

## SHERIDAN COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Sheridan County’s population increased from 29,116 in 2010 to 30,210 in 2017, or by 3.8 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age increased by 3.2 percent, and the number of people from 55 to 64 years of age increased by 3.1 percent. The white population increased by 2.3 percent, while the black population increased by 209.2 percent. The Hispanic population increased from 1,013 to 1,357 people between 2010 and 2017 or by 34.0 percent. These data are presented in Table II.17.1.

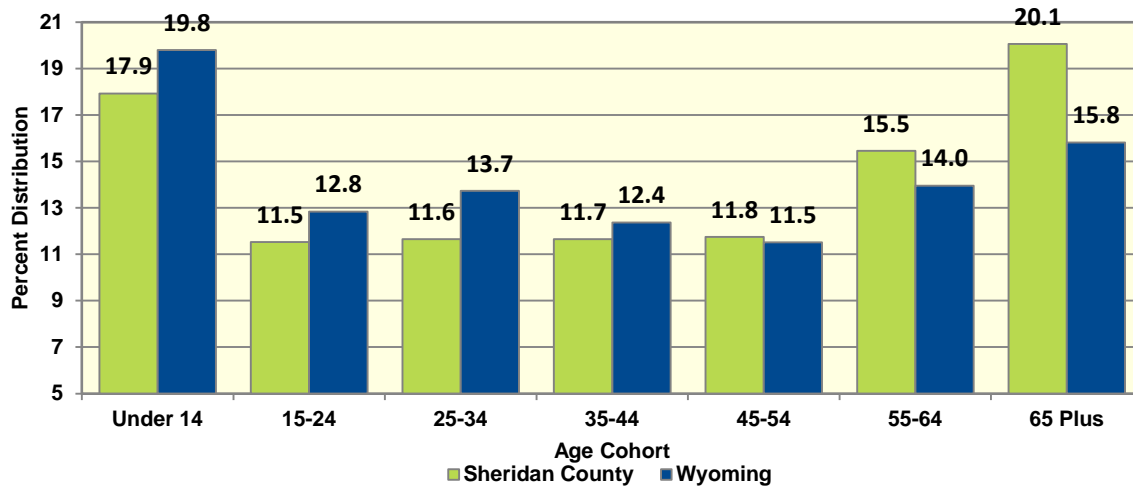
<b>Table II.17.1</b>						
<b>Profile of Population Characteristics</b>						
Sheridan County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Sheridan County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
<b>Population</b>	<b>29,116</b>	<b>30,210</b>	<b>3.8%</b>	<b>563,626</b>	<b>579,315</b>	<b>2.8%</b>
<b>Age</b>						
Under 14 years	5,324	5,413	1.7%	113,371	114,663	1.1%
15 to 24 years	3,474	3,481	0.2%	78,460	74,359	-5.2%
25 to 34 years	3,409	3,518	3.2%	77,649	79,514	2.4%
35 to 44 years	3,334	3,521	5.6%	66,966	71,619	6.9%
45 to 54 years	4,499	3,550	-21.1%	83,577	66,699	-20.2%
55 to 64 years	4,528	4,669	3.1%	73,513	80,854	10.0%
65 and Over	4,548	6,058	33.2%	70,090	91,607	30.7%
<b>Race</b>						
White	28,034	28,692	2.3%	529,110	537,396	1.6%
Black	109	337	209.2%	5,135	7,445	45.0%
American Indian and Alaskan Native	373	424	13.7%	14,457	15,743	8.9%
Asian	192	250	30.2%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	26	31	19.2%	521	579	11.1%
Two or more races	382	476	24.6%	9,754	12,272	25.8%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	1,013	1,357	34.0%	50,231	58,122	15.7%

Table II.17.2, presents the population of Sheridan County by age and gender from the 2010 Census and 2017 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 2017, the number of males rose to 15,209 persons, and accounted for 50.3 percent of the population, with the remaining 49.7 percent, or 15,001 persons being female.

Table II.17.2 Population by Age and Gender Sheridan County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,729	2,595	5,324	2,852	2,561	5,413	1.7%
15 to 24 years	1,730	1,744	3,474	1,795	1,686	3,481	0.2%
25 to 34 years	1,729	1,680	3,409	1,778	1,740	3,518	3.2%
35 to 44 years	1,718	1,616	3,334	1,781	1,740	3,521	5.6%
45 to 54 years	2,211	2,288	4,499	1,789	1,761	3,550	-21.1%
55 to 64 years	2,324	2,204	4,528	2,271	2,398	4,669	3.1%
65 and Over	2,124	2,424	4,548	2,943	3,115	6,058	33.2%
<b>Total</b>	<b>14,565</b>	<b>14,551</b>	<b>29,116</b>	<b>15,209</b>	<b>15,001</b>	<b>30,210</b>	<b>3.8%</b>
<b>% of Total</b>	50.0%	50.0%	.	50.3%	49.7%	.	

Diagram II.17.1, displays the percentage of the population by age in Sheridan County compared to the State of Wyoming.

**Diagram II.17.1**  
**Age Cohort**  
Sheridan County vs. Wyoming  
2010 Census and Current Census Estimates



The Wyoming driver's license data provided by the WYDOT indicated a net decrease of 152 persons during the first half of 2018. The driver's license total exchanges since 2000 for Sheridan County are presented below in Table II.17.3, and indicate a net increase of 2,936 persons over the time period.

<b>Table II.17.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Sheridan County			
WYDOT Data, 2000 – 2018			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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
2018	873	986	-113
<b>Total</b>	<b>14,928</b>	<b>11,953</b>	<b>2,975</b>

### Population and Race

Table II.17.4 below shows population by age for the 2000 and 2010 census. The population changed by 9.6 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 10.4 percent to a total of 4,548 persons in 2010. Those aged 25 to 34 grew by 26.9 percent, and those aged under 5 grew by 32.6 percent.

<b>Table II.17.4</b>					
<b>Population by Age</b>					
Sheridan County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,407	5.3%	1,865	6.4%	32.6%
5 to 19	5,745	21.6%	5,346	18.4%	-6.9%
20 to 24	1,383	5.2%	1,587	5.5%	14.8%
25 to 34	2,686	10.1%	3,409	11.7%	26.9%
35 to 54	8,452	31.8%	7,833	26.9%	-7.3%
55 to 64	2,766	10.4%	4,528	15.6%	63.7%
65 or Older	4,121	15.5%	4,548	15.6%	10.4%
<b>Total</b>	<b>26,560</b>	<b>100.0%</b>	<b>29,116</b>	<b>100.0%</b>	<b>9.6%</b>

The elder population is further explored in Table II.17.5, on the following page. Those aged 65 to 66 grew by 54.5 percent between 2000 and 2010, resulting in a population of 646 persons. Those aged 85 or older grew by 11.9 percent during the same time period, and resulted in 631 persons over age 85 in 2010.

<b>Table II.17.5</b>					
<b>Elderly Population by Age</b>					
Sheridan County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	418	10.1%	646	14.2%	54.5%
67 to 69	606	14.7%	800	17.6%	32%
70 to 74	1,053	25.6%	1,033	22.7%	-1.9%
75 to 79	845	20.5%	754	16.6%	-10.8%
80 to 84	635	15.4%	684	15%	7.7%
85 or Older	564	13.7%	631	13.9%	11.9%
<b>Total</b>	<b>4,121</b>	<b>100.0%</b>	<b>4,548</b>	<b>100.0%</b>	<b>10.4%</b>

Population by race and ethnicity is shown in Table II.17.6, below. The white population grew by 9.1 percent between 2000 and 2010, and resulted in representing 95.4 percent of the population in 2010. The Black population grew by 118.4 percent, represented 0.4 percent of the population in 2010. The American Indian and Asian populations represented 1.2 and 0.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 8.4 percent between 2000 and 2010, compared to the 56.8 percent growth rate for non-Hispanics.

<b>Table II.17.6</b>					
<b>Population by Race and Ethnicity</b>					
Sheridan County					
2000 & 2010 Census SF1 Data					
<b>Race</b>	<b>2000 Census</b>		<b>2010 Census</b>		<b>% Change 00–10</b>
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>	
White	25,465	95.9%	27,782	95.4%	9.1%
Black	49	0.2%	107	0.4%	118.4%
American Indian	338	1.3%	359	1.2%	6.2%
Asian	102	0.4%	192	0.7%	88.2%
Native Hawaiian/ Pacific Islander	33	0.1%	23	0.1%	-30.3%
Other	217	0.8%	209	0.7%	-3.7%
Two or More Races	356	1.3%	444	1.5%	24.7%
<b>Total</b>	<b>26,560</b>	<b>100.0%</b>	<b>29,116</b>	<b>100.0%</b>	<b>9.6%</b>
<b>Hispanic</b>	646	2.4%	1,013	3.5%	8.4%
<b>Non-Hispanic</b>	25,914	97.6%	28,103	96.5%	56.8%

Population by race and ethnicity through 2017 is shown in Table II.17.7, on the following page. The white population represented 94.4 percent of the population in 2017, compared with Black households accounting for 1 percent of the population. Hispanic households represented 4.2 percent of the population in 2017.

<b>Table II.17.7</b>				
<b>Population by Race and Ethnicity</b>				
Sheridan County				
2010 Census & 2017 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2017 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
White	27,782	95.4%	28,275	94.4%
Black	107	0.4%	299	1%
American Indian	359	1.2%	364	1.2%
Asian	192	0.7%	229	0.8%
Native Hawaiian/ Pacific Islander	23	0.1%	0	0%
Other	209	0.7%	271	0.9%
Two or More Races	444	1.5%	526	1.8%
<b>Total</b>	<b>29,116</b>	<b>100.0%</b>	<b>29,964</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	28,103	96.5%	28,702	95.8%
<b>Hispanic</b>	1,013	3.5%	1,262	4.2%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 7.9 percent between 2000 and 2010, the white Hispanic population changed by 93.3 percent. The black non-Hispanic population changed by 113.6 percent, while the black Hispanic population changed by 160 percent.

<b>Table II.17.8</b>					
<b>Population by Race and Ethnicity</b>					
Sheridan County					
2000 & 2010 Census Data					
<b>Race</b>	<b>2000</b>		<b>2010 Census</b>		<b>% Change 00 - 10</b>
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>	
<b>Non-Hispanic</b>					
White	25,122	96.9%	27,119	96.5%	7.9%
Black	44	0.2%	94	0.3%	113.6%
American Indian	306	1.2%	324	1.2%	5.9%
Asian	101	0.4%	192	0.7%	90.1%
Native Hawaiian/ Pacific Islander	33	0.1%	14	0%	-57.6%
Other	31	0.1%	8	0%	-74.2%
Two or More Races	277	1.1%	352	1.3%	27.1%
<b>Total Non-Hispanic</b>	<b>25,914</b>	<b>100.0%</b>	<b>28,103</b>	<b>100.0%</b>	<b>8.4%</b>
<b>Hispanic</b>					
White	343	53.1%	663	65.4%	93.3%
Black	5	0.8%	13	1.3%	160%
American Indian	32	5%	35	3.5%	9.4%
Asian	1	0.2%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	9	0.9%	inf%
Other	186	28.8%	201	19.8%	8.1%
Two or More Races	79	12.2%	92	9.1%	16.5%
<b>Total Non-Hispanic</b>	<b>646</b>	<b>100.0%</b>	<b>1,013</b>	<b>100.0%</b>	<b>56.8%</b>
<b>Total Population</b>	<b>26,560</b>	<b>100.0%</b>	<b>29,116</b>	<b>100.0%</b>	<b>9.6%</b>

The change in race and ethnicity between 2010 and 2017 is shown in Table II.17.9. During this time, the total non-Hispanic population was 28,702 persons in 2017. The Hispanic population was 1,262.

<b>Table II.17.9</b>				
<b>Population by Race and Ethnicity</b>				
Sheridan County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	27,119	96.5%	27,441	95.6%
Black	94	0.3%	267	0.9%
American Indian	324	1.2%	299	1%
Asian	192	0.7%	197	0.7%
Native Hawaiian/ Pacific Islander	14	0%	0	0%
Other	8	0%	0	0%
Two or More Races	352	1.3%	498	1.7%
<b>Total Non-Hispanic</b>	<b>28,103</b>	<b>100.0%</b>	<b>28,702</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	663	65.4%	834	66.1%
Black	13	1.3%	32	2.5%
American Indian	35	3.5%	65	5.2%
Asian	0	0%	32	2.5%
Native Hawaiian/ Pacific Islander	9	0.9%	0	0%
Other	201	19.8%	271	21.5%
Two or More Races	92	9.1%	28	2.2%
<b>Total Non-Hispanic</b>	<b>1,013</b>	<b>100.0</b>	<b>1,262</b>	<b>100.0%</b>
<b>Total Population</b>	<b>29,116</b>	<b>100.0%</b>	<b>29,964</b>	<b>100.0%</b>

The number of foreign born persons are shown in Table II.17.10. An estimated 0.5 percent of the population was born in Mexico . Some 0.4 percent were born in Philippines , and another 0.4 percent were born in Kenya .

<b>Table II.17.10</b> <b>Place of Birth for the Foreign-Born Population</b> Sheridan County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	136	0.5%
#2 country of origin	Philippines	127	0.4%
#3 country of origin	Kenya	108	0.4%
#4 country of origin	Canada	93	0.3%
#5 country of origin	Russia	37	0.1%
#6 country of origin	Iran	28	0.1%
#7 country of origin	Netherlands	25	0.1%
#8 country of origin	Korea	20	0.1%
#9 country of origin	Peru	20	0.1%
#10 country of origin	Cambodia	19	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.17.11. An estimated 0.4 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other Indo-European languages .

<b>Table II.17.11</b> <b>Limited English Proficiency and Language Spoken at Home</b> Sheridan County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	100	0.4%
#2 LEP Language	Other Indo-European languages	27	0.1%
#3 LEP Language	Russian, Polish, or other Slavic languages	25	0.1%
#4 LEP Language	Tagalog	15	0.1%
#5 LEP Language	Chinese	14	0%
#6 LEP Language	French, Haitian, or Cajun	8	0%
#7 LEP Language	Korean	5	0%
#8 LEP Language	German or other West Germanic languages	2	0%
#9 LEP Language	Other and unspecified languages	2	0%
#10 LEP Language	Arabic	0	0%



### Poverty and Disability

The rate of poverty for Sheridan County is shown in Table II.17.12, below. In 2017, there were an estimated 1,986 persons living in poverty. This represented a 6.8 percent poverty rate, compared to 10.7 percent poverty in 2000. In 2017, some 4.3 percent of those in poverty were under age 6, and 19.1 percent were 65 or older.

<b>Table II.17.12 Poverty by Age Sheridan County 2000 Census SF3 &amp; 2017 Five-Year ACS Data</b>				
<b>Age</b>	<b>2000 Census</b>		<b>2017 Five-Year ACS</b>	
	<b>Persons in Poverty</b>	<b>% of Total</b>	<b>Persons in Poverty</b>	<b>% of Total</b>
Under 6	342	12.3%	86	4.3%
6 to 17	601	21.7%	308	15.5%
18 to 64	1,582	57%	1,212	61%
65 or Older	250	9%	380	19.1%
<b>Total</b>	<b>2,775</b>	<b>100.0%</b>	<b>1,986</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>10.7%</b>	.	<b>6.8%</b>	.

To compare the poverty rate against more recent data, Table II.17.13 shows poverty by age from the 2010 and 2017 Five-Year ACS data. As can be seen, the 2010 5-year ACS had a poverty rate of 8.5 percent versus 6.8 percent in the most recent 2017 data.

<b>Table II.17.13 Poverty by Age Sheridan County 2000 Census SF3 &amp; 2017 Five-Year ACS Data</b>				
<b>Age</b>	<b>2010 Five-Year ACS</b>		<b>2017 Five-Year ACS</b>	
	<b>Persons in Poverty</b>	<b>% of Total</b>	<b>Persons in Poverty</b>	<b>% of Total</b>
Under 6	267	11.3%	86	4.3%
6 to 17	228	9.6%	308	15.5%
18 to 64	1,580	66.8%	1,212	61%
65 or Older	292	12.3%	380	19.1%
<b>Total</b>	<b>2,367</b>	<b>100.0%</b>	<b>1,986</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>8.5%</b>	.	<b>6.8%</b>	.

The disability rate from the 2000 Census is shown in Table II.17.14, on the following page. Some 17.9 percent of the population was disabled in 2000, or a total of 4,409 persons. The disability rate was highest for those over 65, with 39.3 percent disabled.

<b>Table II.17.14</b>		
<b>Disability by Age</b>		
Sheridan County		
2000 Census SF3 Data		
<b>Age</b>	<b>Total</b>	
	<b>Disabled Population</b>	<b>Disability Rate</b>
5 to 15	285	7%
16 to 64	2,593	15.5%
65 and older	1,531	39.3%
<b>Total</b>	<b>4,409</b>	<b>17.9%</b>

Table II.17.15 shows disability by type in 2000. There were 2,123 physical disabilities in 2000, some 1,554 employment disabilities, and 1,245 go-outside-home disabilities.

<b>Table II.17.15</b>	
<b>Total Disabilities Tallied: Aged 5 and Older</b>	
Sheridan County	
2000 Census SF3 Data	
<b>Disability Type</b>	<b>Population</b>
Sensory disability	1,227
Physical disability	2,123
Mental disability	1,451
Self-care disability	501
Employment disability	1,554
Go-outside-home disability	1,245
<b>Total</b>	<b>8,101</b>

Disability by age, as estimated by the 2017 ACS, is shown in Table II.17.16, below. The disability rate for females was 13.2 percent, compared to 16.2 percent for males. The disability rate grew precipitously higher with age, with 58 percent of those over 75 experiencing a disability.

<b>Table II.17.16</b>						
<b>Disability by Age</b>						
Sheridan County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	24	1%	110	4.7%	134	2.8%
18 to 34	212	7.5%	137	4.8%	349	6.1%
35 to 64	942	16.1%	711	11.7%	1,653	13.9%
65 to 74	556	34.2%	384	23.4%	940	28.8%
75 or Older	625	65.5%	628	52.1%	1,253	58%
<b>Total</b>	<b>2,359</b>	<b>16.2%</b>	<b>1,970</b>	<b>13.2%</b>	<b>4,329</b>	<b>14.7%</b>

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.17.17, on the following page. Some 7.8 percent have an ambulatory disability, 5.1 have an independent living disability, and 2.4 percent have a self-care disability.

<b>Table II.17.17</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Sheridan County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,727	5.9%
Vision disability	677	2.3%
Cognitive disability	1,055	3.8%
Ambulatory disability	2,181	7.8%
Self-Care disability	663	2.4%
Independent living difficulty	1,180	5.1%

## Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.17.18 and 19. In 2017, some 14,663 persons were employed and 474 were unemployed. This totaled a labor force of 15,137 persons. The unemployment rate for Sheridan County was estimated to be 3.1 in 2017.

<b>Table II.17.18</b>	
<b>Employment, Labor Force and Unemployment</b>	
Sheridan County 2017 Five-Year ACS Data	
<b>Employment Status</b>	<b>2017 Five-Year ACS</b>
Employed	14,663
Unemployed	474
<b>Labor Force</b>	<b>15,137</b>
Unemployment Rate	3.1%

In 2017, 95.7 percent of households in Sheridan County had a high school education or greater.

<b>Table II.17.19</b>		
<b>High School or Greater Education</b>		
Sheridan County 2010 & 2017 Five-Year ACS Data		
<b>Education Level</b>	<b>2010 5-year ACS</b>	<b>2017 5-year ACS</b>
High School or Greater	11,274	12,560
Total Households	12,172	13,130
<b>Percent High School or Above</b>	<b>92.6%</b>	<b>95.7%</b>

As seen in Table II.17.20, 25.4 percent of the population had a high school diploma or equivalent, another 41.1 percent have some college, 16.9 percent have a Bachelor's Degree, and 11.7 percent of the population had a graduate or professional degree.

<b>Table II.17.20</b>				
<b>Educational Attainment</b>				
Sheridan County 2010 & 2017 Five-Year ACS Data				
<b>Education Level</b>	<b>2010 Five-Year ACS</b>	<b>Percent</b>	<b>2017 5-year ACS</b>	<b>Percent</b>
Less Than High School	1,834	8.3%	1,146	4.9%
High School or Equivalent	7,049	31.8%	5,948	25.4%
Some College or Associates Degree	8,582	38.8%	9,630	41.1%
Bachelor's Degree	3,173	14.3%	3,950	16.9%
Graduate or Professional Degree	1,504	6.8%	2,733	11.7%
<b>Total Population Above 18 years</b>	<b>23,407</b>	<b>100.0%</b>	<b>23,407</b>	<b>100.0%</b>

**Economics**

The HUD estimated MFI for Sheridan County was \$74,900 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.17.2, illustrates the estimated MFI for 2000 through 2018.

**Diagram II.17.2**  
**Estimated Median Family Income**  
 Sheridan County vs. Wyoming  
 HUD Data: 2000-2018

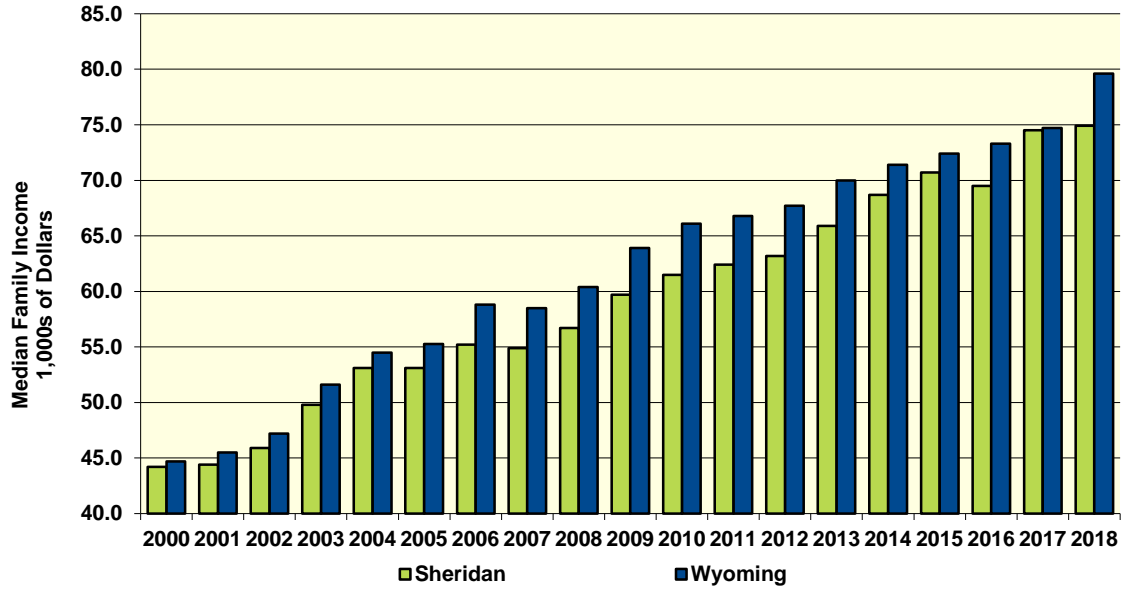


Table II.17.21, shows the labor force statistics for Sheridan County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.8 percent. The highest level of unemployment occurred during 2010 rising to a rate of 7.3. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Sheridan County decreased from 4.7 percent in 2016 to 4.0 percent in 2017, which compared to a statewide decrease to 4.2 percent.

<b>Table II.17.21</b>					
<b>Labor Force Statistics</b>					
Sheridan County					
1990 - 2017 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%	5.0%
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	5.0%	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	4.0%	4.0%
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	869	14,923	15,792	5.5%	4.7%
2014	735	15,168	15,903	4.6%	4.1%
2015	679	15,286	15,965	4.3%	4.3%
2016	754	15,397	16,151	4.7%	5.3%
2017	627	15,164	15,791	4.0%	4.2%

Diagram II.17.3, 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 15,164 persons, with the labor force reaching 15,791, indicating there were a total of 627 unemployed persons.

**Diagram II.17.3**  
**Employment and Labor Force**  
 Sheridan County  
 1990 – 2017 BLS Data

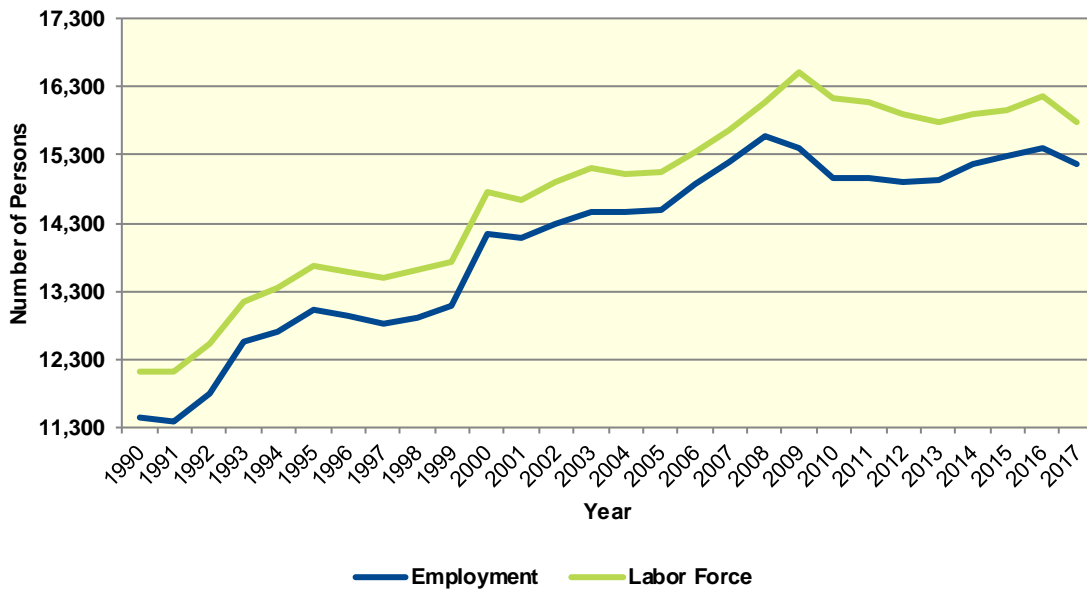
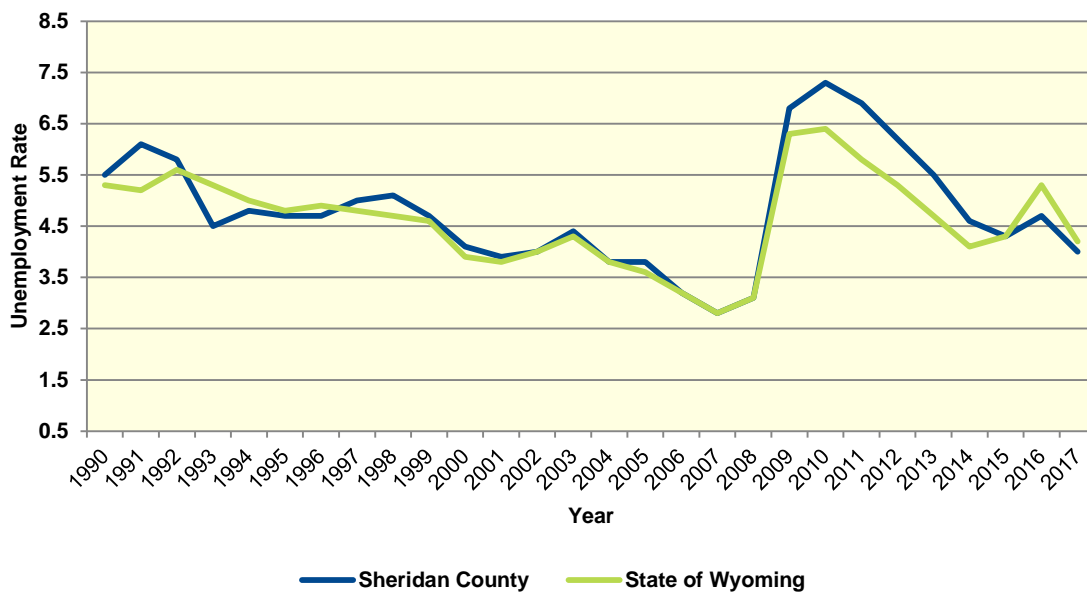


Diagram II.17.4, shows the unemployment rate for both the state and Sheridan County. During the 1990’s the average rate for Sheridan County was 5.1, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.0, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.4. 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.17.4**  
**Annual Unemployment Rate**  
 Sheridan County  
 1990 – 2017 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 2018 and are presented in Table II.17.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 13,370 persons in 2016 to 13,261 in 2017, a change of -0.8 percent. The most recent June estimate shows monthly employment was 13,915.

<b>Table II.17.22</b>									
<b>Total Monthly Employment</b>									
Sheridan County									
BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	12,394	12,293	12,422	12,303	12,527	12,814	12,867	12,798	12,710
Feb	12,386	12,311	12,472	12,255	12,674	13,047	13,009	12,826	12,809
Mar	12,572	12,401	12,520	12,367	12,732	13,104	13,243	13,033	12,989
Apr	12,840	12,613	12,741	12,672	13,109	13,358	13,407	13,199	13,119
May	13,140	12,851	13,030	13,037	13,541	13,735	13,654	13,457	13,445
Jun	13,588	13,341	13,319	13,405	13,796	13,997	13,914	13,866	13,915
Jul	13,079	12,939	12,948	13,193	13,494	13,642	13,723	13,527	
Aug	12,975	12,978	12,869	13,076	13,514	13,435	13,346	13,229	
Sep	13,155	13,146	13,115	13,293	13,680	13,590	13,464	13,358	
Oct	13,125	13,042	12,926	13,236	13,589	13,569	13,331	13,377	
Nov	12,912	12,962	12,886	13,117	13,366	13,480	13,250	13,261	
Dec	12,823	12,873	12,846	13,102	13,333	13,425	13,228	13,204	
Annual	12,916	12,813	12,841	12,921	13,280	13,433	13,370	13,261	
% Change	-2.4%	-0.8%	0.2%	0.6%	2.8%	1.2%	-0.5%	-0.8%	

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 765 dollars in 2016. In 2017, average weekly wages saw a increased of 1.2 percent over the prior year, rising to 774 dollars, or by 9 percent. These data are shown in Table II.17.23.



<b>Table II.17.23</b> <b>Average Weekly Wages</b> Sheridan County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	468	461	518	476	
2002	484	501	474	530	497	0%
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	757	761	753	824	774	1.2%
2018	777	797				

Total business establishments reported by the QCEW are displayed in Table II.17.24. Between 2017 and 2018, the total number of business establishments in Wyoming increased by 1.2 percent, from 1,405 to 1,412 establishments. The most recent preliminary 2018 estimates show there were 1,427 business establishments in the second quarter of 2018.

<b>Table II.17.24</b> <b>Number of Business Establishments</b> Sheridan County BLS QCEW Data, 2001–2018(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	1,419	1,420	1,412	0.5%
2018	1,420	1,427				

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.17.25, below shows total real earnings by industry for Sheridan County. In the most recent 2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$280,588,000 dollars. Between 2016 and 2017 the finance and insurance industry saw the largest percentage increase, rising by 18.0 percent to \$26,906,000 dollars.

**Table II.17.25**  
**Real Earnings by Industry**

Sheridan County  
BEA Table CA-5N Data (1,000's of 2017 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	580	10,162	1,645	7,902	12,940	14,185	6,520	5,550	-14.9
Forestry, fishing, related activities, and other	9,295	7,370	6,839	7,294	7,121	6,526	6,352	5,518	-13.1
Mining	31,692	38,410	31,866	26,930	27,834	27,167	29,254	22,100	-24.5
Utilities	8,593	7,969	6,868	7,262	7,245	0	0	0	0.0
Construction	94,415	78,194	86,718	94,837	108,942	98,210	90,741	89,684	-1.2
Manufacturing	16,105	18,714	24,635	24,882	28,569	29,996	27,282	31,554	15.7
Wholesale trade	21,753	21,429	23,513	23,070	22,903	24,618	24,797	23,013	-7.2
Retail trade	62,965	60,094	61,685	64,831	67,383	67,800	64,968	63,746	-1.9
Transportation and warehousing	56,503	56,833	61,940	57,258	64,825	0	0	0	0.0
Information	12,590	11,877	11,826	11,163	11,059	10,743	10,109	10,562	4.5
Finance and insurance	28,979	31,037	29,973	29,367	24,968	19,486	22,806	26,906	18.0
Real estate and rental and leasing	10,612	15,248	17,380	20,209	21,707	20,769	18,011	13,318	-26.1
Professional and technical services	60,613	58,590	60,170	57,665	57,826	60,126	58,815	58,286	-0.9
Management of companies and enterprises	2,355	4,210	7,552	1,948	2,449	2,144	2,749	2,860	4.1
Administrative and waste services	19,185	17,556	20,952	20,467	22,467	23,952	21,587	21,645	0.3
Educational services	4,121	3,949	4,016	3,688	3,848	4,102	0	4,958	0.0
Health care and social assistance	88,334	87,768	88,507	83,795	80,183	76,603	0	73,525	0.0
Arts, entertainment, and recreation	6,447	5,289	5,668	6,156	7,471	6,864	6,841	6,602	-3.5
Accommodation and food services	31,125	33,590	35,597	33,157	32,978	37,855	37,822	36,277	-4.1
Other services, except public administration	38,261	35,858	35,028	32,991	33,841	36,978	36,508	35,985	-1.4
Government and government enterprises	251,307	246,910	251,693	263,854	267,835	276,855	283,444	280,588	-1.0
<b>Total</b>	<b>855,829</b>	<b>851,059</b>	<b>874,073</b>	<b>878,724</b>	<b>914,395</b>	<b>923,762</b>	<b>914,180</b>	<b>898,277</b>	<b>-1.7</b>

Table II.17.26, below shows the total employment by industry for Sheridan County. The most recent estimates show the government and government enterprises industry was the largest employer in Sheridan County, with employment reaching 3,730 jobs in 2017. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 11.7 percent to 666 jobs.

**Table II.17.26**  
**Employment by Industry**  
 Sheridan County  
 BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	762	809	833	826	830	841	843	866	2.7
Forestry, fishing, related activities, and other	234	238	242	252	255	245	243	232	-4.5
Mining	677	617	731	673	681	662	697	706	1.3
Utilities	67	62	62	62	61	0	0	0	0.0
Construction	1,662	1,515	1,471	1,606	1,765	1,632	1,649	1,652	0.2
Manufacturing	358	418	493	542	593	601	596	666	11.7
Wholesale trade	426	422	438	421	445	471	459	424	-7.6
Retail trade	2,155	2,148	2,075	2,133	2,140	2,215	2,155	2,145	-0.5
Transportation and warehousing	725	756	715	690	653	0	0	0	0.0
Information	210	209	209	207	200	218	217	221	1.8
Finance and insurance	913	972	998	1,021	979	994	1,041	1,088	4.5
Real estate and rental and leasing	1,211	1,206	1,214	1,272	1,329	1,371	1,445	1,484	2.7
Professional and technical services	1,100	1,055	1,078	1,060	1,096	1,156	1,143	1,127	-1.4
Management of companies and enterprises	37	40	47	37	32	33	45	49	8.9
Administrative and waste services	575	604	636	633	617	655	647	645	-0.3
Educational services	167	160	142	155	167	176	0	191	0.0
Health care and social assistance	1,725	1,758	1,747	1,713	1,710	1,732	0	1,748	0.0
Arts, entertainment, and recreation	479	476	442	444	485	460	498	484	-2.8
Accommodation and food services	1,601	1,564	1,574	1,615	1,739	1,779	1,748	1,713	-2.0
Other services, except public administration	928	977	1,026	1,043	1,040	1,060	1,115	1,124	0.8
Government and government enterprises	3,583	3,544	3,547	3,573	3,592	3,643	3,724	3,730	0.2
<b>Total</b>	<b>19,595</b>	<b>19,550</b>	<b>19,720</b>	<b>19,978</b>	<b>20,409</b>	<b>20,660</b>	<b>20,892</b>	<b>20,947</b>	<b>0.3</b>

Table II.17.27, below shows the real average earnings per job by industry for Sheridan County. These figures are calculated by dividing the total real earning displayed in Table II.17.25 and II.17.26, by industry. In 2017, the government and government enterprises industry had the highest average earnings reaching \$75,225 dollars. Between 2016 and 2017 the finance and insurance industry saw the largest percentage increase, rising by 12.9 percent to \$24,730 dollars.

<b>Table II.17.27</b>									
<b>Real Earnings Per Job by Industry</b>									
Sheridan County									
BEA Table CA5N and CA25 Data									
<b>NAICS Categories</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>% Change 16-17</b>
Farm earnings	762	12,562	1,975	9,566	15,590	16,867	7,735	6,409	-17.1
Forestry, fishing, related activities, and other	39,723	30,965	28,261	28,943	27,927	26,639	26,142	23,784	-9.0
Mining	46,813	62,253	43,592	40,015	40,873	41,037	41,971	31,303	-25.4
Utilities	128,247	128,533	110,778	117,126	118,778	0	0	0	0.0
Construction	56,808	51,613	58,952	59,051	61,724	60,178	55,028	54,288	-1.3
Manufacturing	44,986	44,771	49,969	45,908	48,177	49,910	45,775	47,378	3.5
Wholesale trade	51,062	50,780	53,683	54,799	51,466	52,268	54,024	54,276	0.5
Retail trade	29,218	27,977	29,728	30,394	31,487	30,609	30,148	29,718	-1.4
Transportation and warehousing	77,935	75,176	86,630	82,982	99,273	0	0	0	0.0
Information	59,951	56,829	56,585	53,926	55,294	49,282	46,585	47,792	2.6
Finance and insurance	31,741	31,932	30,033	28,763	25,504	19,603	21,907	24,730	12.9
Real estate and rental and leasing	8,763	12,643	14,317	15,888	16,333	15,149	12,464	8,974	-28.0
Professional and technical services	55,103	55,536	55,817	54,401	52,761	52,012	51,457	51,718	0.5
Management of companies and enterprises	63,661	105,253	160,675	52,643	76,537	64,955	61,081	58,367	-4.4
Administrative and waste services	33,366	29,067	32,943	32,333	36,413	36,568	33,365	33,558	0.6
Educational services	24,679	24,680	28,280	23,791	23,041	23,310	0	25,958	0.0
Health care and social assistance	51,208	49,925	50,662	48,917	46,891	44,228	0	42,062	0.0
Arts, entertainment, and recreation	13,459	11,112	12,824	13,866	15,403	14,921	13,737	13,640	-0.7
Accommodation and food services	19,441	21,477	22,616	20,531	18,964	21,279	21,638	21,177	-2.1
Other services, except public administration	41,229	36,702	34,140	31,631	32,539	34,885	32,743	32,015	-2.2
Government and government enterprises	70,139	69,670	70,959	73,847	74,564	75,997	76,113	75,225	-1.2
<b>Total</b>	<b>43,676</b>	<b>43,532</b>	<b>44,324</b>	<b>43,985</b>	<b>44,804</b>	<b>44,713</b>	<b>43,757</b>	<b>42,883</b>	<b>-2.0</b>

Table II.17.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$1,653,307,000 a 0.3 percent change between 2016 and 2017. Table II.17.28, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 19,595 and 20,947 in 2017, which was a percentage change of 0.3 over this this period.

**Table II.17.28**  
**Total Employment and Real Personal Income**  
 Sheridan County  
 BEA Data 1969 Through 2017

Year	1,000s of 2017 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	254,036	15,812	3,522	93,988	36,064	371,798	20,938	8,321	30,529
1970	279,681	16,680	3,808	101,832	39,054	407,695	22,822	8,460	33,061
1971	289,332	17,740	3,018	110,611	42,928	428,148	23,903	8,682	33,325
1972	306,635	19,060	2,997	115,509	45,054	451,135	24,673	8,906	34,432
1973	345,978	23,402	2,967	125,788	49,673	501,003	26,568	9,033	38,303
1974	373,939	25,816	3,090	134,465	50,427	536,104	27,855	9,381	39,862
1975	362,716	26,347	10,217	133,830	53,722	534,137	26,611	9,806	36,991
1976	362,808	28,529	11,550	134,539	56,496	536,863	25,379	10,305	35,207
1977	421,078	31,627	14,270	142,821	57,314	603,857	27,676	10,853	38,799
1978	485,354	37,692	28,012	155,795	59,170	690,640	30,190	11,792	41,158
1979	546,130	43,580	30,945	165,779	61,329	760,602	31,385	12,534	43,572
1980	491,048	42,139	30,905	184,891	68,106	732,811	29,106	12,676	38,738
1981	482,165	45,622	12,644	212,606	74,287	736,080	28,703	12,951	37,230
1982	471,261	46,531	15,358	229,040	80,795	749,923	28,433	13,201	35,699
1983	497,165	47,487	17,612	215,607	92,598	775,494	28,931	13,480	36,881
1984	479,350	47,845	22,115	223,098	85,986	762,703	28,315	13,160	36,425
1985	448,785	46,628	27,862	221,090	84,080	735,189	28,062	12,672	35,415
1986	425,624	44,279	33,168	213,949	88,017	716,478	28,260	11,985	35,513
1987	379,167	42,180	35,527	217,640	87,184	677,337	27,373	12,074	31,403
1988	422,333	48,770	34,121	225,054	87,296	720,033	29,868	12,552	33,647
1989	422,209	48,496	38,041	282,012	91,159	784,925	33,120	12,784	33,026
1990	418,959	50,929	41,152	284,140	95,959	789,280	33,453	13,073	32,047
1991	432,811	53,508	55,044	282,019	99,055	815,420	34,374	13,425	32,239
1992	456,927	55,606	41,501	289,375	107,343	839,540	34,648	13,935	32,790
1993	479,763	58,168	39,950	283,482	114,458	859,485	34,675	14,540	32,997
1994	499,570	61,119	39,696	295,502	124,609	898,257	35,566	14,854	33,633
1995	491,545	60,629	39,262	341,760	131,024	942,962	36,744	15,203	32,332
1996	499,599	61,816	40,282	366,646	136,476	981,188	37,727	15,451	32,335
1997	529,930	63,697	43,962	397,895	137,777	1,045,867	40,079	15,490	34,211
1998	548,707	65,849	43,656	447,050	139,616	1,113,180	42,423	15,719	34,907
1999	565,702	66,322	44,382	469,075	140,282	1,153,118	43,798	15,746	35,927
2000	605,605	69,668	45,500	490,186	148,125	1,219,748	45,882	16,387	36,957
2001	676,457	75,860	46,870	496,249	155,827	1,299,544	48,812	16,867	40,106
2002	715,527	78,650	47,457	471,408	158,137	1,313,878	48,954	17,440	41,028
2003	715,148	80,279	51,442	526,159	166,916	1,379,388	51,206	17,437	41,013
2004	702,838	83,378	54,007	621,502	169,371	1,464,340	54,352	17,727	39,647
2005	714,335	84,899	58,941	736,116	171,940	1,596,433	58,963	18,022	39,636
2006	805,563	104,182	71,553	932,055	177,457	1,882,445	68,647	18,891	42,643
2007	883,005	117,390	76,258	953,221	183,440	1,978,534	71,056	20,039	44,064
2008	946,538	121,466	83,734	891,821	204,499	2,005,126	70,442	20,481	46,216
2009	889,727	115,478	72,316	748,038	220,473	1,815,075	62,552	19,795	44,947
2010	855,829	110,468	62,848	617,152	234,908	1,660,269	57,009	19,595	43,675
2011	851,059	100,078	58,596	500,807	230,866	1,541,250	52,685	19,550	43,533
2012	874,073	103,468	52,656	697,292	230,124	1,750,677	59,288	19,720	44,324
2013	878,724	113,727	46,531	492,913	235,732	1,540,173	51,797	19,978	43,985
2014	914,395	119,200	51,365	578,227	240,708	1,665,496	55,725	20,409	44,804
2015	923,762	118,536	48,369	501,836	253,491	1,608,923	53,739	20,660	44,713
2016	914,180	118,339	38,714	553,892	260,695	1,649,143	54,881	20,892	43,758
2017	898,277	118,555	41,310	563,318	268,957	1,653,307	54,727	20,947	42,883

Diagram II.17.5, below, shows real average earnings per job for Sheridan County from 1990 to 2017. Over this period the average earning per job for Sheridan County was \$39,334 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

**Diagram II.17.5**  
**Real Average Earnings Per Job**  
 Sheridan County  
 BEA Data 1990 - 2017

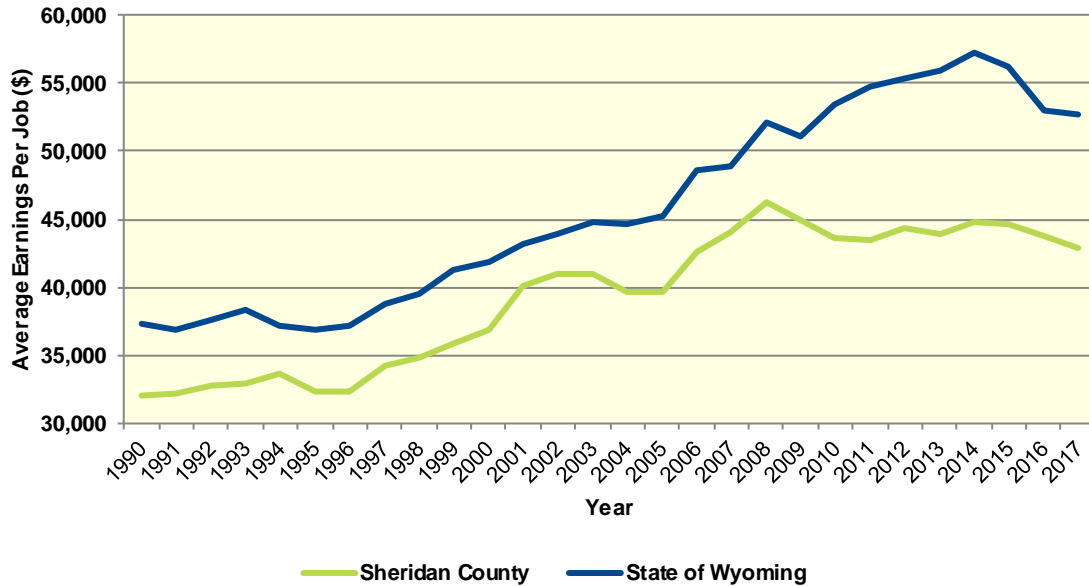
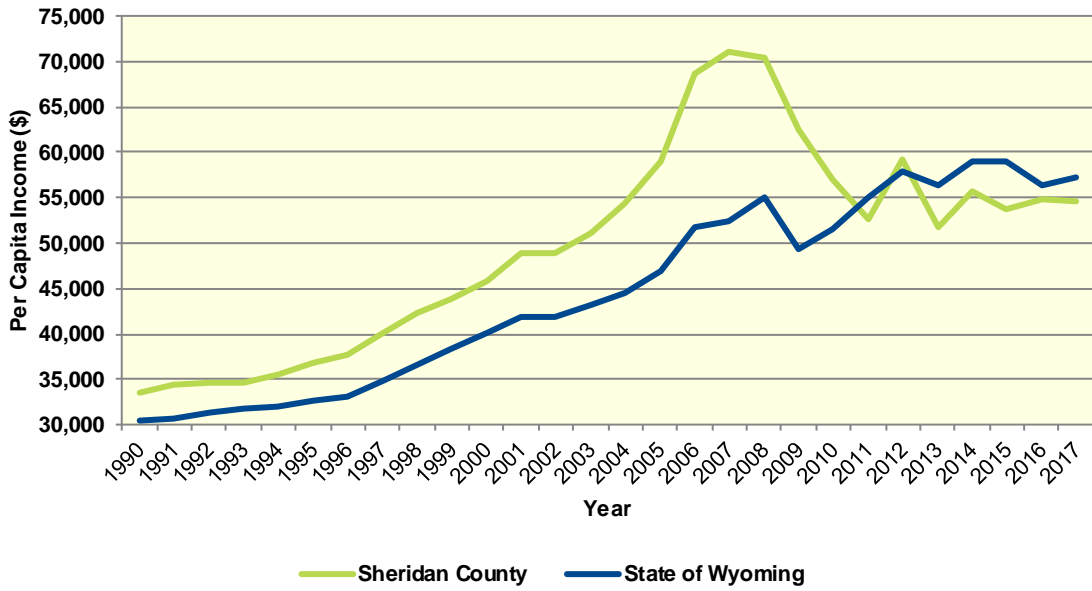


Diagram II.17.6, on the following page, shows real per capita income Sheridan County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Sheridan County was \$49,793 dollars, which was higher than the statewide average of \$44,701 dollars over the same period.

**Diagram II.17.6**  
**Real Per Capita Income**  
Sheridan County  
BEA Data 1990 - 2017



**Housing**

According to the Wyoming cost of living index, real average apartment rent in Sheridan increased by 0.1 percent from second quarter 2017 to second quarter 2018 from \$697 to \$680. During that same period, detached single-family home rents increased by 2.3 percent, rents for mobile homes on lots increased by 2.8 percent, and rents for mobile home lots increased by 11 percent.

Sheridan rental prices experienced average annualized increases of 0.9 percent for apartments, 1.6 percent for houses, 0.6 percent for mobile homes plus a lot, and 1.0 percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.17.29, at right, presents the Sheridan county data for each rental type.<sup>103</sup>

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Sheridan County increased from 125 authorizations in 2016 to 126 in 2017.

The real value of single-family building permits decreased from \$264,585 in 2016 to \$255,037 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.17.30.

<b>Table II.17.29</b>				
<b>Semiannual Average Monthly Rental Prices</b>				
Sheridan County				
EAD Data, 1988:Q4 – 2017:Q2, Real 2017 Dollars				
<b>Quarter Year</b>	<b>Apartments</b>	<b>Mobile Home Lot</b>	<b>House</b>	<b>Mobile Home</b>
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
Q4.17	697	323	1,034	584
Q2.18	688	353	1,055	584

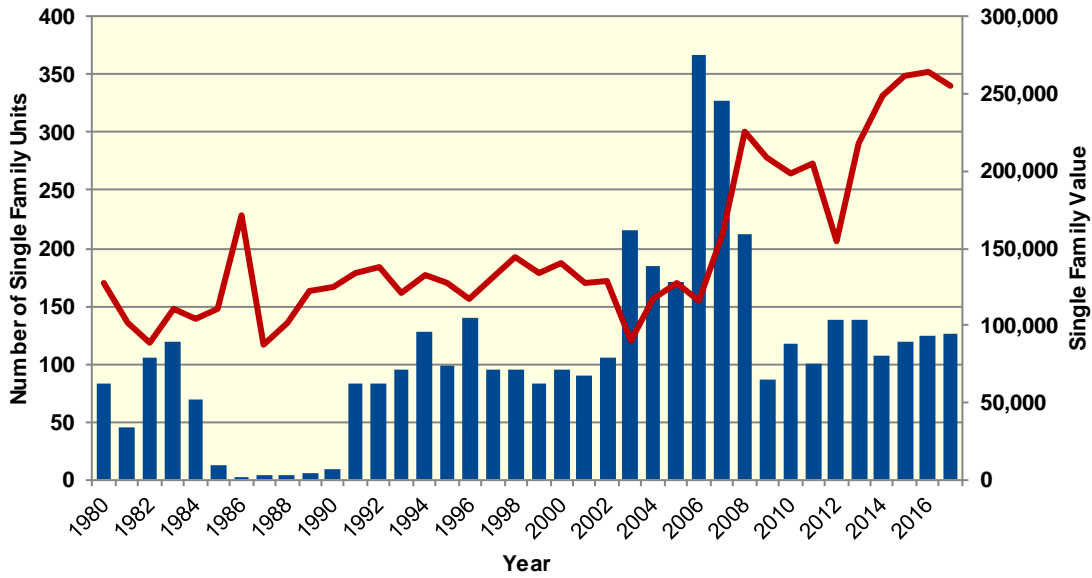
<sup>103</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.



<b>Table II.17.30</b> <b>Building Permits and Valuation</b> Sheridan County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	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	127,651	51,948
1981	45	32	0	6	83	101,904	73,024
1982	105	8	3	0	116	89,235	0
1983	119	0	0	42	161	110,287	36,856
1984	70	0	4	0	74	103,691	0
1985	13	0	0	31	44	110,128	66,164
1986	2	0	0	0	2	171,056	0
1987	5	0	0	0	5	87,546	0
1988	5	0	0	0	5	101,258	0
1989	6	0	0	0	6	121,978	0
1990	10	0	0	0	10	125,310	0
1991	84	0	0	0	84	134,494	0
1992	84	0	0	0	84	137,917	0
1993	96	2	0	0	98	120,583	0
1994	128	4	10	16	158	132,200	64,534
1995	98	2	20	0	120	127,634	0
1996	140	22	0	10	172	117,754	65,070
1997	95	6	0	6	107	131,393	84,394
1998	95	2	4	5	106	143,739	100,180
1999	83	2	0	5	90	133,852	98,676
2000	95	4	0	0	99	139,915	0
2001	90	4	0	8	102	127,454	65,170
2002	106	6	0	0	112	128,218	0
2003	215	0	12	60	287	90,312	77,922
2004	184	2	14	0	200	117,380	0
2005	171	4	0	0	175	128,134	0
2006	367	2	4	0	373	115,338	0
2007	328	4	7	0	339	160,157	0
2008	212	12	6	0	230	225,522	0
2009	86	0	0	0	86	208,512	0
2010	117	0	4	0	121	198,019	0
2011	101	2	7	48	158	205,011	104,370
2012	138	4	4	0	146	155,176	0
2013	138	2	0	0	140	217,141	0
2014	107	10	0	0	117	248,117	0
2015	120	10	3	0	133	261,147	0
2016	125	8	4	11	148	264,585	91,622
2017	126	14	0	21	161	255,037	84,286

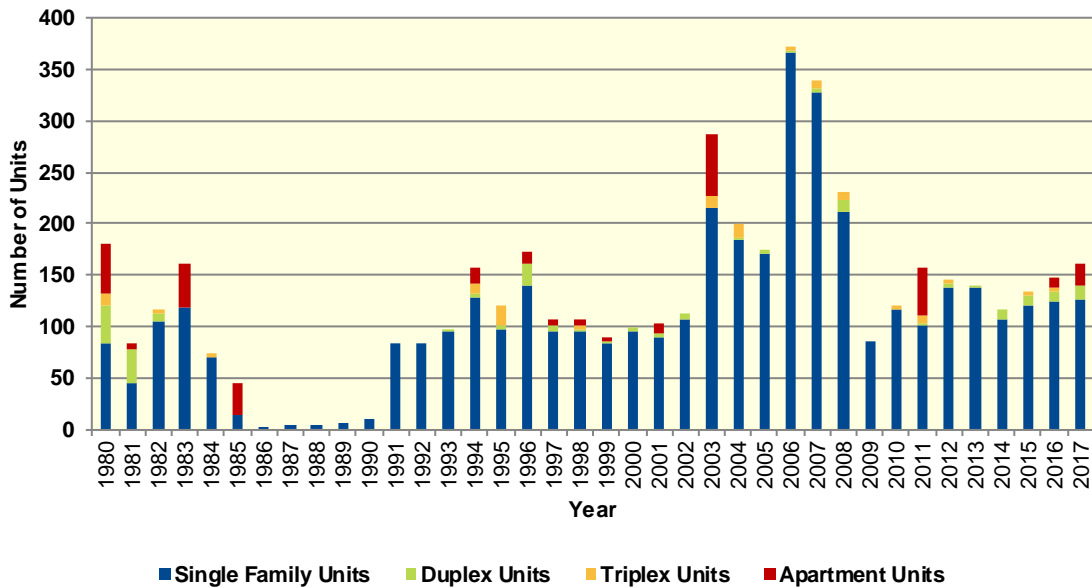
### Diagram II.17.7 Single Family Permits

Sheridan County  
Census Bureau Data, 1980–2017



### Diagram II.17.8 Total Permits by Unit Type

Sheridan County  
Census Bureau Data, 1980–2017



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.17.31.

<b>Table II.17.31</b>					
<b>Group Quarters Population</b>					
Sheridan County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	36	7.3%	96	22.7%	166.7%
Juvenile Facilities	.	.	94	22.3%	.
Nursing Homes	286	58.1%	232	55%	-18.9%
Other Institutions	170	34.6%	0	0%	-100%
<b>Total</b>	<b>492</b>	<b>100.0%</b>	<b>422</b>	<b>100.0%</b>	<b>-14.2%</b>
<b>Noninstitutionalized</b>					
College Dormitories	149	66.8%	357	60.8%	139.6%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	74	33.2%	230	39.2%	210.8%
<b>Total</b>	<b>223</b>	<b>100.0%</b>	<b>587</b>	<b>100.0%</b>	<b>163.2%</b>
<b>Group Quarters Population</b>	<b>715</b>	<b>100.0%</b>	<b>1,009</b>	<b>100.0%</b>	<b>41.1%</b>

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 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.

Households by type and tenure are shown in Table II.17.32. Family households represented 62.6 percent of households, while non-family households accounted for 37.4 percent. These changed from 62.3 and 37.7 percent, respectively.

<b>Table II.17.32</b>				
<b>Household Type by Tenure</b>				
Sheridan County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	7,701	62.3%	8,214	62.6%
Married-Couple Family	6,153	79.9%	6,917	84.2%
Owner-Occupied	5,157	83.8%	5,766	83.4%
Renter-Occupied	996	16.2%	1,151	16.6%
Other Family	1,548	20.1%	1,297	18.8%
Male Householder, No Spouse Present	514	33.2%	501	39.6%
Owner-Occupied	279	54.3%	289	57.7%
Renter-Occupied	235	45.7%	212	42.3%
Female Householder, No Spouse Present	1,034	66.8%	796	79.7%
Owner-Occupied	544	52.6%	473	59.4%
Renter-Occupied	490	47.4%	323	40.6%
Non-Family Households	4,659	37.7%	4,916	37.4%
Owner-Occupied	2,521	54.1%	2,473	50.3%
Renter-Occupied	2,138	45.9%	2,443	49.7%
<b>Total</b>	<b>12,360</b>	<b>100.0%</b>	<b>13,130</b>	<b>100.0%</b>

Housing types by unit are shown in Table II.17.33, below. In 2017, there were 14,651 housing units, up from 12,577 in 2000. Single-family units accounted for 77.1 percent of units in 2017, compared to 73.6 in 2000. Apartment units accounted for 8.5 percent in 2017, compared to 7.8 percent in 2000.

<b>Table II.17.33</b>				
<b>Housing Units by Type</b>				
Sheridan County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	9,258	73.6%	11,290	77.1%
Duplex	267	2.1%	200	1.4%
Tri- or Four-Plex	494	3.9%	581	4%
Apartment	977	7.8%	1,245	8.5%
Mobile Home	1,563	12.4%	1,314	9%
Boat, RV, Van, Etc.	18	0.1%	21	0.1%
<b>Total</b>	<b>12,577</b>	<b>100.0%</b>	<b>14,651</b>	<b>100.0%</b>

In 2010, there were 13,694 housing units, compared with 14,651 in 2017. Single-family units accounted for 77.1 percent of units in 2017, compared to 74.7 in 2010. Apartment units accounted for 8.5 percent in 2017, compared to 7 percent in 2010.

<b>Table II.17.34 Housing Units by Type Sheridan County 2010 &amp; 2017 Five-Year ACS Data</b>				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	10,228	74.7%	11,290	77.1%
Duplex	328	2.4%	200	1.4%
Tri- or Four-Plex	696	5.1%	581	4%
Apartment	958	7%	1,245	8.5%
Mobile Home	1,477	10.8%	1,314	9%
Boat, RV, Van, Etc.	7	0.1%	21	0.1%
<b>Total</b>	<b>13,694</b>	<b>100.0%</b>	<b>14,651</b>	<b>100.0%</b>

Some 88.7 percent of housing was occupied in 2010, compared to 88.8 percent in 2000. Owner-occupied housing changed 10.6 percent between 2000 and 2010, ending with owner-occupied units representing 68.8 percent of unit. Vacant units changed by 12 percent, resulting in 1,579 vacant units in 2010.

<b>Table II.17.35 Housing Units by Tenure Sheridan County 2000 &amp; 2010 Census SF1 Data</b>					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	11,167	88.8%	12,360	88.7%	10.7%
Owner-Occupied	7,689	68.9%	8,501	68.8%	10.6%
Renter-Occupied	3,478	31.1%	3,859	31.2%	11%
Vacant Housing Units	1,410	11.2%	1,579	11.3%	12%
<b>Total Housing Units</b>	<b>12,577</b>	<b>100.0%</b>	<b>13,939</b>	<b>100.0%</b>	<b>10.8%</b>

Table II.17.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 14,651 housing units. An estimated 68.6 percent were owner-occupied, and 10.4 percent were vacant.

<b>Table II.17.36 Housing Units by Tenure Sheridan County 2010 Census &amp; 2017 Five-Year ACS Data</b>				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	12,360	88.7%	13,130	89.6%
Owner-Occupied	8,501	68.8%	9,001	68.6%
Renter-Occupied	3,859	31.2%	4,129	31.4%
Vacant Housing Units	1,579	11.3%	1,521	10.4%
<b>Total Housing Units</b>	<b>13,939</b>	<b>100.0%</b>	<b>14,651</b>	<b>100.0%</b>

Households by household size are shown in Table II.17.37, below. There were a total of 12,360 households in 2010, up from 11,167 in 2000. One person households changed by 11,167 percent between 2000 and 2010, while two person households changed by 18.7 percent. Three and four

person households changed by 2.7 and -4.4 respectively, representing 13 percent and 10 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	3,455	30.9%	3,816	30.9%	10.4%
Two Persons	4,063	36.4%	4,824	39%	18.7%
Three Persons	1,564	14%	1,607	13%	2.7%
Four Persons	1,297	11.6%	1,240	10%	-4.4%
Five Persons	518	4.6%	566	4.6%	9.3%
Six Persons	177	1.6%	195	1.6%	10.2%
Seven Persons or More	93	0.8%	112	0.9%	20.4%
<b>Total</b>	<b>11,167</b>	<b>100.0%</b>	<b>12,360</b>	<b>100.0%</b>	<b>10.7%</b>

Households by income is shown in Table II.17.38, on the following page. Households earning more than \$100,000 per year represented 23.1 percent of households in 2017, compared to 6.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.6 percent of households in 2010, compared to 17.7 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 9.1 percent of households in 2017, compared to 18.2 percent in 2000.

Income	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,030	18.2%	1,190	9.1%
\$15,000 to \$19,999	1,122	10%	709	5.4%
\$20,000 to \$24,999	940	8.4%	759	5.8%
\$25,000 to \$34,999	1,547	13.9%	1,182	9%
\$35,000 to \$49,999	1,913	17.1%	1,943	14.8%
\$50,000 to \$74,999	1,977	17.7%	2,703	20.6%
\$75,000 to \$99,999	865	7.7%	1,612	12.3%
\$100,000 or More	775	6.9%	3,032	23.1%
<b>Total</b>	<b>11,169</b>	<b>100.0%</b>	<b>13,130</b>	<b>100.0%</b>

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.17.39, on the following page. Households earning more than \$100,000 per year represented 23.1 percent of households in 2017, compared to 16.4 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 9.1 percent of households in 2017, compared to 11.5 percent in 2000.

<b>Table II.17.39</b>				
<b>Households by Income</b>				
Sheridan County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,399	11.5%	1,190	9.1%
\$15,000 to \$19,999	684	5.6%	709	5.4%
\$20,000 to \$24,999	620	5.1%	759	5.8%
\$25,000 to \$34,999	1,576	12.9%	1,182	9%
\$35,000 to \$49,999	2,091	17.2%	1,943	14.8%
\$50,000 to \$74,999	2,279	18.7%	2,703	20.6%
\$75,000 to \$99,999	1,522	12.5%	1,612	12.3%
\$100,000 or More	2,001	16.4%	3,032	23.1%
<b>Total</b>	<b>12,172</b>	<b>100.0%</b>	<b>13,130</b>	<b>100.0%</b>

Table II.17.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 13.6 percent and 4.1 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 19 percent, 14.6 percent, and 13.7, respectively. Housing units built prior to 1939 represented 17.2 percent of households in 2017.

<b>Table II.17.40</b>				
<b>Households by Year Home Built</b>				
Sheridan County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,672	23.9%	2,258	17.2%
1940 to 1949	845	7.6%	751	5.7%
1950 to 1959	962	8.6%	946	7.2%
1960 to 1969	721	6.5%	653	5%
1970 to 1979	2,750	24.6%	2,490	19%
1980 to 1989	1,772	15.9%	1,916	14.6%
1990 to 1999	1,445	12.9%	1,797	13.7%
2000 to 2009	.	.	1,787	13.6%
2010 or Later	.	.	532	4.1%
<b>Total</b>	<b>11,167</b>	<b>100.0%</b>	<b>13,130</b>	<b>100.0%</b>

Table II.17.41, below, shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 13.6 percent in 2010 and 11.2 percent of households. Housing units built prior to 1939 represented 17.2 percent of households in 2017 and 18 percent of households in 2010.

<b>Table II.17.41</b>				
<b>Households by Year Home Built</b>				
Sheridan County				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,194	18%	2,258	17.2%
1940 to 1949	707	5.8%	751	5.7%
1950 to 1959	1,028	8.4%	946	7.2%
1960 to 1969	784	6.4%	653	5%
1970 to 1979	3,107	25.5%	2,490	19%
1980 to 1989	1,595	13.1%	1,916	14.6%
1990 to 1999	1,397	11.5%	1,797	13.7%
2000 to 2009	1,360	11.2%	1,787	13.6%
2010 or Later			532	4.1%
<b>Total</b>	<b>12,172</b>	<b>100.0%</b>	<b>13,130</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.17.42, on the following page. An estimated 76 percent of white households occupy single family homes, while 0 percent of black households do. Some 8.3 percent of white households occupy apartments, while 0 percent of black households do. An estimated 100 percent of Asian, and 59.6 percent of American Indian households occupy single family homes.

<b>Table II.17.42</b>							
<b>Distribution of Units in Structure by Race</b>							
Sheridan County							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	76%	0%	59.6%	100%	%	100%	65.2%
Duplex	1.3%	45.7%	0%	0%	%	0%	0%
Tri- or Four-Plex	4.3%	54.3%	0%	0%	%	0%	0%
Apartment	8.3%	0%	40.4%	0%	%	0%	34.8%
Mobile Home	9.9%	0%	0%	0%	%	0%	0%
Boat, RV, Van, Etc.	0.2%	0%	0%	0%	%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>



The disposition of vacant housing units in 2000 and 2010 are shown in Table II.17.43, below. An estimated 20.8 percent of vacant units were for rent in 2010, a 92.4 percent change since 2000. In addition, some 9.6 percent of vacant units were for sale, a change of 72.7 percent between 2000 and 2010. “Other” vacant units represented 23.2 percent of vacant units in 2010. This is a change of 35.1 percent since 2000. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a “blighting” effect.

<b>Table II.17.43</b>					
<b>Disposition of Vacant Housing Units</b>					
Sheridan County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	171	12.1%	329	20.8%	92.4%
For Sale	88	6.2%	152	9.6%	72.7%
Rented or Sold, Not Occupied	86	6.1%	57	3.6%	-33.7%
For Seasonal, Recreational, or Occasional Use	790	56%	674	42.7%	-14.7%
For Migrant Workers	4	0.3%	1	0.1%	-75%
Other Vacant	271	19.2%	366	23.2%	35.1%
<b>Total</b>	<b>1,410</b>	<b>100.0%</b>	<b>1,579</b>	<b>100.0%</b>	<b>12%</b>

The disposition of vacant units between 2010 and 2017 are shown in Table II.17.44. By 2017, for rent units accounted for 7.2 percent of vacant units, while for sale units accounted for 1.4 percent. “Other” vacant units accounted for 34.1 percent of vacant units, representing a total of 518 “other” vacant units.

<b>Table II.17.44</b>				
<b>Disposition of Vacant Housing Units</b>				
Sheridan County				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	329	20.8%	109	7.2%
For Sale	152	9.6%	22	1.4%
Rented Not Occupied	18	1.1%	0	0%
Sold Not Occupied	39	2.5%	0	0%
For Seasonal, Recreational, or Occasional Use	674	42.7%	872	57.3%
For Migrant Workers	1	0.1%	0	0%
Other Vacant	366	23.2%	518	34.1%
<b>Total</b>	<b>1,579</b>	<b>100.0%</b>	<b>1,521</b>	<b>100.0%</b>

Table II 17.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 152 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 8.9 percent of total households in Sheridan County. In Sheridan County the 5,336 households with three bedrooms accounted for 29.4 percent of all households ,and there were only 797 five-bedroom or more households, which accounted for 18.5 percent of all households.

<b>Table II.17.45</b>				
<b>Households by Number of Bedrooms</b>				
Sheridan County				
2017 5-Year ACS Data				
<b>Number of Bedrooms</b>	<b>Tenure</b>			<b>% of Total</b>
	<b>Own</b>	<b>Rent</b>	<b>Total</b>	
None	29	152	205	100
One	177	914	1,298	1.4
Two	1,962	1,656	4,310	8.9
Three	4,002	935	5,336	29.4
Four	2,204	302	2,705	36.4
Five or more	627	170	797	18.5
<b>Total</b>	<b>13,130</b>	<b>4,129</b>	<b>14,651</b>	<b>100.0</b>

The age of a structure influences its value. As shown in Table II. 17.46, structures built in 1939 or earlier had a median value of, 191,300 while structures built between 1950 and 1959 had a median value of 264,800 and those built between 1990 to 1999 had a median value of 264,200. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 284,300 and, 238,200 respectively. The total median value in Sheridan County was, 240,900.

<b>Table II.17.46</b>	
<b>Owner Occupied Median Value by Year Structure Built</b>	
Sheridan County	
2017 5-Year ACS Data	
<b>Year Structure Built</b>	<b>Median Value</b>
1939 or earlier	191,300
1940 to 1949	177,900
1950 to 1959	264,800
1960 to 1969	194,500
1970 to 1979	215,000
1980 to 1989	285,200
1990 to 1999	264,200
2000 to 2009	319,300
2010 to 2013	284,300
2014 or later	238,200
<b>Median Value</b>	<b>240,900</b>

Household mortgage status is reported in Table II. 17.47. In, Sheridan County households with a mortgage accounted for 61.1 percent of all households or 5,500 housing units, and the remaining 54.5 percent or 4,908 units had no mortgage. Of those units with a mortgage, 592 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 4,908 or 54.5 percent had no second mortgage or no home equity loan.

<b>Table II.17.47 Mortgage Status Sheridan County 2017 5-Year ACS Data</b>		
<b>Mortgage Status</b>	<b>Sheridan County</b>	
	<b>Households</b>	<b>% of Households</b>
Housing units with a mortgage, contract to purchase, or similar debt	5,500	61.1
With either a second mortgage or home equity loan, but not both	592	6.6
Second mortgage only	207	2.3
Home equity loan only	385	4.3
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	4,908	54.5
Housing units without a mortgage	3,501	38.9
<b>Total</b>	<b>9,001</b>	<b>100.0%</b>

The median rent in Sheridan County was \$686, as seen in Table II 17.48

<b>Table II.17.48 Median Rent Sheridan County 2017 5-Year ACS Data</b>	
<b>Place</b>	<b>Rent</b>
Median Rent	\$686
Median Home Value	\$240,900

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Sheridan County was \$269,986. This represented an increase of 5.7 percent from the previous year. Wyoming’s average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.17.49.

<b>Table II.17.49</b> <b>Average Sales Prices</b> 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
2017	269,986	5.7	292,759	4.4

## Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.<sup>104</sup> During December 2018, a total of 74 surveys were completed by property managers in Sheridan County. Of the 1,680 rental units surveyed 54 were vacant, indicating a vacancy rate of 3.2 percent.

From December 2018 through February of 2019<sup>105</sup>, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.17.50 presents some basic statistics about the completed surveys.

Diagram II.17.9 shows the historical vacancy rate from Sheridan County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
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%
2018a	82	1,635	61	3.7%
2018b	74	1,680	54	3.2%

<sup>104</sup> Those signified as *a* in the “year” column of Table II.1.27 are conducted in June/July of each year. Those signified as *b* are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

<sup>105</sup> Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

**Diagram II.17.9**  
**Vacancy Rates by Year**  
 Sheridan County vs. Wyoming  
 RVS Data, June 2001 – December 2018

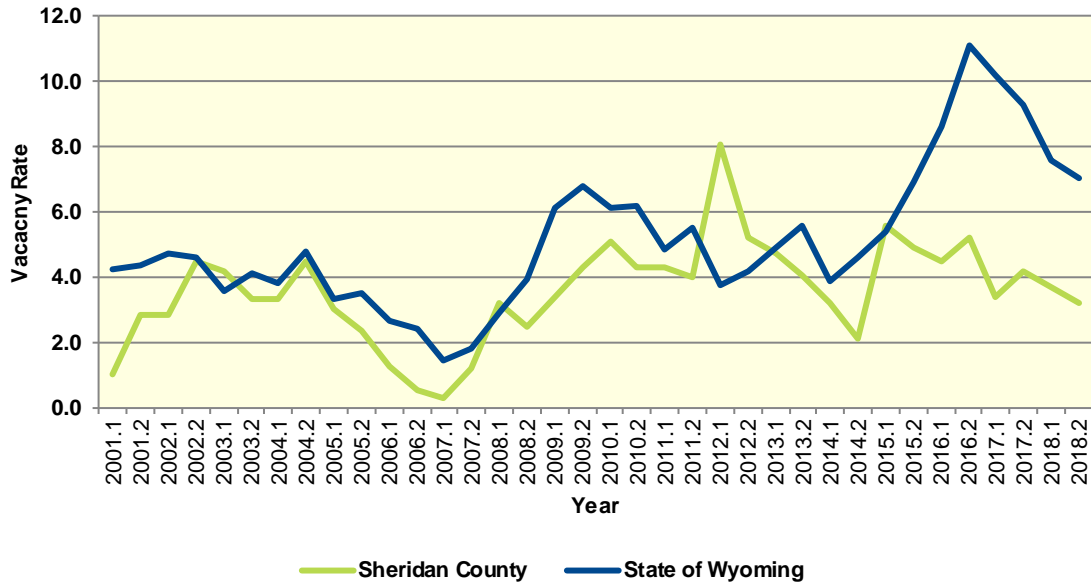


Diagram II.17.10 shows the average rent of single-family and apartment units in Sheridan County. In 2018, rents for single-family units were \$1107.7 and average rents for apartments were \$743.3.

**Diagram II.17.10**  
**Average Rent of Single Family and Apartment Units**  
 Sheridan County  
 RVS Data, June 2006 – December 2018

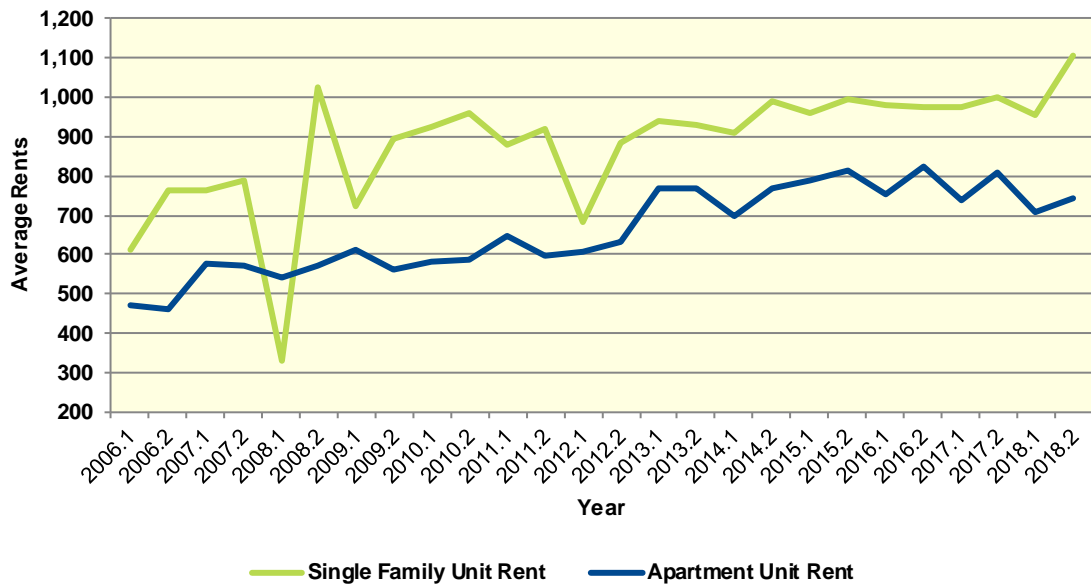


Table II.17.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 79 single family units in Sheridan County, with 5 of them available. This translates into a vacancy rate of 6.3 percent in Sheridan County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 1,027 apartment units reported in the survey, with 40 of them available, which resulted in a vacancy rate of 3.9 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

<b>Table II.17.51</b>			
<b>Rental Vacancy Survey by Type</b>			
Sheridan County			
2018b Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	79	5	6.3%
Apartments	1,027	40	3.9%
Mobile Homes	61	1	1.6%
"Other" Units	25	4	16.0%
Don't Know	440	4	0.9%
<b>Total</b>	<b>1,680</b>	<b>54</b>	<b>3.2%</b>

Table II.17.52 reports units by bedroom size. As can be seen there were 244 two-bedroom apartment units and 92 three bedroom units. Overall, the 321 two-bedroom units accounted for 19.1 percent of all units, and the 152 three bedroom units accounted for 9.0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 709 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

<b>Table II.17.52</b>							
<b>Rental Units by Number of Bedrooms</b>							
Sheridan County							
2018b Survey of Rental Properties							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	33	0	0	.	33
One	13	17	412	2	0	.	444
Two	31	18	244	27	1	.	321
Three	17	10	92	32	1	.	152
Four	9	0	10	0	0	.	19
Five	2	0	0	0	0	.	2.0
Don’t Know	7	3	236	0	23	440	709
<b>Total</b>	<b>79</b>	<b>48</b>	<b>1,027</b>	<b>61</b>	<b>25</b>	<b>440</b>	<b>1,680</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.17.53, One apartments were the most available apartment units, with Two units being the most available single family units.

<b>Table II.17.53</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Sheridan County							
2018b Survey of Rental Properties							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	1	0	0	.	1
One	0	0	20	0	0	.	20
Two	1	0	3	1	1	.	6
Three	0	1	2	0	0	.	3
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	4	-1	14	0	3	4	24.0
<b>Total</b>	<b>5</b>	<b>0</b>	<b>40</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>54</b>



Table II.17.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 1.9 percent and three bedroom units had a vacancy rate of 1.9 percent.

<b>Table II.17.54</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Sheridan County 2018b Survey of Rental Properties							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	%	%	3.0%	%	%		3.0
One	0.0%	0.0%	4.9%	0.0%	%		4.5
Two	3.2%	0.0%	1.2%	3.7%	100.0%		1.9
Three	0.0%	10.0%	2.2%	0.0%	0.0%		2.0
Four	0.0%	%	0.0%	%	%		0.0
Five	0.0%	%	%	%	%		0.0
Don’t Know	57.1%	0.0%	5.9%	%	13.0%	0.9%	3.4
<b>Total</b>	<b>6.3%</b>	<b>0.0%</b>	<b>3.9%</b>	<b>1.6%</b>	<b>16.0%</b>	<b>0.9%</b>	<b>54</b>

Table II.17.55 displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 3.2 percent.

<b>Table II.17.55</b>			
<b>Single Family Units by Bedroom Size</b>			
Sheridan County 2018b Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Studio	0	0	%
One	13	0	0.0%
Two	31	1	3.2%
Three	17	0	0.0%
Four	9	0	0.0%
Don’t know	7	4	57.1%
<b>Total</b>	<b>79</b>	<b>5</b>	<b>6.3%</b>

Table II.17.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 4.9 percent.

<b>Table II.17.56</b>			
<b>Apartment Units by Bedroom Size</b>			
Sheridan County 2018b Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	33	1	3.0%
One	412	20	4.9%
Two	244	3	1.2%
Three	92	2	2.2%
Four	10	0	0.0%
Don’t know	236	14	5.9%
<b>Total</b>	<b>1,027</b>	<b>40</b>	<b>3.9%</b>

Average market-rate rents by unit type are shown in Table II.17.57. 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.

<b>Table II.17.57</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Sheridan County						
2018b Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$.	\$.	\$578	\$.	\$.	\$578
One	\$697	\$607	\$660	\$435	\$.	\$649
Two	\$820	\$873	\$740	\$505	\$750	\$793
Three	\$993	\$1,146	\$843	\$875	\$.	\$984
Four	\$4,310	\$.	\$805	\$.	\$.	\$3,726
Five	\$1,475	\$.	\$.	\$.	\$.	\$1475.0
<b>Total</b>	<b>\$1107.7</b>	<b>\$903.8</b>	<b>\$743.3</b>	<b>\$812.7</b>	<b>\$750.0</b>	<b>\$922.9</b>

Table II.17.58 shows vacancy rates for single family units by average rental rates for Sheridan County. The most common rent for single family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 0.0 percent.

<b>Table II.17.58</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Sheridan County			
2018b Survey of Rental Properties			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	0	0	%
\$500 to \$750	11	0	0.0%
\$750 to \$1,000	31	0	0.0%
\$1,000 to \$1,250	12	1	8.3%
\$1,250 to \$1,500	1	0	0.0%
Above \$1,500	2	0	0.0%
Missing	22	4	18.2%
<b>Total</b>	<b>79</b>	<b>5</b>	<b>6.3%</b>

The average rent and availability of apartment units is displayed in Table II.17.59. The most common rent for apartments was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 3.1 percent.

<b>Table II.17.59</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Sheridan County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	11	0	0.0%
\$500 to \$750	259	8	3.1%
\$750 to \$1,000	48	1	2.1%
\$1,000 to \$1,250	5	0	0.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	704	31	4.4%
<b>Total</b>	<b>1,027</b>	<b>40</b>	<b>3.9%</b>

Table II.17.60 displays units designed to serve elderly occupants. In the most recent survey there were 422 units designed for elderly occupants, of which 26 units were available, which indicates a vacancy rate of 6.2.

<b>Table II.17.60</b> <b>Units Designed for Elderly Occupants</b> Sheridan County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	422
Available Elderly Units	26
<b>Elderly Vacancy Rate</b>	<b>6.2%</b>

Table II.17.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0.0 percent of available units are expected to be on the market for less than seven days. An additional 25 units, or 46.3 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 0 units, or 0.0 percent are expected to be on the market for 90 days.

<b>Table II.17.61</b> <b>Number of Estimated Days to Fill a Vacant unit</b> Sheridan County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0.0%
7 to 30 days	25	46.3%
31 to 60 days	9	16.7%
61 to 90 days	10	18.5%
More than 90 days	0	0.0%
Unknown	10	18.5%
<b>Total</b>	<b>54</b>	<b>100.0%</b>

Respondents were asked if utilities are included in the rent, which is shown in Table II.17.62, 42 respondents, or 66.7 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.17.63. There were 379 respondents who included electricity, 303 respondents who included natural gas, 1,417 respondents who included water and sewer and 1,457 respondents included trash collection in the rent.

<b>Table II.17.62</b> <b>Are there any utilities included with the rent?</b> Sheridan County 2018b Survey of Rental Properties	
Response	Respondent
Yes	42
No	21
<b>% Offering Utilities</b>	<b>66.7%</b>

<b>Table II.17.63</b> <b>Which utilities are included with the rent?</b> Sheridan County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	379
Natural Gas	303
Propane	30
Water/Sewer	1,417
Trash Collection	1,457
Cable Television	0
Other	4

### Perceived Need for Rental Units

Table II.17.64, shows the number of survey respondents who keep a waiting list. As can be seen 20 respondents said they keep a waitlist, with an estimated 40 number of persons on the wait list.

<b>Table II.17.64</b> <b>Do you keep a waiting list?</b> Sheridan County 2018b Survey of Rental Properties	
Response	Respondent
Yes	20
No	42
<b>Waitlist Size</b>	<b>40</b>

Table II.17.65, 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, 824, or 49.0 percent of units were in good condition and 431 units, or 25.7 percent, were in average condition. Details by unit type and condition are displayed.

<b>Table II.17.65</b> <b>Condition by Unit Type</b> Sheridan County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	1	0.1%
Average	431	25.7%
Good	824	49.0%
Excellent	209	12.4%
Don't Know	0	0.0%
<b>Total</b>	<b>1,680</b>	<b>100.0%</b>

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.17.66, 5 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.

<b>Table II.17.66</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Sheridan County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	5
Duplex Units	0
Apartments	3
Mobile homes	0
Other	0
All types	12
<b>Total</b>	<b>20</b>

Table, II.17.67, shows the most common answers from the 2018 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 27 respondents, with an average persons per household of 2.6 people. Of new residents to Sheridan County, 73.1 percent were married and the most common age group arriving in the state was 65 years or older. Most new residents moved for a better quality of life.

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 renting their residence. The average mortgage payment in Sheridan County was \$720 and the average rent was \$968. When asked if they were satisfied with their current housing, 74.1 percent said they were satisfied with their current housing.

<b>Table II.17.67</b> <b>Most Replied Response</b> Sheridan County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	27
Number of persons in household (Average)	2.6
Current age	65 years or older (29.6%)
Marital status	Married (73.1%)
Primary reason for moving to Wyoming	Better quality of life (40.7%)
In which industry are you primarily employed	Retired (29.6%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (33.3%)
Total household income from all sources	\$50,000 to \$74,999 dollars (23.1%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (70.4%)
Do you own or rent	Rent (55.6%)
How many bedrooms (Average)	2.8
Average mortgage payment	\$720
Average rental payment	\$968
Are you satisfied with your current housing	Satisfied with current housing (74.1%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Other (42.9%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (57.1%)
If own, do you plan on building or buying	Buy an existing unit (60.0%)
Expected buying price	Not sure (100.0%)
Expected building price	\$200,000 to \$249,999 dollars (50.0%)

For residents who are unsatisfied with their current housing, 42.9 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 57.1 percent wanted to buy and 14.3 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$200,000 to \$249,999 dollars if building a new unit. 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.

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or 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. Households with overcrowding are shown in Table II.17.68, below. In 2017, an estimated 0.7 percent of households were overcrowded, and an additional 0.1 percent were severely overcrowded.

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2010 Five-Year ACS	8,499	99.2%	71	0.8%	0	0%	8,570
2017 Five-Year ACS	8,897	98.8%	96	1.1%	8	0.1%	9,001
<b>Renter</b>							
2010 Five-Year ACS	3,467	96.3%	51	1.4%	84	2.3%	12,172
2017 Five-Year ACS	4,129	100%	0	0%	0	0%	4,129
<b>Total</b>							
2010 Five-Year ACS	11,966	98.3%	122	1%	84	0.7%	12,172
2017 Five-Year ACS	13,026	99.2%	96	0.7%	8	0.1%	13,130

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.

There were a total of 13,130 households with incomplete plumbing facilities in 2017, representing 0.8 percent of households in Sheridan County. This is compared to 0.6 percent of households lacking complete plumbing facilities in 2000.

Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	11,105	12,115	13,024
Lacking Complete Plumbing Facilities	62	57	106
<b>Total Households</b>	<b>11,167</b>	<b>12,172</b>	<b>13,130</b>
<b>Percent Lacking</b>	<b>0.6%</b>	<b>0.5%</b>	<b>0.8%</b>

There were 13,130 households lacking complete kitchen facilities in 2017, compared to 11,167 households in 2000. This was a change from 1.2 percent of households in 2000 to 1.2 percent in 2017.

<b>Table II.17.70</b>			
<b>Households with Incomplete Kitchen Facilities</b>			
Sheridan County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
<b>Households</b>	<b>2000 Census</b>	<b>2010 Five-Year ACS</b>	<b>2017 Five-Year ACS</b>
With Complete Kitchen Facilities	11,035	12,104	12,970
Lacking Complete Kitchen Facilities	132	68	160
<b>Total Households</b>	<b>11,167</b>	<b>12,172</b>	<b>13,130</b>
<b>Percent Lacking</b>	<b>1.2%</b>	<b>0.6%</b>	<b>1.2%</b>

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, 16.6 of households had a cost burden and 11 percent had a severe cost burden. Some 22.5 percent of renters were cost burdened, and 14.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.1 percent and a severe cost burden rate of 3.1 percent. Owner occupied households with a mortgage had a cost burden rate of 17.6 percent, and severe cost burden at 13.4 percent.

<b>Table II.17.71</b>									
<b>Cost Burden and Severe Cost Burden by Tenure</b>									
Sheridan County									
2010 & 2017 Five-Year ACS Data									
<b>Data Source</b>	<b>Less Than 30%</b>		<b>31%-50%</b>		<b>Above 50%</b>		<b>Not Computed</b>		<b>Total</b>
	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>	
<b>Owner With a Mortgage</b>									
2010 Five-Year ACS	3,456	65.8%	1,079	20.5%	705	13.4%	11	0.2%	5,251
2017 Five-Year ACS	3,780	68.7%	968	17.6%	737	13.4%	15	0.3%	5,500
<b>Owner Without a Mortgage</b>									
2010 Five-Year ACS	2,958	89.1%	162	4.9%	193	5.8%	6	0.2%	3,319
2017 Five-Year ACS	3,076	87.9%	284	8.1%	108	3.1%	33	0.9%	3,501
<b>Renter</b>									
2010 Five-Year ACS	1,879	52.2%	600	16.7%	642	17.8%	481	13.4%	3,602
2017 Five-Year ACS	2,217	53.7%	927	22.5%	595	14.4%	390	9.4%	4,129
<b>Total</b>									
2010 Five-Year AC	8,293	68.1%	1,841	15.1%	1,540	12.7%	498	4.1%	12,172
2017 Five-Year ACS	9,073	69.1%	2,179	16.6%	1,440	11%	438	3.3%	13,130



**Commuting Patterns**

Table II.17.72, shows the place of work by county of residence. In 2010 89 percent of residents worked within the county they reside in with 5.8 percent working outside their home county. This compared to 92.6 percent of residents who worked within the county in which they resided and 1.4 percent of residents worked outside their home county.

<b>Table II.17.72 Place of Work Sheridan County 2010 &amp; 2017 5 year ACS data</b>				
<b>Place of work</b>	<b>2010 5-year ACS</b>	<b>% of Total</b>	<b>2017 5-year ACS</b>	<b>% of Total</b>
Worked in county of residence	12,956	89%	13,360	92.6%
Worked outside county of residence	840	5.8%	207	1.4%
Worked outside state of residence	759	5.2%	863	6%
<b>Total</b>	<b>14,555</b>	<b>100.0%</b>	<b>14,430</b>	<b>100.0%</b>

Table II.17.73, shows the aggregate travel time to work based on place of work and residence. In Sheridan County the total aggregate travel time was 218,450, with residents working in their home county spending a total of 174,025.

<b>Table II.17.73 Aggregate Travel Time to Work (in Minutes) Sheridan County 2010 &amp; 2017 5 year ACS data</b>				
<b>Place of Work</b>	<b>2010 5-year ACS</b>	<b>% of Total</b>	<b>2017 5-year ACS</b>	<b>% of Total</b>
Worked in county of residence	173,945	70.2%	174,025	79.7%
Worked outside county of residence	44,650	18%	8,665	4%
Worked outside State of residence	29,245	11.8%	35,765	16.4%
<b>Aggregate travel time to work (in minutes):</b>	<b>247,840</b>	<b>100.0%</b>	<b>218,450</b>	<b>100.0%</b>

Table II.17.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 247,840 minutes. Residents working within their home county spent an average of 13 minutes commuting to work, with those working outside their county of residence spending an average of 41.9 minutes on the commute.

<b>Table II.17.74 Average Travel Time to Work (in Minutes) Sheridan County 2010 &amp; 2017 5 year ACS data</b>		
<b>Place of Work</b>	<b>2010 5-year ACS</b>	<b>2017 5-year ACS</b>
Worked in county of residence	13.4	13
Worked outside county of residence	53.2	41.9
Worked outside State of residence	38.5	41.4
<b>Average travel time to work (in minutes):</b>	<b>17</b>	<b>15.1</b>

Table II.17.75, shows the means of transportation to work. In 2017, 79.4 percent of commuters drove alone in a car, truck or van. Only 10.9 percent carpooled, with an additional 0.2 percent taking public transportation. There were also 811 persons or 5.6 percent who worked at home.

<b>Table II.17.75</b>				
<b>Means of Transportation to Work</b>				
Sheridan County				
2010 & 2017 5 year ACS data				
<b>Means</b>	<b>2010 5-year ACS</b>	<b>% of Total</b>	<b>2017 5-year ACS</b>	<b>% of Total</b>
Car, truck, or van: Drove alone	11,448	78.7%	11,461	79.4%
Car, truck, or van: Carpooled:	1,692	11.6%	1,571	10.9%
Public transportation (excluding taxicab):	0	0%	23	0.2%
Taxicab	0	0%	0	0%
Motorcycle	48	0.3%	0	0%
Bicycle	124	0.9%	82	0.6%
Walked	493	3.4%	469	3.3%
Other means	48	0.3%	13	0.1%
Worked at home	702	4.8%	811	5.6%
<b>Total</b>	<b>14,555</b>	<b>100.0%</b>	<b>14,430</b>	<b>100.0%</b>

Table II.17.76 shows the breakdown of the means of transportation by tenure. In 2017 55.9% percent of commuters owned their home and commuted alone by car, which compares to 59.3% percent in 2010. There were also 3,402 renters who drove alone in 2017 and accounted for 24% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0% percent of the population, which compared to 15 renters, or 0.1 percent taking public of commuters

<b>Table II.17.76</b>				
<b>Means Of Transportation To Work By Tenure</b>				
Sheridan County				
2010 & 2017 5 year ACS data				
<b>Tenure</b>	<b>2010 5-year ACS</b>	<b>% of Total</b>	<b>2017 5-year ACS</b>	<b>% of Total</b>
<b>Car, truck, or van - drove alone:</b>				
Owner	8,569	59.3%	7,938	55.9%
Renter	2,836	19.6%	3,402	24%
<b>Car, truck, or van - carpooled:</b>				
Owner	1,153	8%	1,202	8.5%
Renter	527	3.6%	347	2.4%
<b>Public transportation (excluding taxicab):</b>				
Owner	0	0%	0	0%
Renter	0	0%	15	0.1%
<b>Walked:</b>				
Owner	291	2%	204	1.4%
Renter	185	1.3%	191	1.3%
<b>Taxicab, motorcycle, bicycle, or other means:</b>				
Owner	123	0.9%	40	0.3%
Renter	97	0.7%	49	0.3%
<b>Worked at home:</b>				
Owner	517	3.6%	661	4.7%
Renter	150	1%	143	1%
<b>Total:</b>	<b>14,448</b>	<b>100.0%</b>	<b>14,192</b>	<b>100.0%</b>

## 2018 Sheridan County Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 2018 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.17.77, shows the current CHAS housing problem estimates for the period of 2011-2015. 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

<b>Table II.17.77</b>			
<b>Households with Housing Problems by Income</b>			
Sheridan County 2011-2015 HUD CHAS Data			
<b>Income</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>One or more housing problems</b>			
30% HAMFI or less	430	690	1,120
30.1-50% HAMFI	265	505	770
50.1-80% HAMFI	370	195	565
80.1-95% HAMFI	110	15	125
95 – 115% HAMFI	170	45	215
115.1% HAMFI or more	315	0	315
<b>Total</b>	<b>1,660</b>	<b>1,450</b>	<b>3,110</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	100	295	395
30.1-50% HAMFI	570	270	840
50.1-80% HAMFI	1,215	775	1,990
80.1-95% HAMFI	580	310	890
95 – 115% HAMFI	805	265	1,070
115.1% HAMFI or more	3,610	615	4,225
<b>Total</b>	<b>6,880</b>	<b>2,530</b>	<b>9,410</b>
<b>Not Computed</b>			
30% HAMFI or less	45	4	49
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
<b>Total</b>	<b>45</b>	<b>4</b>	<b>49</b>
<b>Total</b>			
30% HAMFI or less	575	989	1,564
30.1-50% HAMFI	835	775	1,610
50.1-80% HAMFI	1,585	970	2,555
80.1-95% HAMFI	690	325	1,015
95 – 115% HAMFI	975	310	1,285
115.1% HAMFI or more	3,925	615	4,540
<b>Total</b>	<b>8,585</b>	<b>3,984</b>	<b>12,569</b>

total of 1,660 owner occupied and 1,450 renter occupied households experiencing a housing problem.

Table II.17.78, shows the total estimated housing by tenure for Sheridan County. As can be seen, in 2030 there are estimated to be a total of 9,702 owner and 4,378 renter occupied households or a total of 14,080 households. By 2050 there are estimated to be 10,766 owner, 4,798 renter for a total of 15,564 households in Sheridan County.

Table II.17.79, 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 2017, 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.

Year	Owner	Renter	Total
2017	9,001	4,129	13,130
2020	8,993	4,091	13,084
2025	9,356	4,238	13,594
2030	9,702	4,378	14,080
2035	10,013	4,505	14,518
2040	10,289	4,616	14,905
2045	10,537	4,714	15,251
2050	10,766	4,798	15,564

As can be seen in 2030 an estimated additional 701 owner-occupied and 249 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 2,434 households, of which 284 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 489 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

<b>Table II.17.79</b>								
<b>Incremental Housing Demand Forecast</b>								
Sheridan County								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2017</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	0	0	24	47	68	86	103	118
30.1-50%	0	0	35	68	98	125	149	172
50.1-80%	0	0	66	129	187	238	284	326
80.1-95%	0	0	29	56	81	104	123	142
95.1-115%	0	0	40	80	115	146	174	200
115+%	0	0	162	320	463	589	702	807
<b>Total</b>	<b>0</b>	<b>0</b>	<b>355</b>	<b>701</b>	<b>1,012</b>	<b>1,288</b>	<b>1,536</b>	<b>1,765</b>
<b>Renter</b>								
0-30%	0	0	27	62	93	121	145	166
30.1-50%	0	0	21	48	73	95	114	130
50.1-80%	0	0	27	61	92	119	142	163
80.1-95%	0	0	9	20	31	40	48	55
95.1-115%	0	0	8	19	29	38	46	52
115+%	0	0	17	38	58	75	90	103
<b>Total</b>	<b>0</b>	<b>0</b>	<b>109</b>	<b>249</b>	<b>376</b>	<b>487</b>	<b>585</b>	<b>669</b>
<b>Total</b>								
0-30%	0	0	51	109	161	207	248	284
30.1-50%	0	0	56	117	172	220	263	302
50.1-80%	0	0	92	190	278	356	426	489
80.1-95%	0	0	37	77	112	143	171	196
95.1-115%	0	0	49	99	144	184	220	253
115+%	0	0	179	359	521	664	793	910
<b>Total</b>	<b>0</b>	<b>0</b>	<b>464</b>	<b>950</b>	<b>1,388</b>	<b>1,775</b>	<b>2,121</b>	<b>2,434</b>

Table II.17.80 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. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 3,243 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 3,505 owner and 2,172 renter occupied households for a total of 5,677 quality households.

<b>Table II.17.80</b>								
<b>Incremental Total Housing Need Forecast</b>								
Sheridan County								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2017</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	451	450	475	498	519	537	554	569
30.1-50%	278	278	312	346	376	403	427	450
50.1-80%	388	388	453	517	575	626	672	714
80.1-95%	115	115	144	172	197	219	239	257
95.1-115%	178	178	219	258	293	325	353	379
115+%	330	330	493	651	793	919	1,033	1,137
<b>Total</b>	<b>1,740</b>	<b>1,739</b>	<b>2,095</b>	<b>2,441</b>	<b>2,752</b>	<b>3,028</b>	<b>3,276</b>	<b>3,505</b>
<b>Renter</b>								
0-30%	715	709	742	777	808	836	860	881
30.1-50%	523	519	545	572	597	618	637	654
50.1-80%	202	200	229	263	294	321	345	365
80.1-95%	16	15	24	36	46	55	63	70
95.1-115%	47	46	55	66	76	85	92	99
115+%	0	0	17	38	58	75	90	103
<b>Total</b>	<b>1,503</b>	<b>1,489</b>	<b>1,612</b>	<b>1,752</b>	<b>1,879</b>	<b>1,990</b>	<b>2,088</b>	<b>2,172</b>
<b>Total</b>								
0-30%	1,166	1,159	1,217	1,275	1,327	1,373	1,414	1,450
30.1-50%	801	796	857	918	973	1,021	1,064	1,103
50.1-80%	590	588	682	780	868	946	1,016	1,079
80.1-95%	131	131	168	208	243	274	302	327
95.1-115%	225	224	274	324	369	409	445	477
115+%	330	330	509	689	851	994	1,123	1,240
<b>Total</b>	<b>3,243</b>	<b>3,228</b>	<b>3,707</b>	<b>4,193</b>	<b>4,631</b>	<b>5,018</b>	<b>5,364</b>	<b>5,677</b>

## **2018 WCDA Loan Profile**

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,612 loans purchased in Sheridan County between 1979 and 2018, with 56 occurring in fiscal 2017. The average home size over the period was 1,203 square feet and 1,325 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1962. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$51,498. The average purchase price in fiscal 2018 was \$178,163. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 39.3 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**