheridan County was \$645 as compared to \$663 statewide, as seen in Table II.17.18, below.

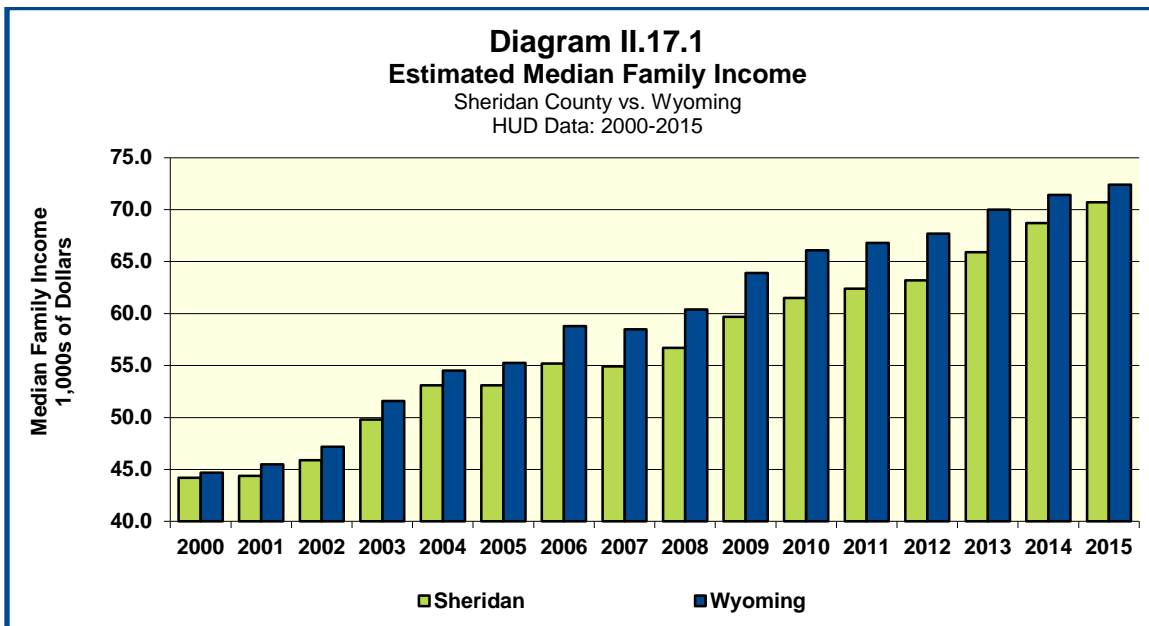
Table II.17.18 Median Rent Sheridan County 2010-2014 5-Year ACS Data	
Place	Rent
Sheridan County	\$645
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 52 persons during 2015. 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 2,838 persons over the time period.

Table II.17.19			
Driver’s Licenses Exchanged and Surrendered			
Sheridan County			
WYDOT Data, 2000 – 2015			
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
2015	226	174	52
Total	11,345	8,507	2,838

Economics

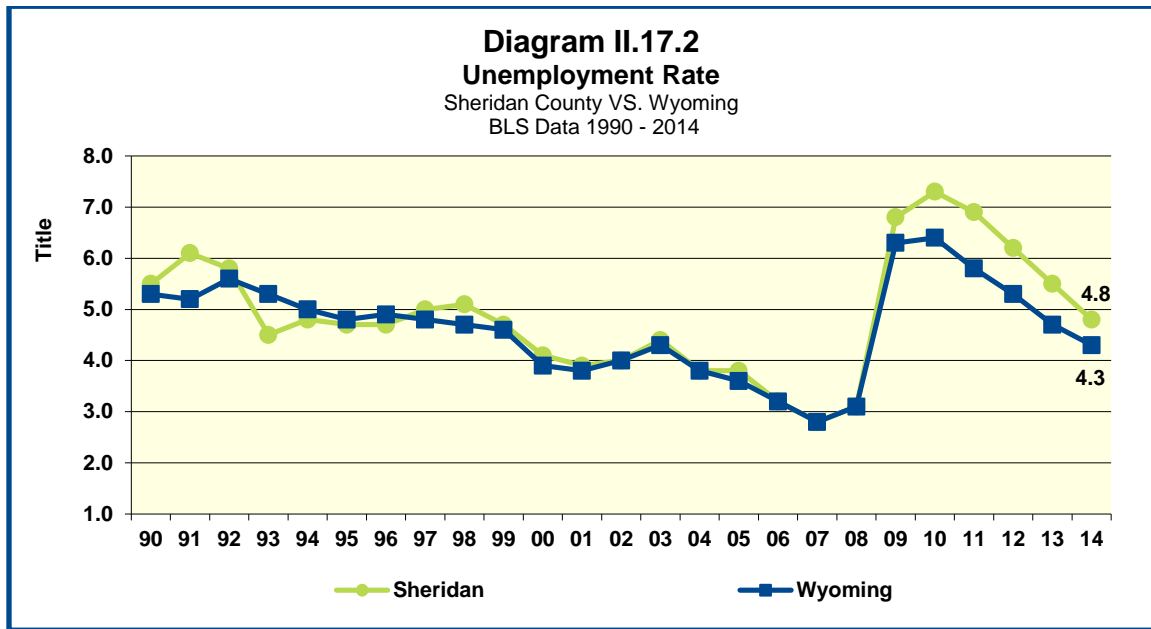
The HUD estimated MFI for Sheridan County was \$70,700 in 2015.¹⁹² This compares to Wyoming’s MFI of \$72,400. Diagram II.17.1, below, illustrates the estimated MFI for 2000 through 2015.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Sheridan County’s labor force, defined as the number of persons working or actively seeking work, increased by 161 persons, from 15,799 in 2013 to 15,960 in 2014. Employment increased by 264

¹⁹² 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 103 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.5 percent in 2013 to 4.8 percent in 2014, 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 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.17.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 13,280 persons in 2014; this figure was higher than the 2013 average by 359 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment rose from 13,796 to 13,983 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	11,479	12,040	12,759	13,074	13,235	12,394	12,293	12,422	12,303	12,527	12,814
Feb	11,586	12,147	12,790	13,172	13,087	12,386	12,311	12,472	12,255	12,674	13,047
Mar	11,792	12,326	12,943	13,247	13,077	12,572	12,401	12,520	12,367	12,732	13,104
Apr	12,032	12,505	13,000	13,513	13,189	12,840	12,613	12,741	12,672	13,109	13,347
May	12,245	13,047	13,470	13,848	13,516	13,140	12,851	13,030	13,037	13,541	13,720
Jun	12,925	13,503	14,015	14,333	13,854	13,588	13,341	13,319	13,405	13,796	13,983
Jul	12,137	13,051	13,564	14,043	13,291	13,079	12,939	12,948	13,193	13,494	
Aug	12,152	12,997	13,612	13,891	13,162	12,975	12,978	12,869	13,076	13,514	
Sep	12,401	13,116	13,692	14,136	13,352	13,155	13,146	13,115	13,293	13,680	
Oct	12,331	13,172	13,700	14,115	13,110	13,125	13,042	12,926	13,236	13,589	
Nov	12,326	13,113	13,525	13,896	12,953	12,912	12,962	12,886	13,117	13,366	
Dec	12,257	13,148	13,417	13,839	12,894	12,823	12,873	12,846	13,102	13,333	
Annual	12,139	12,847	13,374	13,759	13,227	12,916	12,813	12,841	12,921	13,280	
% Change	2.42	5.83	4.10	2.88	-3.87	-2.35	-.80	.22	.62	2.78	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$731 in 2013. In 2014, average weekly wages saw an increase of 2.19 over the prior year, rising to \$747. These data are shown in Table II.17.21, below. Preliminary estimates show average weekly wages rose from \$729 to \$742 between the second quarter of 2014 and 2015.

Table II.17.21 Average Weekly Wages Sheridan County BLS QCEW Data, 2001–2015(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	725	729	730	802	747	2.19
2015(p)	710	742				

Total business establishments reported by the QCEW are displayed in Table II.17.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming decreased by 0.72 percent to 1,387 establishments. Preliminary estimates show the number of establishments rose from 1,382 to 1,396 between the second quarter of 2014 and 2015.

Table II.17.22 Number of Business Establishments Sheridan County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,163	1,172	1,183	1,179	1,179	
2002	1,187	1,213	1,228	1,242	1,242	3.75
2003	1,242	1,251	1,267	1,269	1,269	3.20
2004	1,275	1,287	1,284	1,283	1,283	1.99
2005	1,290	1,304	1,318	1,306	1,306	1.79
2006	1,337	1,367	1,379	1,367	1,367	4.44
2007	1,383	1,414	1,412	1,416	1,416	3.15
2008	1,439	1,434	1,446	1,444	1,444	2.49
2009	1,425	1,442	1,424	1,413	1,413	-1.04
2010	1,402	1,404	1,409	1,403	1,403	-1.47
2011	1,377	1,380	1,389	1,392	1,392	-1.42
2012	1,386	1,406	1,394	1,399	1,399	.79
2013	1,388	1,406	1,400	1,396	1,396	.14
2014	1,385	1,382	1,396	1,387	1,387	-0.72
2015(p)	1,386	1,396				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Sheridan County recorded 20,371 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 \$1,568,833,000, and real per capita income was \$52,239 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$43,131 in 2014, while Wyoming average earnings per job was \$53,171. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Sheridan County increased from \$651 in second quarter 2014 to \$673 in second quarter 2015, or by 3.3 percent. Detached single-family home rents decreased by 0.2 percent, rents for mobile homes on a lot increased by 9.3 percent and rents for mobile home lots decreased by 6.3 percent.

Sheridan County rental prices experienced average annualized increases of 1.1 percent for apartments, 1.8 percent for houses, and 0.6 percent for mobile homes plus a lot since fourth quarter 1986 through second quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots over the same period. Table II.17.23, at right, presents the Sheridan County data for each rental type.¹⁹³

Table II.17.23 Semiannual Average Monthly Rental Prices Sheridan County EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	492	244	588	462
Q2.87	477	243	554	475
Q4.87	500	251	540	498
Q2.88	450	235	565	469
Q4.88	433	230	568	423
Q2.89	431	224	543	403
Q4.89	452	227	551	426
Q2.90	403	219	501	399
Q4.90	436	219	538	418
Q2.91	417	226	511	453
Q4.91	433	213	543	466
Q2.92	457	207	527	464
Q4.92	454	207	646	490
Q2.93	509	210	593	488
Q4.93	488	208	699	0
Q2.94	473	204	595	567
Q4.94	531	208	756	558
Q2.95	552	204	685	539
Q4.95	533	207	716	565
Q2.96	527	208	693	538
Q4.96	514	212	670	545
Q2.97	521	211	691	563
Q4.97	516	203	681	553
Q2.98	500	213	632	482
Q4.98	509	223	654	599
Q2.99	510	210	657	554
Q4.99	513	223	724	521
Q2.00	509	221	723	503
Q4.00	543	235	777	599
Q2.01	567	229	727	571
Q4.01	581	240	781	550
Q2.02	554	178	825	638
Q4.02	605	303	822	768
Q2.03	585	319	793	633
Q4.03	588	345	844	635
Q2.04	629	324	835	624
Q4.04	617	336	825	632
Q2.05	601	326	820	678
Q4.05	584	174	821	613
Q2.06	651	287	860	675
Q4.06	661	330	992	753
Q2.07	673	310	1,045	586
Q4.07	682	318	1,094	574
Q2.08	672	382	1,077	723
Q4.08	670	.	1,100	719
Q2.09	737	494	1,089	750
Q4.09	775	.	1,050	639
Q2.10	760	.	978	602
Q4.10	756	.	1,000	568
Q2.11	719	.	998	583
Q4.11	731	.	1,031	512
Q2.12	717	362	1,021	462
Q4.12	660	362	973	529
Q2.13	660	363	984	504
Q4.13	653	363	996	508
Q2.14	651	358	997	507
Q4.14	645	344	957	503
Q2.15	673	335	995	554

¹⁹³ 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.

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 138 authorizations in 2013 to 107 in 2014.

The real value of single-family building permits increased from \$207,628 in 2013 to \$238,068 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.17.24, below.

Table II.17.24 Building Permits and Valuation Sheridan County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	84	36	12	48	180	121.7	49.5
1981	45	32	.	6	83	97.2	69.6
1982	105	8	3	.	116	85.1	.
1983	119	.	.	42	161	105.2	35.1
1984	70	.	4	.	74	98.9	.
1985	13	.	.	31	44	105.0	63.1
1986	2	.	.	.	2	163.1	.
1987	5	.	.	.	5	83.5	.
1988	5	.	.	.	5	96.6	.
1989	6	.	.	.	6	116.3	.
1990	10	.	.	.	10	119.5	.
1991	84	.	.	.	84	128.2	.
1992	84	.	.	.	84	131.5	.
1993	96	2	.	.	98	115.0	.
1994	128	4	10	16	158	126.1	61.5
1995	98	2	20	.	120	121.7	.
1996	140	22	.	10	172	112.3	62.0
1997	95	6	.	6	107	125.3	80.5
1998	95	2	4	5	106	137.1	95.5
1999	83	2	.	5	90	127.8	94.2
2000	95	4	.	.	99	133.6	.
2001	90	4	.	8	102	121.6	62.2
2002	106	6	.	.	112	122.4	.
2003	215	.	12	60	287	86.2	74.4
2004	184	2	14	.	200	112.0	.
2005	171	4	.	.	175	122.3	.
2006	367	2	4	.	373	110.1	.
2007	328	4	7	.	339	152.9	.
2008	212	12	6	.	230	215.3	.
2009	86	.	.	.	86	199.1	.
2010	117	.	4	.	121	189.0	.
2011	101	2	7	48	158	195.7	99.6
2012	138	4	4	.	146	148.2	.
2013	138	2	.	.	140	207.6	.
2014	107	10	.	.	117	238.1	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Sheridan County was \$237,497. This represented an increase of 4.1 percent from the previous year. In contrast, Wyoming’s average was \$263,432, a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.17.25, on the following page.

Table II.17.25 Average Sales Prices Sheridan County and Wyoming DOR Data, 2000–2014				
Year	Sheridan County Average Price (\$)	Sheridan County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	115,003	.	131,207	.
2001	125,000	8.69	128,771	-1.86
2002	142,565	14.05	138,295	7.40
2003	146,776	2.95	148,276	7.22
2004	162,917	11.00	159,558	7.61
2005	186,095	14.23	178,183	11.67
2006	220,225	18.34	219,438	23.15
2007	240,779	9.33	265,044	20.78
2008	240,270	-0.2	256,045	-3.40
2009	233,281	-2.9	241,622	-5.63
2010	242,635	4.01	250,958	3.86
2011	227,833	-6.1	241,301	-3.85
2012	223,988	-1.7	266,406	10.40
2013	228,217	1.9	281,345	5.6
2014	237,497	4.1	263,432	-6.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2015.¹⁹⁴ During December 2015, a total of 75 surveys were completed by property managers in Sheridan County. Of the 1,590 rental units surveyed, 78 were vacant, indicating a vacancy rate of 4.9 percent, as shown in Table II.17.26, at right. This rate compares to a 2.1 percent vacancy rate one year ago and a statewide December 2015 vacancy rate of 6.9 percent.

Table II.17.26 Total Units, Vacant Units, and Vacancy Rate Sheridan County RVS Data, June 2001–December 2015				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	21	1,264	13	1.0%
2001b	14	845	24	2.8%
2002a	13	598	17	2.8%
2002b	18	935	42	4.5%
2003a	16	768	32	4.2%
2003b	26	964	32	3.3%
2004a	26	1,149	38	3.3%
2004b	24	848	38	4.5%
2005a	24	1,003	30	3.0%
2005b	24	1,071	25	2.3%
2006a	25	877	11	1.3%
2006b	27	1,193	6	0.5%
2007a	30	1,071	3	0.3%
2007b	32	841	10	1.2%
2008a	51	1,579	51	3.2%
2008b	46	1,281	32	2.5%
2009a	50	1,604	54	3.4%
2009b	73	1,287	55	4.3%
2010a	78	1,549	79	5.1%
2010b	89	1,643	71	4.3%
2011a	93	1,720	74	4.3%
2011b	84	2,177	87	4.0%
2012a	94	1,904	154	8.1%
2012b	95	2,351	122	5.2%
2013a	110	2,001	95	4.8%
2013b	96	2,035	82	4.0%
2014a	93	1,797	58	3.2%
2014b	89	2,290	48	2.1%
2015a	88	1,765	98	5.6%
2015b	75	1,590	78	4.9%

Diagram II.17.3, on the following page, shows the historical vacancy rate for Sheridan County and Wyoming. As can be seen, the vacancy rate in Sheridan County has trended roughly the same over the 15 year period, but falling below the statewide rate in December 2015.

¹⁹⁴Those signified as a in the “year” column of Table II.17.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

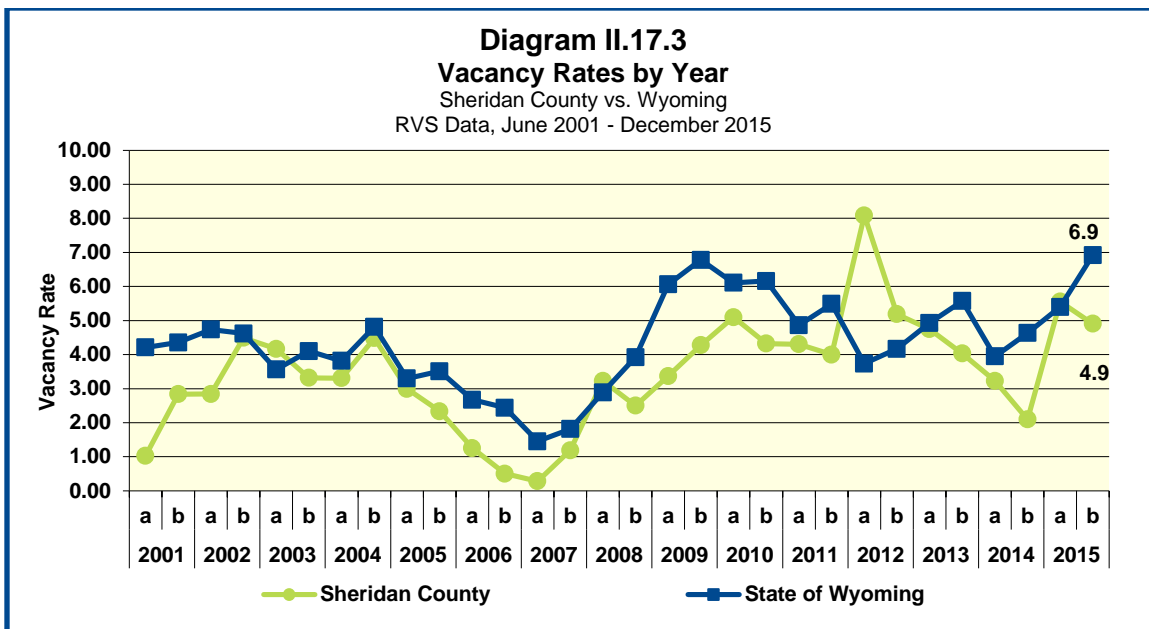


Diagram II.17.4, below, shows the average rent of single-family and apartment units in Sheridan County. In 2015, average rents for single-family units fell to \$993 and average rents for apartments increased to \$814.

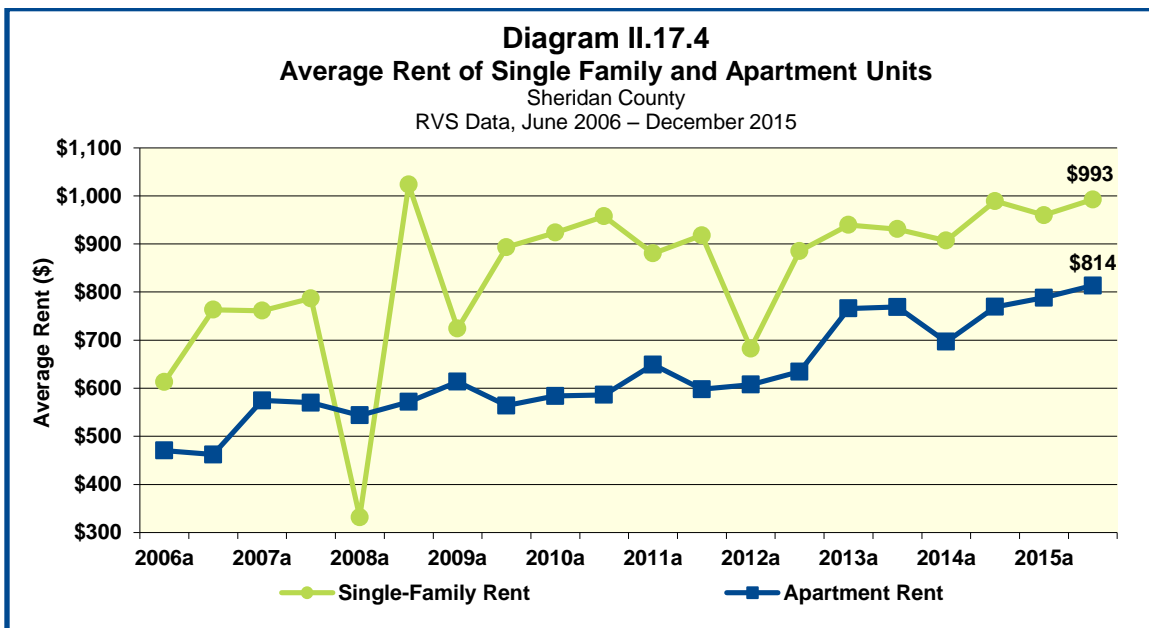


Table II.17.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 74 single family units in Sheridan County, with 8 of them available. This translates into a vacancy rate of 10.8 percent in Sheridan County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 871 apartment units reported in the survey, with 38 of them available, which resulted in a vacancy rate of 4.4 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Table II.17.27			
Rental Vacancy Survey by Type			
Sheridan County			
RVS Data, December 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	74	8	10.8%
Duplex units	77	9	11.7%
Apartments	871	38	4.4%
Mobile Homes	296	2	.7%
“Other” Units	3	1	33.3%
Don’t Know	262	20	7.6%
Total	1,590	78	4.9%

Table II.17.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 28 units. The most common apartment units were one bedroom units, with 282 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 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	19	22	0	0	.	41
One	12	12	282	1	0	.	307
Two	28	26	244	10	1	.	309
Three	22	9	79	3	0	.	113
Four	10	0	10	0	0	.	20
Five	2	0	0	0	0	.	2
Don’t Know	0	11	234	282	2	262	798
Total	74	77	871	296	3	262	1,590

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.17.29, on the following page, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family units.

Table II.17.29							
Available Rental Units by Bedroom Size							
Sheridan County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	1	0	0	.	1
One	0	0	11	0	0	.	11
Two	3	0	15	0	1	.	19
Three	1	0	3	0	0	.	4
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	4	9	8	2	0	20	43
Total	8	9	38	2	1	20	78

Table II.17.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 6.1 percent, with two bedroom single family units having the highest vacancy rate at 10.7 percent.

Table II.17.30							
Vacancy Rates by Bedroom Size							
Sheridan County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	.0%	4.5%	%	%		2.4%
One	.0%	.0%	3.9%	.0%	%		3.6%
Two	10.7%	.0%	6.1%	.0%	100.0%		6.1%
Three	4.5%	.0%	3.8%	.0%	%		3.5%
Four	.0%	%	.0%	%	%		.0%
Five	.0%	%	%	%	%		.0%
Don't Know	%	81.8%	3.4%	.7%	.0%	7.6%	5.4%
Total	10.8%	11.7%	4.4%	.7%	33.3%	7.6%	4.9%

Average market-rate rents by unit type are shown in Table II.17.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.17.31						
Average Market Rate Rents by Bedroom Size						
Sheridan County						
RVS Data, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$700	\$	\$	\$700
One	\$725	\$569	\$600	\$600	\$	\$627
Two	\$846	\$770	\$769	\$681	\$	\$788
Three	\$1,050	\$1,275	\$980	\$754	\$800	\$1,030
Four	\$1,335	\$	\$770	\$850	\$	\$1,125
Five	\$1,500	\$	\$	\$	\$	\$1,500
Total	\$993	\$871	\$814	\$675	\$1,113	\$898

Table II.17.32 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 less than 500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.17.32 Single Family Market Rate Rents by Vacancy Status Sheridan County RVS Data, December 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	48	2	4.2%
\$1,000 to \$1,500	16	4	25.0%
Above \$1,500	6	2	33.3%
Missing	3	0	.0%
Total	74	8	10.8%

The availability of apartment units by average rent is displayed in Table II.17.33 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 3.8 percent.

Table II.17.33 Apartment Market Rate Rents by Vacancy Status Sheridan County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	11	1	9.1%
\$500 to \$1,000	582	22	3.8%
\$1,000 to \$1,500	45	6	13.3%
Above \$1,500	0	0	%
Missing	233	9	3.9%
Total	871	38	4.4%

Table II.17.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of .7 percent.

Table II.17.34 Mobile Home Market Rate Rents by Vacancy Status Sheridan County RVS Data, December 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	294	2	.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	2	0	.0%
Total	296	2	.7%

Table II.17.35, on the following page, 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, most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed on the following page.

Table II.17.35 Condition by Unit Type Sheridan County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	1	0	0	0	0	.	1
Average	6	17	116	10	0	.	149
Good	39	47	510	221	1	.	818
Excellent	28	13	245	65	2	.	353
Don’t Know	0	0	0	0	0	262	262
Total	74	77	871	296	3	262	1,590

The availability of single family units based on their condition is displayed in Table II.17.36, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of .0 percent.

Table II.17.36 Condition of Single Family Units by Vacancy Status Sheridan County RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	6	0	.0%
Good	39	2	5.1%
Excellent	28	6	21.4%
Don’t Know	0	0	%
Total	74	8	10.8%

Table II.17.37, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of .9 percent.

Table II.17.37 Condition of Apartment Units by Vacancy Status Sheridan County RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	116	1	.9%
Good	510	17	3.3%
Excellent	245	20	8.2%
Don’t Know	0	0	%
Total	871	38	4.4%

Table II.17.38, on the following page, 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 percent.

Table II.17.38 Condition of Mobile Home Units by Vacancy Status Sheridan County RVS Data, December 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	10	0	.0%
Good	221	0	.0%
Excellent	65	2	3.1%
Don't Know	0	0	%
Total	296	2	.7%

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.17.39, below, respondents in Sheridan County said they would prefer 13 more single family units, 4 more apartment units, and 68 units of all types. In total, respondents indicated they wished to own or manage an additional 85 units.

Table II.17.39 If you had the opportunity to own/manage more units, how many would you prefer Sheridan County RVS Data, December 2015	
Unit Type	More Units
Single family units	13
Duplex Units	
Apartments	4
Mobile homes	
Other	
Don't Know	
All types	68
Total	85

Table II.17.40, on the following page, shows the most common answers from the 2015 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 68 respondents, with an average persons per household of 2.4 people. Of new residents to Sheridan County, 64.7 percent were married and the most common age group arriving in the state was 25 to 34 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 45.6 percent of respondents renting their residence. The average mortgage payment in Sheridan County was \$1,157 and the average rent was \$797. When asked if they were satisfied with their current housing, 75.0 percent said they were satisfied with thier current housing.

Table II.17.40 Most Replied Response Sheridan County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	68
Number of persons in household (Average)	2.4
Current age	25 to 34 years old (20.3%)
Marital status	Married (64.7%)
Primary reason for moving to Wyoming	New job (25.0%)
In which industry are you primarily employed	Retired (26.9%)
Highest education level completed	College Graduate (25.0%)
Total household income from all sources	\$40,000 to \$49,999 dollars (23.5%)
Current Housing Characteristics	
Current Residence	Single family home (63.2%)
Do you own or rent	Rent (45.6%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.7
Average mortgage payment	\$1,157
Average rental payment	\$797
Are you satisfied with your current housing	Satisfied with current housing (75.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (63.6%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
What type of unit are you seeking	Single family home (71.4%)
Type of tenure seeking	Seeking to buy (71.4%)
If own, do you plan on building or buying	Buy an existing unit (80.0%)
Expected buying price	Not sure (100.0%)
Expected building price	\$50,000 to \$99,999 dollars (50.0%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 63.6 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, 71.4 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 71.4 percent wanted to buy and 28.6 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending Not sure if they were buying an existing unit, and \$50,000 to \$99,999 dollars if anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix**.¹⁹⁵

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.

¹⁹⁵ 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.

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 2014 5-year ACS data, 161 or 1.3 percent of households in Sheridan County were overcrowded and another 75 or .6 percent of units were severely overcrowded, as shown in Table II.17.41, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.17.41				
Overcrowding and Severe Overcrowding				
Sheridan County				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sheridan County				
Owner				
Households	8,691	34	56	8,781
Percentage	99.0%	.4%	.6%	100.0%
Renter				
Households	3,641	127	19	3,787
Percentage	96.1%	3.4%	.5%	100.0%
Total				
Households	12,332	161	75	12,568
Percentage	98.1%	1.3%	.6%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.5%	100.0%

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

At the time of the 2014 5-year ACS, a total of 374 units or 2.6 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.17.42, at right.

Table II.17.42		
Housing Units with Incomplete Kitchen Facilities		
Sheridan County		
2010-2014 5-Year ACS Data		
Facilities	Sheridan County	State of Wyoming
Complete Kitchen Facilities	13,769	258,329
Lacking Complete Kitchen Facilities	374	6,866
Total Housing Units	14,143	265,195
Percent Lacking	2.6%	2.6%

At the time of the 2014 ACS, a total of 244 units or 1.7 percent of all housing units in Sheridan County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.17.43, below.

Table II.17.43		
Housing Units with Incomplete Plumbing Facilities		
Sheridan County 2010-2014 5-Year ACS Data		
Facilities	Sheridan County	State of Wyoming
Complete Plumbing Facilities	13,899	259,378
Lacking Complete Plumbing Facilities	244	5,817
Total Households	14,143	265,195
Percent Lacking	1.7%	2.2%

The third type of housing problem reported in the 2014 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, 13.7 percent of households had a cost burden and 10.8 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 17.3 percent of homeowners with a mortgage in Sheridan County experienced a cost burden and 9.4 percent experienced a severe cost burden, while 15.8 percent of renters had a cost burden and 19.3 percent had a severe cost burden, as seen in Table II.17.44, on the following page.

Table II.17.44					
Cost Burden and Severe Cost Burden by Tenure					
Sheridan County					
2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sheridan County					
Owner With a Mortgage					
Households	3,853	912	497	0	5,262
Percent	73.2%	17.3%	9.4%	.0%	100.0%
Owner Without a Mortgage					
Households	3,136	210	130	43	3,519
Percent	89.1%	6.0%	3.7%	1.2%	100.0%
Renter					
Households	1,947	597	732	511	3,787
Percent	51.4%	15.8%	19.3%	13.5%	100.0%
Total					
Households	8,936	1,719	1,359	554	12,568
Percent	71.1%	13.7%	10.8%	4.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 Housing Needs Forecast

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2016 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 2,884 households in Sheridan County, from 12,360 in 2010 to 15,244 in 2040. Homeowners are expected to increase from 8,501 households in 2010 to 10,634 by 2040. Renters are anticipated to increase from 3,859 households in 2010 to 4,610 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 151 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 191 households and by 337 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 193 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 127 households over the period. Table II.17.45, below, provides details of the household forecast by tenure and income.

Table II.17.45						
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	600	763	1,342	600	5,195	8,501
2015	627	797	1,402	627	5,427	8,880
2020	650	827	1,455	650	5,630	9,212
2025	675	858	1,509	675	5,841	9,557
2030	699	889	1,564	699	6,055	9,907
2035	724	921	1,621	724	6,272	10,263
2040	751	955	1,679	751	6,499	10,634
Renters by Percent of Median Household Income						
2010	990	655	673	260	1,281	3,859
2015	1,008	667	686	265	1,304	3,930
2020	1,040	687	707	273	1,345	4,053
2025	1,069	707	727	281	1,384	4,168
2030	1,105	731	752	290	1,430	4,307
2035	1,143	756	778	300	1,479	4,455
2040	1,183	782	805	311	1,530	4,610
Total Households by Percent of Median Household Income						
2010	1,590	1,418	2,016	860	6,476	12,360
2015	1,635	1,464	2,088	892	6,732	12,810
2020	1,690	1,514	2,162	923	6,975	13,265
2025	1,744	1,565	2,237	955	7,224	13,725
2030	1,804	1,620	2,316	990	7,485	14,215
2035	1,868	1,677	2,398	1,025	7,751	14,719
2040	1,933	1,737	2,484	1,061	8,029	15,244

Additional Comments

Sheridan County's cost of living is on par with the rest of the state, according to the Wyoming's Department of Administration and Information Economic Analysis Division¹⁹⁶. Despite this average cost of living, however, a recent report found that 21 percent of Sheridan County residents were living in poverty.¹⁹⁷ The report found that single persons and single parents with children were the most likely to be classified as low income, as well as many causes including child care, minimum wages, lack of transportation and minimal access to healthcare.

¹⁹⁶ <http://thesheridanpress.com/?p=33608>

¹⁹⁷ <http://thesheridanpress.com/?p=36141>