

SHERIDAN COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Sheridan County’s population increased from 29,116 in 2010 to 30,200 in 2016, or by 3.7 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 2.8 percent, and the number of people from 55 to 64 years of age increased by 3.7 percent. The white population increased by 2.7 percent, while the black population increased by 168.8 percent. The Hispanic population increased from 1,013 to 1,223 people between 2010 and 2016 or by 20.7 percent. These data are presented in Table II.17.1.

Table II.17.1						
Profile of Population Characteristics						
Sheridan County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Sheridan County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	29,116	30,200	3.7%	563,626	585,501	3.9%
Age						
Under 14 years	5,324	5,309	-0.3%	113,371	116,796	3.0%
15 to 24 years	3,474	3,619	4.2%	78,460	77,293	-1.5%
25 to 34 years	3,409	3,506	2.8%	77,649	81,948	5.5%
35 to 44 years	3,334	3,480	4.4%	66,966	71,334	6.5%
45 to 54 years	4,499	3,613	-19.7%	83,577	69,052	-17.4%
55 to 64 years	4,528	4,696	3.7%	73,513	81,266	10.5%
65 and Over	4,548	5,977	31.4%	70,090	87,812	25.3%
Race						
White	28,034	28,779	2.7%	529,110	543,387	2.7%
Black	109	293	168.8%	5,135	7,753	51.0%
American Indian and Alaskan Native	373	420	12.6%	14,457	15,762	9.0%
Asian	192	240	25.0%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	26	29	11.5%	521	673	29.2%
Two or more races	382	439	14.9%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	1,013	1,223	20.7%	50,231	58,413	16.3%

Table II.17.2, presents the population of Sheridan County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 15,181 persons, and accounted for 50.3 percent of the population, with the remaining 49.7 percent, or 15,019 persons being female.

Table II.17.2 Population by Age and Gender Sheridan County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,729	2,595	5,324	2,781	2,528	5,309	-0.3%
15 to 24 years	1,730	1,744	3,474	1,861	1,758	3,619	4.2%
25 to 44 years	1,729	1,680	3,409	1,794	1,712	3,506	2.8%
45 to 54 years	1,718	1,616	3,334	1,759	1,721	3,480	4.4%
55 to 64 years	2,211	2,288	4,499	1,801	1,812	3,613	-19.7%
65 and Over	2,324	2,204	4,528	2,283	2,413	4,696	3.7%
Total	14,565	14,551	29,116	15,181	15,019	30,200	3.7%
% of Total	50.0%	50.0%	.	50.3%	49.7%	.	

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.

Table II.17.3 Group Quarters Population Sheridan County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁰⁷	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.

¹⁰⁷ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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 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, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 8,039 family households, of which 6,765 housed married couple families and 1,274 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 476 families, or a female householder with no husband present, of which there were 798 families. There were also an estimated 4,658 “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 63.3 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Sheridan County, 84.2 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Table II.17.4				
Household Type by Tenure				
Sheridan County				
2011-2016 5-Year ACS Data				
Household Type	Sheridan County		State of Wyoming	
	Sheridan County	% of Total	State of Wyoming	% of Total
Family households	8,039	63.3%	147,961	65.2%
Married-couple family	6,765	84.2%	117,587	79.5%
Owner-occupied housing units	5,601	82.8%	97,431	82.9%
Renter-occupied housing units	1,164	17.2%	20,156	17.1%
Other family	1,274	15.8%	30,374	20.5%
Male householder, no wife present	476	37.4%	11,235	37.0%
Owner-occupied housing units	245	51.5%	6,473	57.6%
Renter-occupied housing units	231	48.5%	4,762	42.4%
Female householder, no husband present	798	62.6%	19,139	63.0%
Owner-occupied housing units	496	62.2%	9,691	50.6%
Renter-occupied housing units	302	37.8%	9,448	49.4%
Nonfamily households	4,658	36.7%	79,024	34.8%
Owner-occupied housing units	2,346	50.4%	42,146	53.3%
Renter-occupied housing units	2,312	49.6%	36,878	46.7%
Total	12,697	100.0%	226,985	100.0%

Table II.17.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 4,280 two-person family households, 1,335 three-person family households and 1,224 four-person family households. One-person non-family households made up 84.9 percent of all non-family households or an estimated 3,955 households. Sheridan County’s two person households made up 39.0 percent of total housing units and four person households made up an additional 9.6 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.17.5				
Household Type by Household Size				
Sheridan County				
2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Sheridan County				
One Person	.	3,955	3,955	31.1%
Two Person	4,280	671	4,951	39.0%
Three Person	1,335	18	1,353	10.7%
Four Person	1,224	0	1,224	9.6%
Five Person	795	0	795	6.3%
Six Person	227	14	241	1.9%
Seven Person	178	0	178	1.4%
Total	8,039	4,658	12,697	100.0%
State of Wyoming				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
Total	147,961	79,024	226,985	100.0%

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 4,951 two-person households, 3,875 were owner-occupied and 1,076 were renter-occupied. Of the 1,224 four-person households, 922 were owner-occupied and 302 were renter-occupied. Further household size data by tenure are presented in Table II.17.6.

Table II.17.6				
Tenure by Household Size				
Sheridan County				
2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Sheridan County				
One Person	2,061	1,894	3,955	31.1%
Two Person	3,875	1,076	4,951	39.0%
Three Person	985	368	1,353	10.7%
Four Person	922	302	1,224	9.6%
Five Person	635	160	795	6.3%
Six Person	163	78	241	1.9%
Seven Person or more	47	131	178	1.4%
Total	8,688	4,009	12,697	100.0%
State of Wyoming				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
Total	155,741	71,244	226,985	100.0%

As seen in Table II.17.7, Sheridan County had a total of 14,344 housing units of which 12,697 or 88.5 percent were occupied. Of these occupied units, 68.4 percent, or 8,688 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 1,647 units or 11.5 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.17.7 Housing Units by Tenure Sheridan County 2011-2016 5-Year ACS Data				
Tenure	Sheridan County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	12,697	88.5%	226,985	84.7
Owner-Occupied	8,688	68.4%	155,741	68.6
Renter-Occupied	4,009	31.6%	71,244	31.4
Vacant Housing Units	1,647	11.5%	41,002	15.3
Total Housing Units	14,344	100.0%	267,987	100.0

Table II.17.8, shows that of the 1,647 vacant housing units in Sheridan County as reported in the 2016 ACS data, 156 or 9.5 percent were for rent and 20 or 1.2 percent were for sale. An estimated 978 units were for seasonal, recreational, or occasional use, and 463 or 28.1 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.17.8 Disposition of Vacant Housing Units Sheridan County 2011-2016 5-Year ACS Data				
Disposition	Sheridan County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	156	9.5%	6,818	16.6%
Rented, but not occupied	30	1.8%	1,397	3.4%
For sale only	20	1.2%	2,584	6.3%
Sold, but not occupied	0	.0%	945	2.3%
For seasonal, recreational, or occasional use	978	59.4%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	463	28.1%	11,512	28.1%
Total	1,647	100.0%	41,002	100.0%

Table II.17.9, at right, presents different income statistics for Sheridan County. According to the 2016 ACS data averages, median family income for Sheridan County was \$71,332 compared to the statewide average of \$73,654.

Table II.17.9 Median and Per Capita Income Sheridan County 2011-2016 5-Year ACS Data		
Income Type	Sheridan County	Wyoming
Median Family Income	71,332	73,654
Median Household Income	53,914	59,143

Table II.17.10, shows households by income for Sheridan County and the State of Wyoming. In Sheridan County, there were a total of 1,261 households or 9.9 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 2,067 households that had incomes between \$35,000 and \$49,999, which accounted for 16.3 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 21.0 percent of total households and numbered 2,672 in Sheridan County.

Table II.17.10				
Households by Income				
Sheridan County 2011-2016 5-Year ACS Data				
Income	Sheridan County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,261	9.9%	21,545	9.5%
15,000 - 19,999	731	5.8%	10,637	4.7%
20,000 - 24,999	710	5.6%	11,410	5.0%
25,000 - 34,999	1,157	9.1%	22,140	9.8%
35,000 - 49,999	2,067	16.3%	30,946	13.6%
50,000 - 74,999	2,427	19.1%	42,533	18.7%
75,000 - 99,999	1,672	13.2%	32,162	14.2%
100,000 and above	2,672	21.0%	55,612	24.5%
Total	12,697	100.0%	226,985	100.0%

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.17.11. In total, the poverty rate in Sheridan County was 8 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Sheridan County had a poverty rate of 7 percent and the female population had a poverty rate of 9 percent. There were 61 males and 177 females in poverty under the age of 5. Overall, 10.0 percent of persons in poverty in Sheridan County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 366 individuals with incomes below the poverty level which represented 15.4 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

Table II.17.11				
Poverty by Age				
Sheridan County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Sheridan County				
5 and Below	61	177	238	10.0%
6 to 17	343	100	443	18.6%
18 to 64	523	808	1,331	56.0%
65 and Older	102	264	366	15.4%
Total	1,029	1,349	2,378	100.0%
Poverty Rate	7%	9%	8%	.
State of Wyoming				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
Total	29,598	36,164	65,762	100.0%
Poverty Rate	10%	13%	12%	.

Table II.17.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Sheridan County saw an average of 7,748 owner-occupied single-family units compared to 1,846 single-family rental units. In Sheridan County, single-family units comprised 75.6 percent of

all households compared with 71.9 percent statewide. Sheridan County had a total of 1,209 apartment rental units and total apartment units accounted for 9.6 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 1,192 mobile homes in Sheridan County, which comprised 9.4 percent of all occupied housing units and compared to 12.9 statewide.

Table II.17.12 Households by Unit Type				
Sheridan County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Sheridan County				
Single-Family Unit	7,748	1,846	9,594	75.6%
Duplex	0	123	123	1.0%
Tri- or Four-Plex	46	505	551	4.3%
Apartments	10	1,209	1,219	9.6%
Mobile Homes	866	326	1,192	9.4%
Boat, RV, Van, Etc.	18	0	18	.1%
Total	8,688	4,009	12,697	100.0%
State of Wyoming				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
Total	155,741	71,244	226,985	100.0%

Table II.17.13, shows the number of households by year of construction. As shown, 17.1 percent, or 2,171 units, were built in 1939 or earlier in the county, and another 723 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,788, which accounted for 14.1 percent of all households, and an additional 400 households, or 3.2 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

Table II.17.13 Households by Year Built Sheridan County 2011-2016 5-Year ACS Data				
Year Built	Sheridan County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,171	17.1%	24,398	10.7%
1940 to 1949	723	5.7%	10,195	4.5%
1950 to 1959	987	7.8%	20,926	9.2%
1960 to 1969	531	4.2%	18,850	8.3%
1970 to 1979	2,423	19.1%	47,644	21.0%
1980 to 1989	1,869	14.7%	32,639	14.4%
1990 to 1999	1,805	14.2%	26,757	11.8%
2000 to 2009	1,788	14.1%	37,104	16.3%
Built 2010 or Later	400	3.2%	8,472	3.7%
Total	12,697	100.0%	226,985	100.0%

Table II.17.14, 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 2.3 percent of total housing units, while households with five and six rooms accounted for 20.2 and 19.0 percent, respectively. The median number of rooms in Sheridan County was 6 rooms, which compared to 6 statewide.

Table II.17.14 Housing Units by Number of Rooms Sheridan County 2011-2016 5-Year ACS Data				
Number of Rooms	Sheridan County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	328	2.3%	4,703	1.8%
Two	328	2.3%	6,989	2.6%
Three	918	6.4%	19,621	7.3%
Four	2,033	14.2%	42,956	16.0%
Five	2,904	20.2%	52,646	19.6%
Six	2,727	19.0%	43,710	16.3%
Seven	1,767	12.3%	31,960	11.9%
Eight	1,376	9.6%	25,568	9.5%
Nine or more	1,963	13.7%	39,834	14.9%
Total	14,344	100.0%	267,987	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 193 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.0 percent of total households in Sheridan County, which compared to 23.9 percent statewide. In Sheridan County, the 4,733 households with three bedrooms accounted for 37.3 percent of all households, and there were only 808 five-bedroom or more households, which accounted for 6.4 percent of all households.

Table II.17.15				
Households by Number of Bedrooms				
Sheridan County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Sheridan County				
None	29	193	222	1.7%
One	230	918	1,148	9.0%
Two	1,870	1,564	3,434	27.0%
Three	3,852	881	4,733	37.3%
Four	2,081	271	2,352	18.5%
Five or more	626	182	808	6.4%
Total	8,688	4,009	12,697	100.0%
State of Wyoming				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
Total	155,741	71,244	226,985	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 \$175,300, while structures built between 1950 and 1959 had a median value of \$246,900 and those built between 1990 to 1999 had a median value of \$268,400. The newest structures tended to have the highest values and those built between 2010 and 2013 had median values of \$294,600. The total median value in Sheridan County was \$237,700, which compared to \$199,900 in the State of Wyoming.

Household mortgage status is reported in Table II.17.17. In Sheridan County, households with a mortgage accounted for 60.0 percent of all households or 5,212 housing units, and the remaining 40.0 percent or 3,476 units had no mortgage. Of those units with a mortgage, 524 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 4,688 or 89.9 percent had no second mortgage or no home equity loan.

Table II.17.16		
Median Value by Year Structure Built		
Sheridan County 2011-2016 5-Year ACS Data		
Year Built	Sheridan County	State of Wyoming
1939 or earlier	175,300	157,900
1940 to 1949	175,600	152,100
1950 to 1959	246,900	163,300
1960 to 1969	202,900	185,100
1970 to 1979	223,000	191,500
1980 to 1989	262,400	209,600
1990 to 1999	268,400	245,200
2000 to 2009	318,200	260,000
2010 to 2013	294,600	288,500
2014 to Later		289,400
Total	237,700	199,900

Table II.17.17 Mortgage Status Sheridan County 2011-2016 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	5,212	60.0%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	524	10.1%	9,772	10.8%
Second mortgage only	234	44.7%	3,961	40.5%
Home equity loan only	290	55.3%	5,811	59.5%
Both second mortgage and home equity loan	0	.0%	359	.4%
No second mortgage and no home equity loan	4,688	89.9%	79,941	88.8%
Housing units without a mortgage	3,476	40.0%	65,669	42.2%
Total	8,688	100.0%	155,741	100.00%

The median rent in Sheridan County was \$648 as compared to \$686 statewide, as seen in Table II.17.18.

Table II.17.18 Median Rent Sheridan County 2011-2016 5-Year ACS Data	
Place	Rent
Sheridan County	\$648
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 62 persons during 2017. 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 3,088 persons over the time period.

Table II.17.19 Driver’s Licenses Exchanged and Surrendered Sheridan County WYDOT Data, 2000 – 2017			
Year	In-Migrants	Out-Migrants	Net Change
2000	850	624	226
2001	795	563	232
2002	731	553	178
2003	636	462	174
2004	691	662	29
2005	750	595	155
2006	893	567	326
2007	845	579	266
2008	925	566	359
2009	780	550	230
2010	804	449	355
2011	654	640	14
2012	776	708	68
2013	736	637	99
2014	790	668	122
2015	812	674	138
2016	777	722	55
2017	810	748	62
Total	14,055	10,967	3,088

Economics

The HUD estimated MFI for Sheridan County was \$74,500 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.17.1, illustrates the estimated MFI for 2000 through 2017.

Diagram II.17.1
Estimated Median Family Income
 Sheridan County vs. Wyoming
 HUD Data: 2000-2017

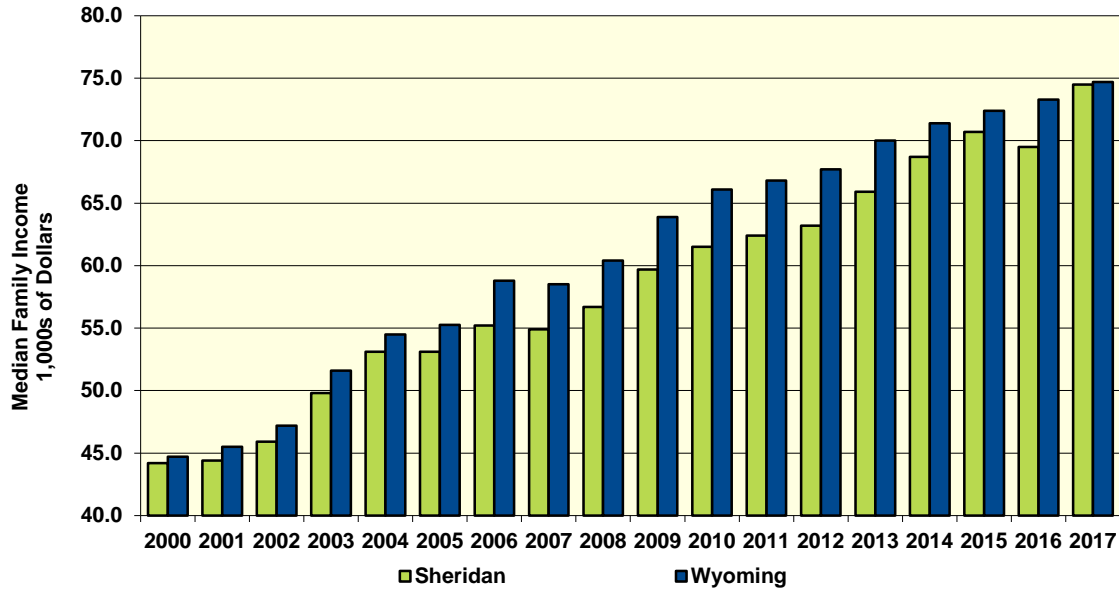


Table II.17.20, shows the labor force statistics for Sheridan County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.8 percent. The highest level of unemployment occurred during 2010 rising to a rate of 7.3 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Sheridan County increased from 4.2 percent in 2015 to 4.6 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.17.20					
Labor Force Statistics					
Sheridan County					
1990 - 2016 BLS Data					
Year	Sheridan County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	672	11,441	12,113	5.5%	5.3%
1991	741	11,384	12,125	6.1%	5.2%
1992	723	11,804	12,527	5.8%	5.6%
1993	598	12,559	13,157	4.5%	5.3%
1994	644	12,710	13,354	4.8%	5%
1995	649	13,031	13,680	4.7%	4.8%
1996	640	12,947	13,587	4.7%	4.9%
1997	674	12,816	13,490	5%	4.8%
1998	689	12,919	13,608	5.1%	4.7%
1999	640	13,084	13,724	4.7%	4.6%
2000	598	14,153	14,751	4.1%	3.9%
2001	577	14,071	14,648	3.9%	3.8%
2002	596	14,301	14,897	4%	4%
2003	666	14,458	15,124	4.4%	4.3%
2004	578	14,458	15,036	3.8%	3.8%
2005	567	14,481	15,048	3.8%	3.6%
2006	485	14,868	15,353	3.2%	3.2%
2007	443	15,211	15,654	2.8%	2.8%
2008	495	15,566	16,061	3.1%	3.1%
2009	1,120	15,388	16,508	6.8%	6.3%
2010	1,181	14,951	16,132	7.3%	6.4%
2011	1,111	14,951	16,062	6.9%	5.8%
2012	987	14,916	15,903	6.2%	5.3%
2013	864	14,913	15,777	5.5%	4.7%
2014	738	15,172	15,910	4.6%	4.2%
2015	673	15,312	15,985	4.2%	4.2%
2016	753	15,447	16,200	4.6%	5.3%

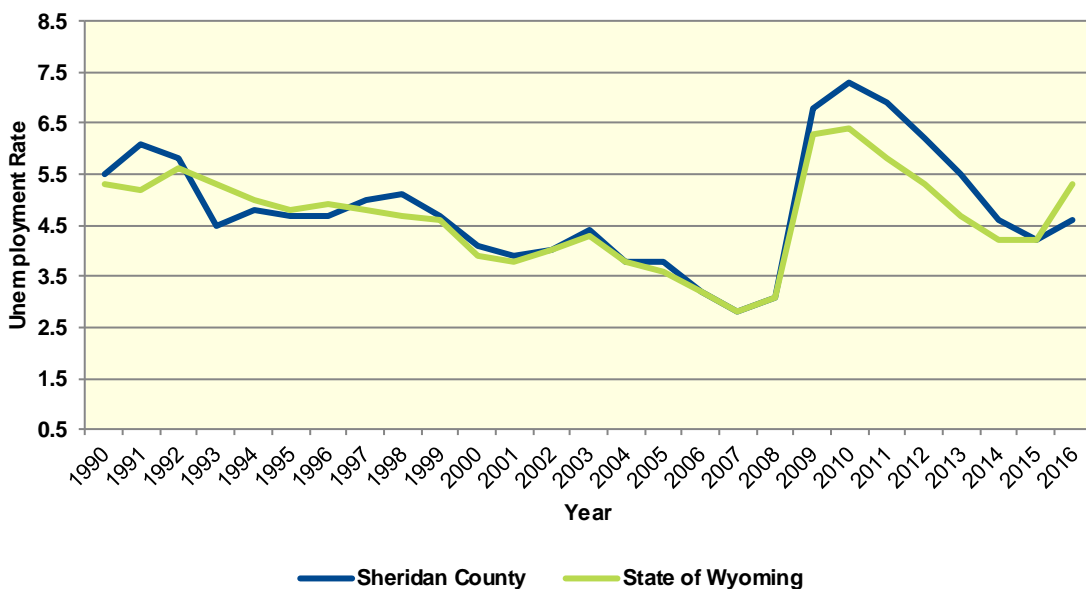
Diagram II.17.2, shows the employment and labor force for Sheridan County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 15,447 persons, with the labor force reaching 16,200, indicating there were a total of 753 unemployed persons.

Diagram II.17.2
Employment and Labor Force
 Sheridan County
 1990 – 2016 BLS Data



Diagram II.17.3, shows the unemployment rate for both the state and Sheridan County. During the 1990s the average rate for Sheridan County was 5.1 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 4 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.6 percent. Over the course of the entire period Sheridan County had an average unemployment rate higher than the state, 4.8 percent for Sheridan County, versus 4.6 statewide.

Diagram II.17.3
Annual Unemployment Rate
 Sheridan County
 1990 – 2016 BLS Data



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2017 and are presented in Table II.17.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 13,433 persons in 2015 to 13,370 in 2016, a change of -0.5. In 2017, preliminary estimates show total monthly employment was 13,866 in June 2017.

Table II.17.21								
Total Monthly Employment								
Sheridan County								
BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	12,394	12,293	12,422	12,303	12,527	12,814	12,867	12,798
Feb	12,386	12,311	12,472	12,255	12,674	13,047	13,009	12,826
Mar	12,572	12,401	12,520	12,367	12,732	13,104	13,243	13,033
Apr	12,840	12,613	12,741	12,672	13,109	13,358	13,407	13,199
May	13,140	12,851	13,030	13,037	13,541	13,735	13,654	13,457
Jun	13,588	13,341	13,319	13,405	13,796	13,997	13,914	13,866
Jul	13,079	12,939	12,948	13,193	13,494	13,642	13,723	
Aug	12,975	12,978	12,869	13,076	13,514	13,435	13,346	
Sep	13,155	13,146	13,115	13,293	13,680	13,590	13,464	
Oct	13,125	13,042	12,926	13,236	13,589	13,569	13,331	
Nov	12,912	12,962	12,886	13,117	13,366	13,480	13,250	
Dec	12,823	12,873	12,846	13,102	13,333	13,425	13,228	
Annual	12,916	12,813	12,841	12,921	13,280	13,433	13,370	
% Change	-2.4%	-0.8%	0.2%	0.6%	2.8%	1.2%	-0.5%	

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 758 dollars in 2015. In 2016, average weekly wages saw an increase of 0.9 percent over the prior year, to \$765, or by 7 dollars. Preliminary 2017 data shows average weekly wages were 761 dollars in the second quarter of 2017, which compared to 748 dollars in second quarter of 2016. These data are shown in Table II.17.22.

Table II.17.22 Average Weekly Wages Sheridan County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	468	461	518	476	
2002	484	501	474	530	497	4.4%
2003	517	500	495	538	512	3%
2004	523	530	525	582	540	5.5%
2005	542	557	553	625	570	5.6%
2006	596	616	603	677	623	9.3%
2007	636	665	667	744	679	9%
2008	698	708	713	770	723	6.5%
2009	690	712	682	775	715	-1.1%
2010	670	696	677	778	705	-1.4%
2011	681	709	697	774	716	1.6%
2012	710	721	701	818	737	2.9%
2013	718	721	706	780	731	-0.8%
2014	725	729	730	802	747	2.2%
2015	737	742	737	815	758	1.5%
2016	740	748	763	808	765	0.9%
2017(p)	757	761				

Total business establishments reported by the QCEW are displayed in Table II.17.23. Between 2015 and 2016, the total number of business establishments in Wyoming increased by 0.1 percent, from 1,404 to 1,405 establishments. In the second quarter of 2017 there were an estimated 1,411 business establishments.

Table II.17.23 Number of Business Establishments Sheridan County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,163	1,172	1,183	1,179	1,174	
2002	1,187	1,213	1,228	1,242	1,218	3.7%
2003	1,242	1,251	1,267	1,269	1,257	3.2%
2004	1,275	1,287	1,284	1,283	1,282	2%
2005	1,290	1,304	1,318	1,306	1,305	1.8%
2006	1,337	1,367	1,379	1,367	1,363	4.4%
2007	1,383	1,414	1,412	1,416	1,406	3.2%
2008	1,439	1,434	1,446	1,444	1,441	2.5%
2009	1,425	1,442	1,424	1,413	1,426	-1%
2010	1,402	1,404	1,409	1,403	1,405	-1.5%
2011	1,377	1,380	1,389	1,392	1,385	-1.4%
2012	1,386	1,406	1,394	1,399	1,396	0.8%
2013	1,388	1,406	1,400	1,396	1,398	0.1%
2014	1,385	1,382	1,396	1,387	1,388	-0.7%
2015	1,386	1,401	1,420	1,408	1,404	1.2%
2016	1,419	1,410	1,397	1,394	1,405	0.1%
2017	1,390	1,411				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Sheridan County recorded 20,698 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 \$1,579,033,000, and real per capita income was \$52,286 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$43,286 in 2016, while Wyoming average earnings per job was \$52,490. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Sheridan County decreased by 0.9 percent from second quarter 2016 to second quarter 2017 from \$693 to \$687. During that same period, detached single-family home rents decreased by 0.5 percent, rents for mobile homes on lots increased by 7.9 percent, and rents for mobile home lots increased by 5.5 percent.

Sheridan County rental prices experienced average annualized increases of 0.9 percent for apartments, 1.6 percent for houses, 0.5 percent for mobile homes plus a lot, and 0.7 percent for mobile home lots since fourth quarter 1986 through the second quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.17.24 presents the Sheridan County data for each rental type.¹⁰⁸

Table II.17.24 Semiannual Average Monthly Rental Prices Sheridan County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	508	253	608	477
Q2.87	493	251	573	491
Q4.87	517	259	558	515
Q2.88	465	242	584	485
Q4.88	447	238	587	437
Q2.89	445	231	561	417
Q4.89	467	234	569	440
Q2.90	416	226	518	413
Q4.90	450	226	555	431
Q2.91	431	233	528	469
Q4.91	447	220	561	482
Q2.92	473	214	545	479
Q4.92	469	214	667	506
Q2.93	526	217	612	504
Q4.93	504	215	722	0
Q2.94	489	211	615	586
Q4.94	549	215	781	576
Q2.95	571	211	708	557
Q4.95	551	214	739	584
Q2.96	544	214	716	556
Q4.96	531	219	692	563
Q2.97	538	218	714	582
Q4.97	534	209	704	571
Q2.98	516	220	653	498
Q4.98	526	230	676	618
Q2.99	527	217	679	572
Q4.99	530	231	748	538
Q2.00	526	229	747	519
Q4.00	561	242	803	619
Q2.01	586	237	752	590
Q4.01	600	248	807	569
Q2.02	572	184	852	659
Q4.02	626	313	850	794
Q2.03	604	330	820	654
Q4.03	608	357	872	656
Q2.04	650	335	863	645
Q4.04	638	347	853	653
Q2.05	621	337	847	700
Q4.05	603	180	848	634
Q2.06	672	297	889	697
Q4.06	683	341	1,025	778
Q2.07	696	320	1,080	606
Q4.07	705	329	1,130	593
Q2.08	695	394	1,113	747
Q4.08	693	.	1,137	743
Q2.09	761	510	1,125	775
Q4.09	801	.	1,085	660
Q2.10	785	.	1,011	622
Q4.10	781	.	1,033	587
Q2.11	743	.	1,031	603
Q4.11	755	.	1,065	529
Q2.12	741	374	1,055	478
Q4.12	682	374	1,006	547
Q2.13	682	376	1,017	521
Q4.13	675	376	1,029	525
Q2.14	672	369	1,029	523
Q4.14	666	355	988	519
Q2.15	694	345	1,026	571
Q4.15	690	335	1,027	585
Q2.16	693	301	1,036	526
Q4.16	692	327	1,038	526
Q2.17	687	318	1,031	568

¹⁰⁸ 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 increased from 120 authorizations in 2015 to 125 in 2016.

The real value of single-family building permits increased from \$256,623 in 2015 to \$259,902 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.17.25.

Table II.17.25							
Building Permits and Valuation							
Sheridan County							
Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	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	125,439	51,048
1981	45	32	0	6	83	100,125	71,749
1982	105	8	3	0	116	87,672	0
1983	119	0	0	42	161	108,383	36,220
1984	70	0	4	0	74	101,878	0
1985	13	0	0	31	44	108,220	65,017
1986	2	0	0	0	2	168,052	0
1987	5	0	0	0	5	86,031	0
1988	5	0	0	0	5	99,492	0
1989	6	0	0	0	6	119,846	0
1990	10	0	0	0	10	123,114	0
1991	84	0	0	0	84	132,148	0
1992	84	0	0	0	84	135,521	0
1993	96	2	0	0	98	118,481	0
1994	128	4	10	16	158	129,884	63,403
1995	98	2	20	0	120	125,406	0
1996	140	22	0	10	172	115,701	63,935
1997	95	6	0	6	107	129,103	82,923
1998	95	2	4	5	106	141,240	98,439
1999	83	2	0	5	90	131,523	96,959
2000	95	4	0	0	99	137,478	0
2001	90	4	0	8	102	125,232	64,034
2002	106	6	0	0	112	125,983	0
2003	215	0	12	60	287	88,734	76,560
2004	184	2	14	0	200	115,325	0
2005	171	4	0	0	175	125,898	0
2006	367	2	4	0	373	113,319	0
2007	328	4	7	0	339	157,370	0
2008	212	12	6	0	230	221,597	0
2009	86	0	0	0	86	204,887	0
2010	117	0	4	0	121	194,552	0
2011	101	2	7	48	158	201,450	102,557
2012	138	4	4	0	146	152,464	0
2013	138	2	0	0	140	213,360	0
2014	107	10	0	0	117	243,798	0
2015	120	10	3	0	133	256,623	0
2016	125	8	4	11	148	259,902	90,000

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Sheridan County was \$255,330. This represented an increase of 7 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.17.26.

Table II.17.26 Average Sales Prices Sheridan County and Wyoming DOR Data, 2000–2016				
Year	Sheridan County Average Price (\$)	Sheridan County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	115,003	.	131,207	.
2001	125,000	8.69	128,771	-1.86
2002	142,565	14.05	138,295	7.40
2003	146,776	2.95	148,276	7.22
2004	162,917	11.00	159,558	7.61
2005	186,095	14.23	178,183	11.67
2006	220,225	18.34	219,438	23.15
2007	240,779	9.33	265,044	20.78
2008	240,270	-0.2	256,045	-3.40
2009	233,281	-2.9	241,622	-5.63
2010	242,635	4.01	250,958	3.86
2011	227,833	-6.1	241,301	-3.85
2012	223,988	-1.7	266,406	10.40
2013	228,217	1.9	281,345	5.6
2014	237,497	4.1	263,432	-6.4
2015	238,593	0.5	275,611	4.6
2016	255,330	7.0	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2017.¹⁰⁹ During December 2017, a total of 90 surveys were completed by property managers in Sheridan County. Of the 1,890 rental units surveyed, 65 were vacant, indicating a vacancy rate of 3.4 percent, as shown in Table II.17.27. This rate compares to a 4.5 percent vacancy rate one year ago and a statewide December 2017 vacancy rate of 10.2 percent.

Diagram II.17.4, shows the historical vacancy rate for Sheridan County and Wyoming. As can be seen, the vacancy rate in Sheridan County has trended roughly the same over the 16 year period, but falling below the statewide rate recently.

Table II.17.27 Total Units, Vacant Units, and Vacancy Rate Sheridan County RVS Data, June 2001– December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	21	1,264	13	1.0%
2001b	14	845	24	2.8%
2002a	13	598	17	2.8%
2002b	18	935	42	4.5%
2003a	16	768	32	4.2%
2003b	26	964	32	3.3%
2004a	26	1,149	38	3.3%
2004b	24	848	38	4.5%
2005a	24	1,003	30	3.0%
2005b	24	1,071	25	2.3%
2006a	25	877	11	1.3%
2006b	27	1,193	6	0.5%
2007a	30	1,071	3	0.3%
2007b	32	841	10	1.2%
2008a	51	1,579	51	3.2%
2008b	46	1,281	32	2.5%
2009a	50	1,604	54	3.4%
2009b	73	1,287	55	4.3%
2010a	78	1,549	79	5.1%
2010b	89	1,643	71	4.3%
2011a	93	1,720	74	4.3%
2011b	84	2,177	87	4.0%
2012a	94	1,904	154	8.1%
2012b	95	2,351	122	5.2%
2013a	110	2,001	95	4.8%
2013b	96	2,035	82	4.0%
2014a	93	1,797	58	3.2%
2014b	89	2,290	48	2.1%
2015a	88	1,765	98	5.6%
2015b	75	1,590	78	4.9%
2016a	90	1,831	83	4.5%
2016b	84	1,648	85	5.2%
2017a	90	1,890	65	3.4%
2017b	66	1,226	52	4.2%

¹⁰⁹ Those signified as a in the “year” column of Table II.17.26 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
Vacancy Rates by Year
 Sheridan County vs. Wyoming
 RVS Data, June 2001 – December 2017

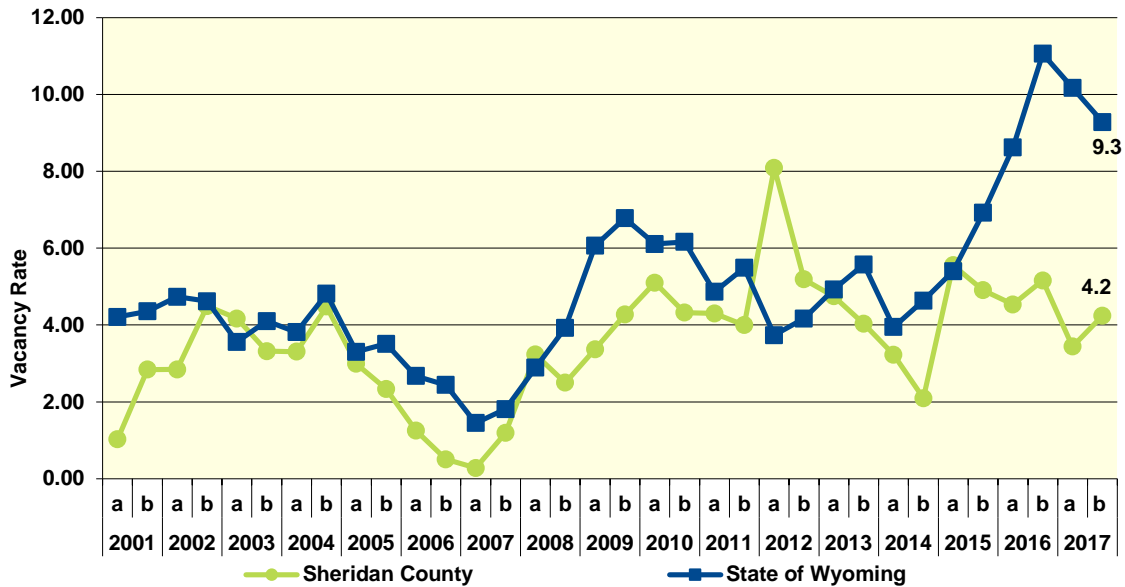


Diagram II.17.5, shows the average rent of single-family and apartment units in Sheridan County. In 2017, average rents for single-family units fell to \$972 and average rents for apartments fell to \$738.

Diagram II.17.5
Average Rent of Single Family and Apartment Units
 Sheridan County
 RVS Data, June 2006 – December 2017

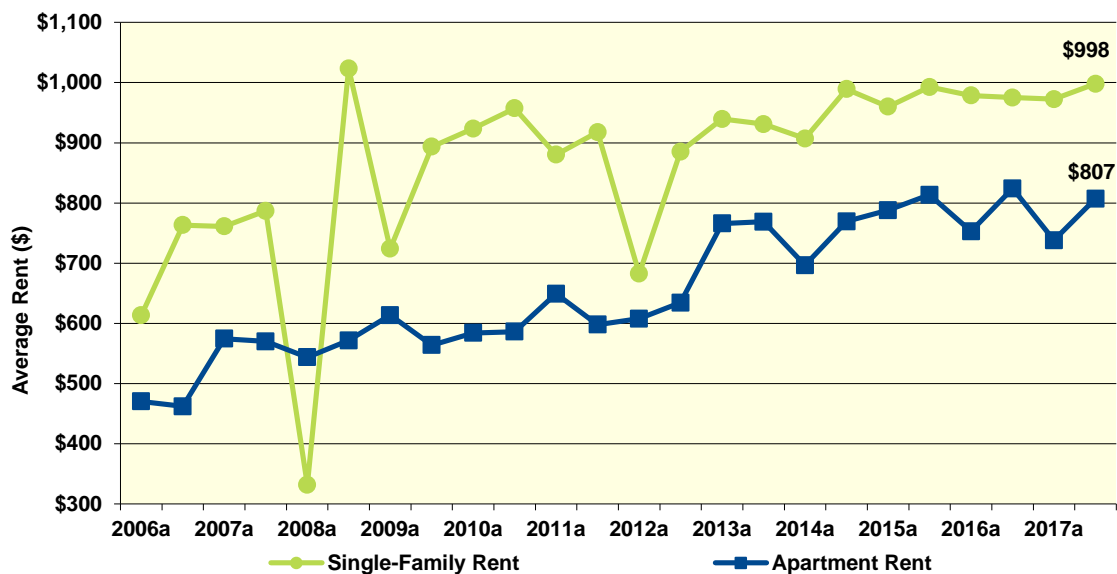


Table II.17.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 90 single family units in Sheridan County, with 12 of them available. This translates into a vacancy rate of 13.3 percent in Sheridan County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 561 apartment units reported in the survey, with 23 of them available, which resulted in a vacancy rate of 4.1 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.17.28			
Rental Vacancy Survey by Type			
Sheridan County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	90	12	13.3%
Duplex units	49	3	6.1%
Apartments	561	23	4.1%
Mobile Homes	54	1	1.9%
“Other” Units	0	0	%
Don’t Know	472	13	2.8%
Total	1,226	52	4.2%

Table II.17.29, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 31 units. The most common apartment units were one bedroom units, with 276 units. Additional details of unit types by bedrooms are reported.

Table II.17.29							
Rental Units by Number of Bedrooms							
Sheridan County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	10	0	0	.	10
One	16	12	276	0	0	.	304
Two	31	29	164	2	0	.	226
Three	22	7	53	7	0	.	89
Four	16	0	10	0	0	.	26
Five	4	0	0	0	0	.	4
Don’t Know	1	1	48	45	0	472	567
Total	90	49	561	54	0	472	1,226

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.17.30, two bedroom apartments were the most available apartment units, with three bedroom units being the most available single family unit.

Table II.17.30							
Available Rental Units by Number of Bedrooms							
Sheridan County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	3	0	0	.	3
One	2	0	8	0	0	.	10
Two	4	1	10	0	0	.	15
Three	5	2	0	1	0	.	8
Four	0	0	0	0	0	.	0
Five	1	0	0	0	0	.	1
Don't Know	0	0	2	0	0	13	15
Total	12	3	23	1	0	13	52

Table II.17.31, shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, one bedroom units, had a vacancy rate of 2.9 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 12.9 percent.

Table II.17.31							
Vacancy Rates by Number of Bedrooms							
Sheridan County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	30.0%	%	%		30.0%
One	12.5%	.0%	2.9%	%	%		3.3%
Two	12.9%	3.4%	6.1%	.0%	%		6.6%
Three	22.7%	28.6%	.0%	14.3%	%		9.0%
Four	.0%	%	.0%	%	%		.0%
Five	25.0%	%	%	%	%		25.0%
Don't Know	.0%	.0%	4.2%	.0%	%	2.8%	2.6%
Total	13.3%	6.1%	4.1%	1.9%	%	2.8%	4.2%

Average market-rate rents by unit type are shown in Table II.17.32. 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.17.32						
Average Market Rate Rents by Number of Bedrooms						
Sheridan County						
RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$473	\$	\$	\$473
One	\$683	\$650	\$666	\$	\$	\$670
Two	\$833	\$889	\$770	\$700	\$	\$816
Three	\$983	\$1,318	\$1,018	\$847	\$	\$1,034
Four	\$1,407	\$	\$790	\$	\$	\$1,330
Five	\$1,388	\$	\$	\$	\$	\$1,388
Total	\$998	\$969	\$807	\$807	\$	\$893

Table II.17.33, shows vacancy rates for single family units by average rental rates for Sheridan County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 8.0 percent.

Table II.17.33 Single Family Market Rate Rents by Vacancy Status Sheridan County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	50	4	8.0%
\$1,000 to \$1,500	28	8	28.6%
Above \$1,500	10	0	.0%
Missing	2	0	.0%
Total	90	12	13.3%

The availability of apartment units by average rent is displayed in Table II.17.34. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 5.3 percent.

Table II.17.34 Apartment Market Rate Rents by Vacancy Status Sheridan County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	24	0	.0%
\$500 to \$1,000	398	21	5.3%
\$1,000 to \$1,500	36	0	.0%
Above \$1,500	2	0	.0%
Missing	101	2	2.0%
Total	561	23	4.1%

Table II.17.35, 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.

Table II.17.35 Condition by Unit Type Sheridan County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	8	11	13	0	0	.	32
Good	58	26	415	3	0	.	502
Excellent	23	12	133	6	0	.	174
Don’t Know	1	0	0	45	0	472	518
Total	90	49	561	54	0	472	1,226

The availability of single family units based on their condition is displayed in Table II.17.36. As can be seen single family units in good condition had a vacancy rate of 12.1 percent.

Table II.17.36			
Condition of Single Family Units by Vacancy Status			
Sheridan County			
RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	8	3	37.5%
Good	58	7	12.1%
Excellent	23	2	8.7%
Don't Know	1	0	.0%
Total	90	12	13.3%

Table II.17.37, shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 0 percent.

Table II.17.37			
Condition of Apartment Units by Vacancy Status			
Sheridan County			
RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	13	3	23.1%
Good	415	20	4.8%
Excellent	133	0	.0%
Don't Know	0	0	%
Total	561	23	4.1%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.17.38, 2 respondents said they would prefer more single family units, 3 respondents wanted more apartment units, and 12 respondents indicated they would prefer more units of any type.

Table II.17.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Sheridan County	
RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	0
Apartments	3
Mobile homes	0
Other	0
All types	12
Total	17

Table II.17.39, shows the most common answers from the 2017 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 18 respondents, with an average persons per household of 2.1 people. Of new residents to Sheridan County, 50.0 percent were married and the most common age group arriving in the state was 65 years or older. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 55.6 percent of respondents owning thier residence. The average mortgage payment in Sheridan County was \$1,294 and the average rent was \$643. When asked if they were satisfied with their current housing, 66.7 percent said they were satisfied with thier current housing.

Table II.17.39 Most Replied Response Sheridan County HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	18
Number of persons in household (Average)	2.1
Current age	65 years or older (33.3%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (38.9%)
In which industry are you primarily employed	Retired (38.9%)
Highest education level completed	High School Diploma/GED (33.3%)
Total household income from all sources	\$50,000 to \$74,999 dollars (40.0%)
Current Housing Characteristics	
Current Residence	Single family home (66.7%)
Do you own or rent	Own (55.6%)
How many bedrooms (Average)	2.5
How many full bathrooms (Average)	1.8
Average mortgage payment	\$1,294
Average rental payment	\$643
Are you satisfied with your current housing	Satisfied with current housing (66.7%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Need more bedrooms (40.0%)
Are you seeking to change your housing situation	Seeking different housing (80.0%)
What type of unit are you seeking	Single family home (75.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected buying price	.
Expected building price	\$150,000 to \$199,999 dollars (66.7%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 40.0 percent were unsatisfied because they need more bedrooms. When asked what type of unit they were seeking, the most common response, 75.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0 wanted to rent their next residence. Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2016 5-year ACS data, 124 or 1.0 percent of households in Sheridan County were overcrowded and another 15 or .1 percent of units were severely overcrowded, as shown in Table II.17.40. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.17.40				
Overcrowding and Severe Overcrowding				
Sheridan County				
2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Sheridan County				
Owner				
Households	8,621	56	11	8,688
Percentage	99.2%	.6%	.1%	100.0%
Renter				
Households	3,937	68	4	4,009
Percentage	98.2%	1.7%	.1%	100.0%
Total				
Households	12,558	124	15	12,697
Percentage	98.9%	1.0%	.1%	100.0%
State of Wyoming				
Owner				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
Total				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	1.5%	.5%	100.0%

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

At the time of the 2016 5-year ACS, a total of 481 units or 3.4 percent of all housing units in Sheridan County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.17.41, at right.

Table II.17.41 Housing Units with Incomplete Kitchen Facilities Sheridan County 2011-2016 5-Year ACS Data		
Facilities	Sheridan County	State of Wyoming
Complete Kitchen Facilities	13,863	260,769
Lacking Complete Kitchen Facilities	481	7,218
Total Housing Units	14,344	267,987
Percent Lacking	3.4%	2.7%

At the time of the 2016 ACS, a total of 335 units or 2.3 percent of all housing units in Sheridan County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.17.42.

Table II.17.42 Housing Units with Incomplete Plumbing Facilities Sheridan County 2011-2016 5-Year ACS Data		
Facilities	Sheridan County	State of Wyoming
Complete Plumbing Facilities	14,009	261,033
Lacking Complete Plumbing Facilities	335	6,954
Total Households	14,344	267,987
Percent Lacking	2.3%	2.6%

The third type of housing problem reported in the 2016 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, 15.5 percent of households had a cost burden and 11.6 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 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 12.8 percent experienced a severe cost burden, while 19.7 percent of renters had a cost burden and 17.5 percent had a severe cost burden, as seen in Table II.17.43.

Table II.17.43 Cost Burden and Severe Cost Burden by Tenure Sheridan County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Sheridan County					
Owner With a Mortgage					
Households	3,629	903	665	15	5,212
Percent	69.6%	17.3%	12.8%	.3%	100.0%
Owner Without a Mortgage					
Households	3,032	282	113	49	3,476
Percent	87.2%	8.1%	3.3%	1.4%	100.0%
Renter					
Households	2,095	789	701	424	4,009
Percent	52.3%	19.7%	17.5%	10.6%	100.0%
Total					
Households	8,756	1,974	1,479	488	12,697
Percent	69.0%	15.5%	11.6%	3.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.17.44, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 1,800 owner occupied and 1,369 renter occupied households experiencing a housing problem.

Table II.17.44			
Households with Housing Problems by Income			
Sheridan County 2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	395	660	1,055
30.1-50% HAMFI	325	455	780
50.1-80% HAMFI	515	145	660
80.1-95% HAMFI	120	70	190
95 – 115% HAMFI	110	4	114
115.1% HAMFI or more	335	35	370
Total	1,800	1,369	3,169
Without Housing Problems			
30% HAMFI or less	115	245	360
30.1-50% HAMFI	515	215	730
50.1-80% HAMFI	1,185	625	1,810
80.1-95% HAMFI	495	255	750
95 – 115% HAMFI	715	355	1,070
115.1% HAMFI or more	3,915	685	4,600
Total	6,940	2,380	9,320
Not Computed			
30% HAMFI or less	45	35	80
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	45	35	80
Total			
30% HAMFI or less	555	940	1,495
30.1-50% HAMFI	840	670	1,510
50.1-80% HAMFI	1,700	770	2,470
80.1-95% HAMFI	615	325	940
95 – 115% HAMFI	825	359	1,184
115.1% HAMFI or more	4,250	720	4,970
Total	8,785	3,784	12,569

Table II.17.45, shows the total estimated housing by tenure for Sheridan County. As can be seen, in 2030 there are estimated to be a total of 9,600 owner and 4,276 renter occupied households or a total of 13,876 households. By 2050 there are estimated to be 10,558 owner, 4,584 renter for a total of 15,142 households in Sheridan County.

Table II.17.45 Total Estimated Housing Forecast Sheridan County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	8,688	4,009	12,697
2020	8,996	4,061	13,057
2025	9,301	4,170	13,471
2030	9,600	4,276	13,876
2035	9,874	4,373	14,247
2040	10,120	4,456	14,576
2045	10,345	4,526	14,871
2050	10,558	4,584	15,142

Table II.17.46, below shows the incremental housing demand for Sheridan County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 912 owner-occupied and 267 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Sheridan County will see an additional 2,445 households, of which 261 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 479 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.17.46 Incremental Housing Demand Forecast Sheridan County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	19	39	58	75	90	105	118
30.1-50%	0	29	59	87	113	137	158	179
50.1-80%	0	60	119	176	230	277	321	362
80.1-95%	0	22	43	64	83	100	116	131
95.1-115%	0	29	58	86	111	134	156	176
115+%	0	149	297	441	574	693	802	905
Total	0	308	613	912	1,186	1,432	1,657	1,870
Renter								
0-30%	0	13	40	66	90	111	128	143
30.1-50%	0	9	29	47	64	79	92	102
50.1-80%	0	11	33	54	74	91	105	117
80.1-95%	0	4	14	23	31	38	44	49
95.1-115%	0	5	15	25	35	42	49	55
115+%	0	10	31	51	69	85	98	109
Total	0	52	161	267	364	447	517	575
Total								
0-30%	0	32	79	124	165	202	233	261
30.1-50%	0	39	87	134	178	216	250	281
50.1-80%	0	70	151	231	304	368	426	479
80.1-95%	0	26	57	87	114	139	160	180
95.1-115%	0	34	73	111	146	177	205	230
115+%	0	159	327	492	643	778	900	1,014
Total	0	360	774	1,179	1,550	1,879	2,174	2,445

Table II.17.47 shows the Incremental Total Housing Need Forecast for Sheridan County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock.

In 2016, the base year, the total housing need set at the 3,231 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 3,650 owner and 2,025 renter occupied households for a total of 5,676 quality households.

Table II.17.47								
Incremental Total Housing Need Forecast								
Sheridan County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	391	410	429	448	466	481	495	509
30.1-50%	321	351	380	409	435	458	480	500
50.1-80%	509	569	628	686	739	786	830	871
80.1-95%	119	140	162	183	202	219	235	250
95.1-115%	109	138	166	194	220	243	264	284
115+%	331	480	628	773	905	1,024	1,133	1,236
Total	1,780	2,088	2,393	2,692	2,966	3,212	3,437	3,650
Renter								
0-30%	699	712	739	766	790	810	828	842
30.1-50%	482	491	511	529	547	561	574	584
50.1-80%	154	164	186	208	228	245	259	271
80.1-95%	74	79	88	97	105	113	119	124
95.1-115%	4	9	20	30	39	47	53	59
115+%	37	47	68	88	106	122	135	146
Total	1,450	1,502	1,611	1,717	1,814	1,897	1,967	2,025
Total								
0-30%	1,090	1,122	1,169	1,214	1,255	1,291	1,323	1,351
30.1-50%	803	842	891	938	981	1,020	1,053	1,084
50.1-80%	663	733	814	894	967	1,031	1,089	1,142
80.1-95%	193	219	250	280	307	331	353	373
95.1-115%	113	147	186	224	259	290	318	343
115+%	368	527	696	860	1,011	1,146	1,268	1,382
Total	3,231	3,591	4,005	4,410	4,781	5,110	5,405	5,676