

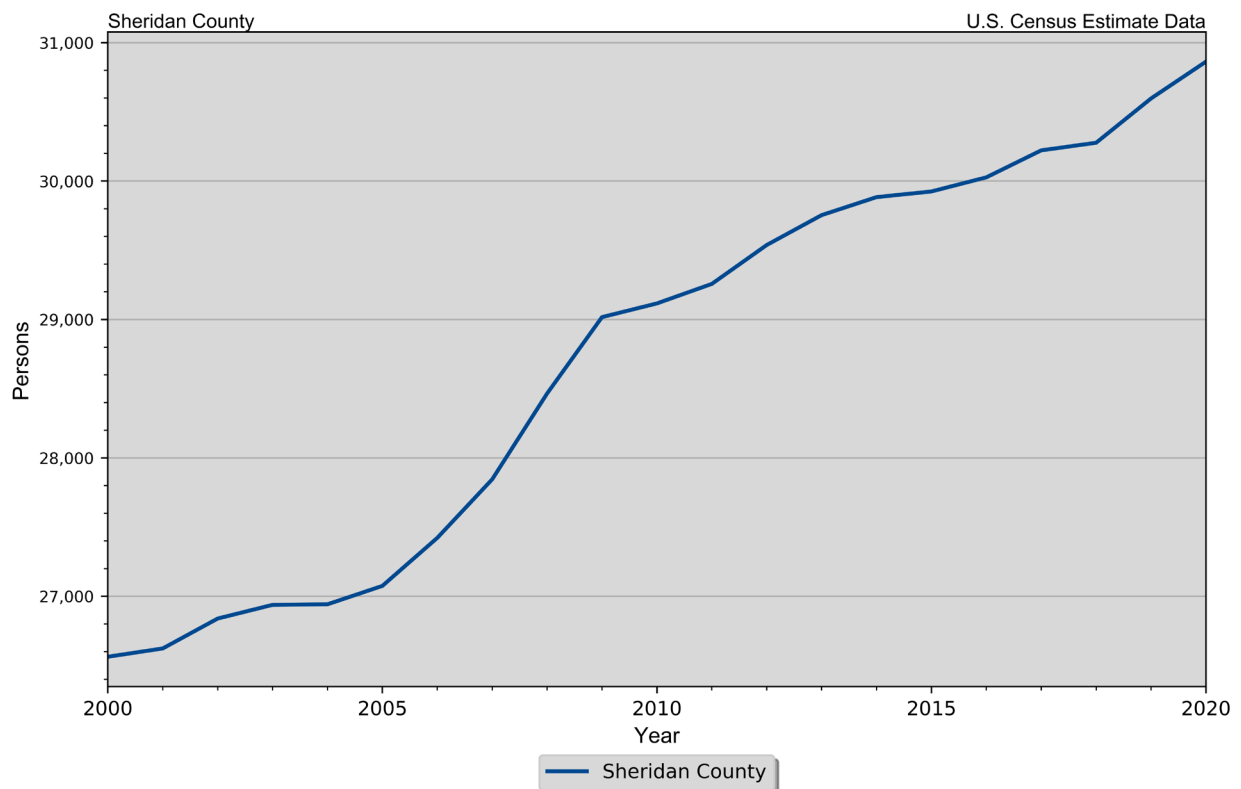
Sheridan County

Demographics

The Census Bureau’s current census estimates for each year since the 2010 Census are presented in Table II.17.1. The 2020 estimates indicate that the Sheridan County’s population increased from 29,116 in 2010 to 30,863 in 2020, or by 6 percent. The 2020 population estimate is not yet available broken down by race, age, or gender. For those purposes, we will use the 2019 Five-year ACS estimates. Population trends for Sheridan County since 2000 are displayed below in Diagram II.17.1.

Table II.17.1 Population Estimates Sheridan County 2010-2019 Census Data and Intercensal Estimates	
2010 Census	29,116
2011 Population Estimate	29,257
2012 Population Estimate	29,538
2013 Population Estimate	29,754
2014 Population Estimate	29,884
2015 Population Estimate	29,925
2016 Population Estimate	30,027
2017 Population Estimate	30,222
2018 Population Estimate	30,277
2019 Population Estimate	30,597
2020 Population Estimate	30,863

Diagram II.17.1
Population
 Sheridan County



Population Estimates

The Census Bureau's current estimates indicate that Sheridan County's population increased from 29,116 in 2010 to 30,863 in 2019, or by 6 percent. This compares to a statewide population change of 3.3 percent over the period. The number of people from 25 to 34 years of age increased by 3.9 percent, and the number of people from 55 to 64 years of age decreased by 3.6 percent.

Between 2010 and 2019 the white population increased by 4.8 percent, while the black population increased by 121.1 percent. The Hispanic population increased from 1,013 to 1,441 people between 2010 and 2019 or by 42.3 percent. These data are presented in Table II.17.2.

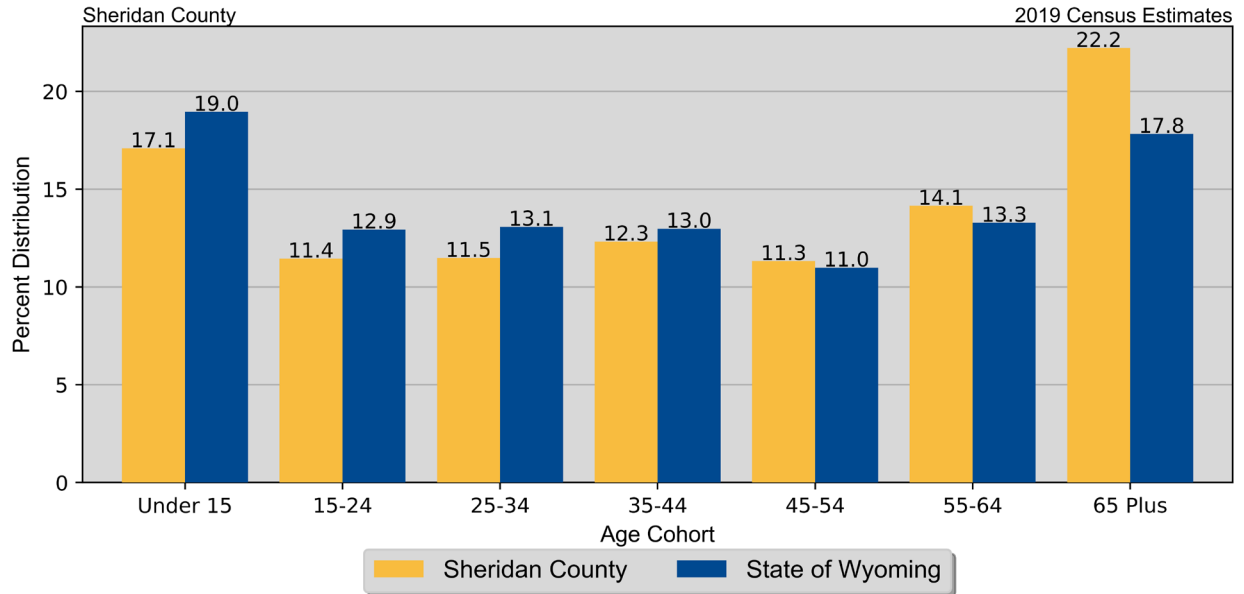
Table II.17.2						
Profile of Population Characteristics						
Sheridan County vs. State of Wyoming						
2010 Census and 2019 Current Census Estimates						
Subject	Sheridan County			State of Wyoming		
	2010 Census	Jul-19	% Change	2010 Census	Jul-19	% Change
Population	29,116	30,863	6%	563,626	582,328	3.3%
Age						
Under 14 years	5,324	5,273	-1%	113,371	110,372	-2.6%
15 to 24 years	3,474	3,532	1.7%	78,460	75,297	-4%
25 to 34 years	3,409	3,543	3.9%	77,649	76,106	-2%
35 to 44 years	3,334	3,800	14%	66,966	75,526	12.8%
45 to 54 years	4,499	3,493	-22.4%	83,577	63,937	-23.5%
55 to 64 years	4,528	4,366	-3.6%	73,513	77,314	5.2%
65 and Over	4,548	6,856	50.7%	70,090	103,776	48.1%
Race						
White	28,034	29,372	4.8%	529,110	538,519	1.8%
Black	109	241	121.1%	5,135	7,083	37.9%
American Indian and Alaskan Native	373	436	16.9%	14,457	16,374	13.3%
Asian	192	256	33.3%	4,649	6,394	37.5%
Native Hawaiian or Pacific Islander	26	30	15.4%	521	617	18.4%
Two or more races	382	528	38.2%	9,754	13,341	36.8%
Ethnicity (of any race)						
Hispanic or Latino	1,013	1,441	42.3%	50,231	60,279	20%

Table II.17.3, presents the population of Sheridan County by age and gender from the 2010 Census and 2019 current census estimates. The 2010 Census count showed a total of 14,565 men, who accounted for 50 percent of the population, and 14,551 women, representing the remaining 50 percent of the population. In 2019, there were 15,481 men, accounting for 50.2 percent of the population and 15,382 women, representing the remaining 49.8 percent of the population.

Table II.17.3							
Population by Age and Gender							
Sheridan County							
2010 Census and Current Census Estimates							
Age	2010 Census			2019 Current Census Estimates			% Change 10-19
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,729	2,595	5,324	2,719	2,554	5,273	-1%
15 to 24 years	1,730	1,744	3,474	1,822	1,710	3,532	1.7%
25 to 34 years	1,729	1,680	3,409	1,816	1,727	3,543	3.9%
35 to 44 years	1,718	1,616	3,334	1,925	1,875	3,800	14%
45 to 54 years	2,211	2,288	4,499	1,782	1,711	3,493	-22.4%
55 to 64 years	2,324	2,204	4,528	2,098	2,268	4,366	-3.6%
65 and Over	2,124	2,424	4,548	3,319	3,537	6,856	50.7%
Total	14,565	14,551	29,116	15,481	15,382	30,863	6%
% of Total	50%	50%	.	50.2%	49.8%	.	

Diagram II.17.2 displays the percentage of the population by age in Sheridan County compared to the state.

Diagram II.17.2
Age Distribution
Sheridan County

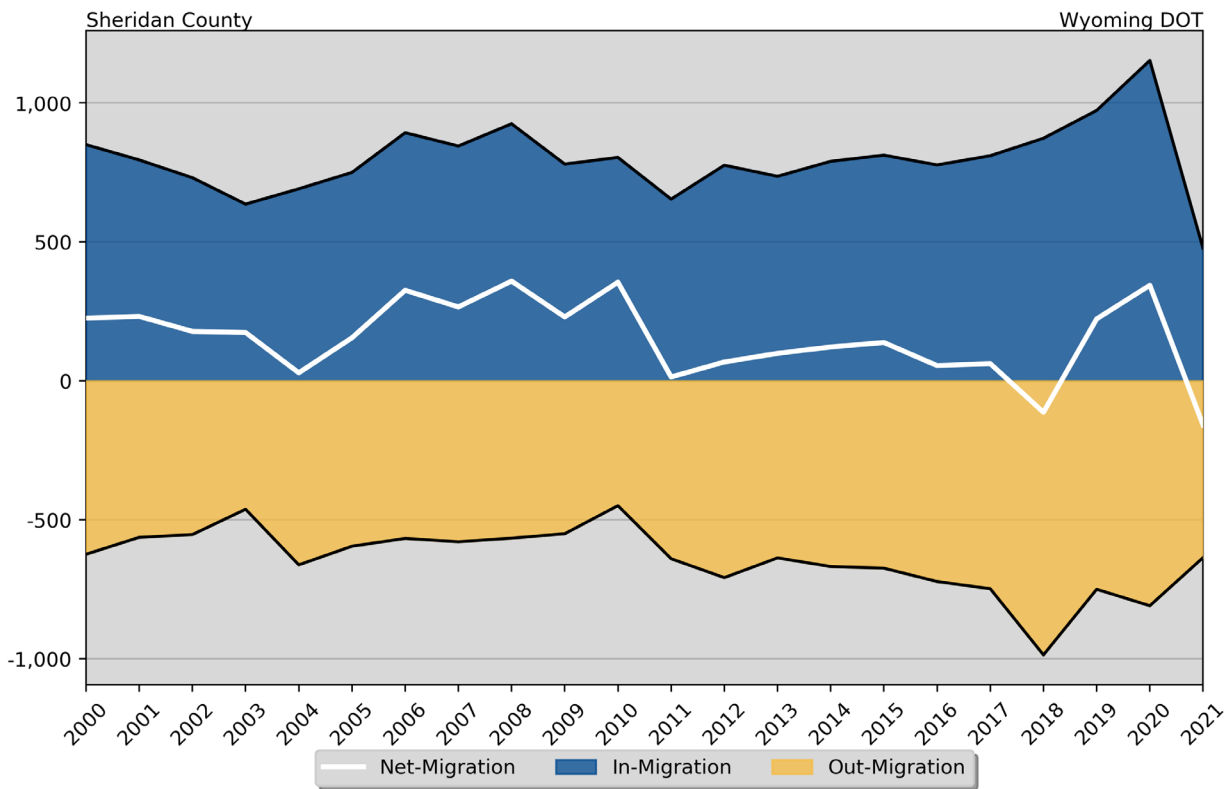


Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver’s licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver’s licenses, but the data indicates the general direction of population movement.

The shaded areas in Diagram II.17.3 represents in and out- migration, with the line depicting net migration. The maximum net migration occurred in 2008 with 359 people entering and the lowest net migration occurred in 2021 with 159 leaving Sheridan County.

Diagram II.17.3
Migration Trends
 Sheridan County
 Wyoming DOT Data: 2008 – First Half 2021



The driver's license total exchanges since 2000 for Sheridan County are presented in Table II.17.4, and showed a net migration of 3,383 persons over the time period. In 2008, there were a total of 925 in-migrations and 566 out-migrations, for a net-migration of 359 people. In the first half of 2021, there were 477 in-migrants, 636 out-migrants for a net out-migration of -159 people.

Over the past five years, there were two years with negative net-migration, and three years of positive net-migration in Sheridan County. Since 2017, Sheridan County has experienced a net growth of 357 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net decrease of 159 people in the most recent year.

Table II.17.4			
Driver's Licenses Exchanged and Surrendered			
Sheridan County			
WYDOT Data, 2000 – 2021 (First Half)			
Year	In-Migrants	Out-Migrants	Net Change
2000	850	624	226
2001	795	563	232
2002	731	553	178
2003	636	462	174
2004	691	662	29
2005	750	595	155
2006	893	567	326
2007	845	579	266
2008	925	566	359
2009	780	550	230
2010	804	449	355
2011	654	640	14
2012	776	708	68
2013	736	637	99
2014	790	668	122
2015	812	674	138
2016	777	722	55
2017	810	748	62
2018	873	986	-113
2019	973	750	223
2020	1,153	809	344
2021 (p)	477	636	-159
Total	17,531	14,148	3,383

The WYDOT data also collects gender and age information. Table II.17.5, shows in- and out-migration by gender. In the most recent 2021 data, 47 percent of net-migrants, or -74 persons were male, with the remaining 53 percent, or -85 persons were female.

Table II.17.5													
Migration by Gender													
Sheridan County													
Wyoming DOT Data													
Gender	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 (p)
In-Migration													
Male	385	373	323	375	355	379	391	367	393	431	454	561	232
Female	395	431	331	401	381	411	421	410	417	442	519	592	245
Total	780	804	654	776	736	790	812	777	810	873	973	1,153	477
Out-Migration													
Male	257	189	297	326	283	311	325	349	376	462	365	366	306
Female	293	260	343	382	354	357	349	373	372	524	385	443	330
Total	550	449	640	708	637	668	674	722	748	986	750	809	636
Net-Migration													
Male	128	184	26	49	72	68	66	18	17	-31	89	195	-74
Female	102	171	-12	19	27	54	72	37	45	-82	134	149	-85
Total	230	355	14	68	99	122	138	55	62	-113	223	344	-159

Table II.17.6, shows net-migration for Sheridan County by age cohort. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 9 persons entering Sheridan County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 52 persons leaving Sheridan County.

Table II.17.6
Migration by Age Cohort
 Sheridan County
 Wyoming DOT Data

Age Range	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 (p)
In													
14-17	9	10	8	7	18	11	13	8	12	11	16	16	12
18-22	79	93	59	53	74	81	83	66	64	59	75	83	26
23-25	66	63	57	58	58	62	63	61	62	60	66	73	35
26-35	209	206	165	213	203	216	174	157	188	193	212	264	116
36-45	148	142	118	160	102	130	178	150	140	157	169	225	85
46-55	169	152	104	129	104	119	120	131	123	142	152	162	56
56-65	62	101	92	108	108	107	118	114	123	149	145	200	86
66 +	38	37	51	48	69	64	63	90	98	102	138	130	61
Total	780	804	654	776	736	790	812	777	810	873	973	1,153	477
Out													
14-17	2	4	3	8	11	3	13	6	6	7	6	16	3
18-22	90	59	68	79	73	81	73	57	65	105	89	83	53
23-25	59	51	60	69	68	61	57	70	66	81	54	73	74
26-35	121	118	173	184	167	177	146	204	172	266	188	264	168
36-45	105	62	105	133	104	110	104	102	111	149	124	225	106
46-55	80	80	116	96	89	86	107	112	120	146	122	162	88
56-65	57	58	81	83	88	94	106	116	127	125	94	200	81
66 +	36	17	34	56	37	56	68	55	81	107	73	130	63
Total	550	449	640	708	637	668	674	722	748	986	750	1,153	636
Net													
14-17	7	6	5	-1	7	8	0	2	6	4	10	16	9
18-22	-11	34	-9	-26	1	0	10	9	-1	-46	-14	83	-27
23-25	7	12	-3	-11	-10	1	6	-9	-4	-21	12	73	-39
26-35	88	88	-8	29	36	39	28	-47	16	-73	24	264	-52
36-45	43	80	13	27	-2	20	74	48	29	8	45	225	-21
46-55	89	72	-12	33	15	33	13	19	3	-4	30	162	-32
56-65	5	43	11	25	20	13	12	-2	-4	24	51	200	5
66 +	2	20	17	-8	32	8	-5	35	17	-5	65	130	-2
Total	230	355	14	68	99	122	138	55	62	-113	223	1,153	-159

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data⁶⁵, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then 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. The five-year estimates are more robust than the one- or three-year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

Population Characteristics

The Sheridan County population by race and ethnicity is shown in Table II.17.7. The white population represented 95.1 percent of the population in 2019, compared with black populations accounting for 0.4 percent of the population in 2019. Hispanic households represented 4.2 percent of the population in 2019.

Table II.17.7				
Population by Race and Ethnicity				
Sheridan County				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	27,782	95.4%	28,678	95.1%
Black	107	0.4%	116	0.4%
American Indian	359	1.2%	574	1.9%
Asian	192	0.7%	203	0.7%
Native Hawaiian/ Pacific Islander	23	0.1%	0	0%
Other	209	0.7%	118	0.4%
Two or More Races	444	1.5%	451	1.5%
Total	29,116	100.0%	30,140	100.0%
Non-Hispanic	28,103	96.5%	28,868	95.8%
Hispanic	1,013	3.5%	1,272	4.2%

The change in race and ethnicity between 2010 and 2019 is shown in Table II.17.8. During this time, the total non-Hispanic population was 28,868 persons in 2019, while the Hispanic population was 1,272.

Table II.17.8				
Population by Race and Ethnicity				
Sheridan County				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	27,119	96.5%	27,633	95.7%
Black	94	0.3%	65	0.2%
American Indian	324	1.2%	541	1.9%
Asian	192	0.7%	203	0.7%
Native Hawaiian/ Pacific Islander	14	0%	0	0%
Other	8	0%	0	0%
Two or More Races	352	1.3%	426	1.5%
Total Non-Hispanic	28,103	100.0%	28,868	100.0%
Hispanic				
White	663	65.4%	1,045	82.2%
Black	13	1.3%	51	4%
American Indian	35	3.5%	33	2.6%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	9	0.9%	0	0%
Other	201	19.8%	118	9.3%
Two or More Races	92	9.1%	25	2%
Total Hispanic	1,013	100.0	1,272	100.0%
Total Population	29,116	100.0%	30,140	100.0%

Cohorts

Table II.17.9 shows the population distribution in Sheridan County by age. In 2010, children under the age of 5 accounted for 6.4 percent of the total population, which compared to 5 percent in 2019.

Table II.17.9				
Population Distribution by Age				
Sheridan County				
2019 Five-Year ACS Data				
Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	1,865	6.4	1,513	5
5 to 19	5,346	18.4	5,643	18.7
20 to 24	1,587	5.5	1,561	5.2
25 to 34	3,409	11.7	3,598	11.9
35 to 54	7,833	26.9	7,084	23.5
55 to 64	4,528	15.6	4,574	15.2
65 or Older	4,548	15.6	6,167	20.5
Total	29,116	100%	30,140	100%

Table II.17.10 shows the population in Sheridan County by age and gender. In 2010, there were 3,409 people aged 25 to 34, made up of 1,729 men, and 1,680 women. In comparison, in 2019, there were 3,598 people in the 25 to 34 age cohort, with 1,854 men and 1,744 women.

Table II.17.10								
Population by Age and Gender								
Sheridan County								
2010 Census & 2019 Five-Year ACS Data								
Age	2010 Census				2019 Five Year ACs			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	932	933	1,865	6.4%	768	745	1,513	5%
5 to 19	2,752	2,594	5,346	18.4%	2,848	2,795	5,643	18.7%
20 to 24	775	812	1,587	5.5%	799	762	1,561	5.2%
25 to 34	1,729	1,680	3,409	11.7%	1,854	1,744	3,598	11.9%
35 to 54	3,929	3,904	7,833	26.9%	3,580	3,504	7,084	23.5%
55 to 64	2,324	2,204	4,528	15.6%	2,198	2,376	4,574	15.2%
65 and Older	2,124	2,424	4,548	15.6%	2,968	3,199	6,167	20.5%
Total	14,565	14,551	29,116	100%	15,015	15,125	30,140	100%

Diagram II.17.4
Population Distribution by Age
Sheridan County
2010 Census and 2019 Five-Year ACS Data

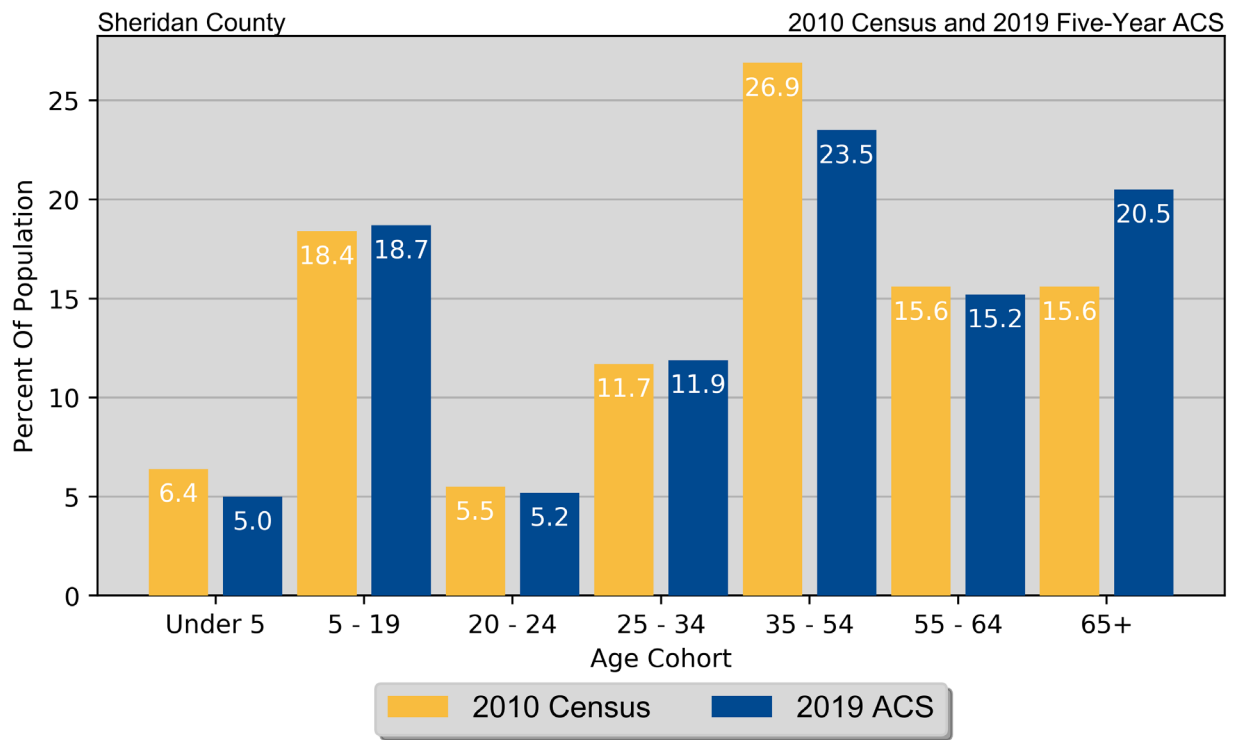
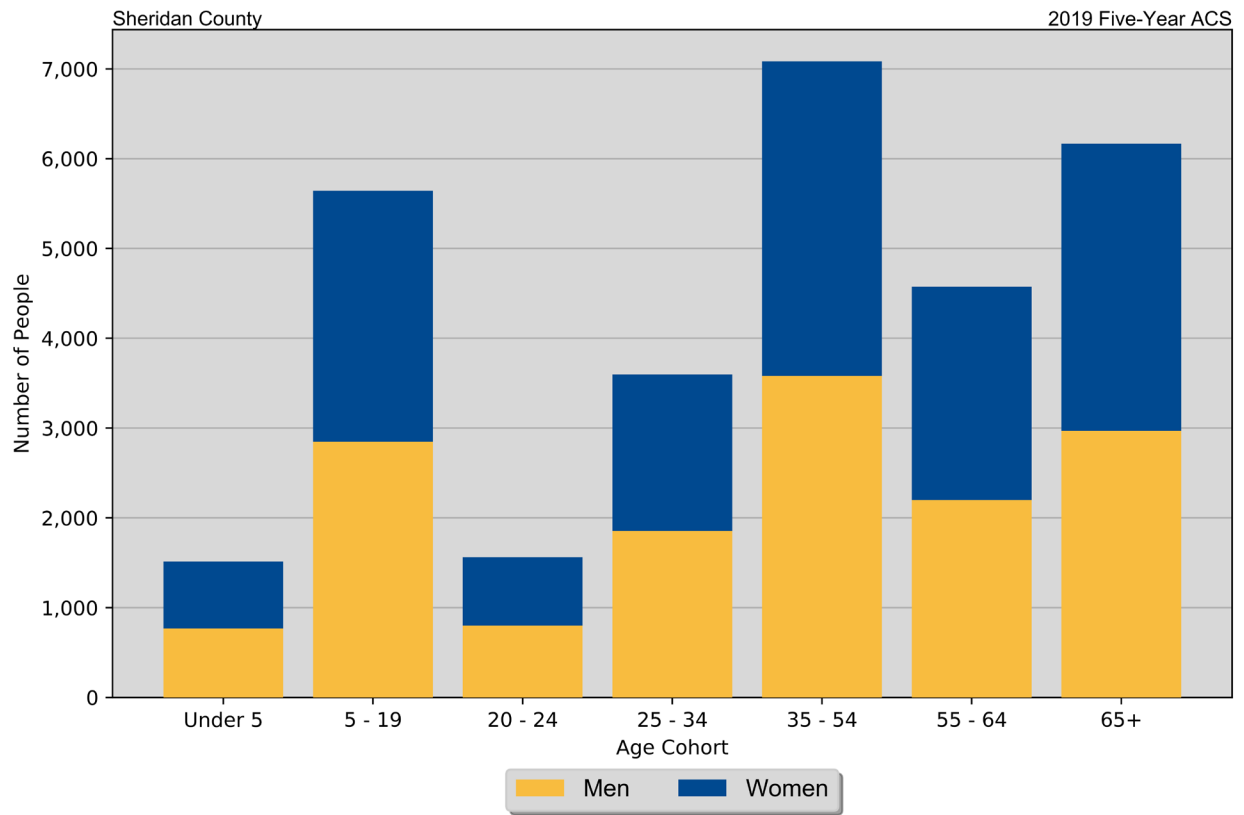


Diagram II.17.5
Population Distribution by Age and Gender
Sheridan County
2019 Five-Year ACS



Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table II.17.11, between 2000 and 2010, the institutionalized population changed -14.2 percent in Sheridan County, from 492 people in 2000 to 422 in 2010. The non-institutionalized population changed 163.2 percent, from 223 in 2000 to 587 in 2010.

Table II.17.11					
Group Quarters Population					
Sheridan County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
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%
Total	492	100.0%	422	100.0%	-14.2%
Noninstitutionalized					
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%
Total	223	100.0%	587	100.0%	163.2%
Group Quarters Population	715	100.0%	1,009	100.0%	41.1%

Foreign Born Populations

The number of foreign born persons are shown in Table II.17.12. An estimated 0.5 percent of the population was born in Mexico , some 0.3 percent were born in Philippines , and another 0.2 percent were born in Russia .

Table II.17.12			
Place of Birth for the Foreign-Born Population			
Sheridan County 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	152	0.5%
#2 country of origin	Philippines	91	0.3%
#3 country of origin	Russia	47	0.2%
#4 country of origin	England	39	0.1%
#5 country of origin	Germany	39	0.1%
#6 country of origin	France	36	0.1%
#7 country of origin	Canada	35	0.1%
#8 country of origin	Korea	33	0.1%
#9 country of origin	Peru	26	0.1%
#10 country of origin	United Kingdom, excluding England and Scotland	26	0.1%

The language spoken at home for those with Limited English Proficiency are shown in Table II.17.13. An estimated 0.3 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Russian, Polish, or other Slavic languages .

Table II.17.13			
Limited English Proficiency and Language Spoken at Home			
Sheridan County 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	72	0.3%
#2 LEP Language	Russian, Polish, or other Slavic languages	33	0.1%
#3 LEP Language	Tagalog	26	0.1%
#4 LEP Language	Chinese	21	0.1%
#5 LEP Language	French, Haitian, or Cajun	9	0%
#6 LEP Language	Korean	5	0%
#7 LEP Language	German or other West Germanic languages	4	0%
#8 LEP Language	Arabic	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table II.17.14, below. The disability rate for females was 11.7 percent, compared to 13.3 percent for males. The disability rate grew precipitously higher with age, with 54.5 percent of those over 75 experiencing a disability.

Table II.17.14						
Disability by Age						
Sheridan County						
2019 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	18	0.7%	27	1.1%	45	0.9%
18 to 34	223	7.5%	153	5.5%	376	6.5%
35 to 64	675	11.7%	661	11.3%	1,336	11.5%
65 to 74	420	22.9%	312	16.5%	732	19.7%
75 or Older	624	60.9%	599	49.2%	1,223	54.5%
Total	1,960	13.3%	1,752	11.7%	3,712	12.5%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table II.17.15. Some 6.9 percent have an ambulatory disability, 4.6 have an independent living disability, and 2.4 percent have a self-care disability.

Table II.17.15		
Total Disabilities Tallied: Aged 5 and Older		
Sheridan County		
2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,363	4.6%
Vision disability	661	2.2%
Cognitive disability	1,031	3.7%
Ambulatory disability	1,939	6.9%
Self-Care disability	688	2.4%
Independent living difficulty	1,082	4.6%

Education and Employment

Education and employment data from the Sheridan County 2019 Five-Year ACS is presented in Table II.17.16, Table II.17.17, and Table II.17.18. In 2019, 15,671 people were in the labor force, including 15,193 employed and 478 unemployed people. The unemployment rate for Sheridan County was estimated at 3.1 percent in 2019.

Table II.17.16	
Employment, Labor Force and Unemployment	
Sheridan County	
2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	15,193
Unemployed	478
Labor Force	15,671
Unemployment Rate	3.1%

Table II.17.17 and Table II.17.18 show educational attainment in Sheridan County. In 2019, 94.9 percent of households had a high school education or greater, including 26.8 percent with a high school diploma or equivalent, 39.7 percent with some college, 15.3 percent with a Bachelor's Degree, and 13 percent with a graduate or professional degree.

Table II.17.17	
High School or Greater Education	
Sheridan County	
2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	22,493
Total Households	13,251
Percent High School or Above	94.9%

Table II.17.18		
Educational Attainment		
Sheridan County		
2019 Five-Year ACS Data		
Education Level	2019 Five-Year ACS	Percent
Less Than High School	1,211	5.1%
High School or Equivalent	6,353	26.8%
Some College or Associates Degree	9,422	39.7%
Bachelor's Degree	3,626	15.3%
Graduate or Professional Degree	3,092	13%
Total Population Above 18 years	23,704	100.0%

Commuting Patterns

Table II.17.19 shows the place of work by county of residence. In 2010 89 percent of residents worked within the county they reside with 5.8 percent working outside their home county. This compares to 92.2 percent of residents in 2019 who worked within the county in which they resided and 2.1 percent of residents worked outside their home county but still within the state.

Table II.17.19				
Place of Work				
Sheridan County				
2010 and 2019 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	12,956	89%	13,815	92.2%
Worked outside county of residence	840	5.8%	318	2.1%
Worked outside state of residence	759	5.2%	852	5.7%
Total	14,555	100.0%	14,985	100.0%

Table II.17.20 shows the aggregate travel time to work based on place of work and residence. In Sheridan County the total aggregate travel time was 210,500 minutes, with residents working in their home county spending a total of 166,170 minutes traveling.

Table II.17.20				
Aggregate Travel Time to Work (in Minutes)				
Sheridan County				
2010 & 2019 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	173,945	70.2%	166,170	78.9%
Worked outside county of residence	44,650	18%	10,680	5.1%
Worked outside State of residence	29,245	11.8%	33,655	16%
Aggregate travel time to work (in minutes):	247,840	100.0%	210,500	100.0%

Table II.17.21 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 247,840 minutes. Residents working within their home county spent an average of 12 minutes commuting to work, with those working outside their county of residence spending an average of 33.6 minutes on their commute.

Table II.17.21
Average Travel Time to Work (in Minutes)
 Sheridan County
 2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	13.4	12
Worked outside county of residence	53.2	33.6
Worked outside State of residence	38.5	39.5
Average travel time to work (in minutes):	17	14

Table II.17.22 shows the means of transportation to work. In 2019, 78.8 percent of commuters drove alone in a car, truck, or van. Only 9 percent carpooled, with an additional 0.1 percent taking public transportation. Also, there were 1,242 persons or 8.3 percent who worked from home.

Table II.17.22
Means of Transportation to Work
 Sheridan County
 2010 & 2019 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	11,448	78.7%	11,803	78.8%
Car, truck, or van: Carpooled:	1,692	11.6%	1,354	9%
Public transportation (excluding taxicab):	0	0%	10	0.1%
Taxicab	0	0%	0	0%
Motorcycle	48	0.3%	0	0%
Bicycle	124	0.9%	86	0.6%
Walked	493	3.4%	446	3%
Other means	48	0.3%	44	0.3%
Worked at home	702	4.8%	1,242	8.3%
Total	14,555	100.0%	14,985	100.0%

Table II.17.23 shows the breakdown of the means of transportation by tenure. In 2019, 55.1 percent of commuters owned their home and commuted alone by car, which compares to 59.3 percent in 2010. There were also 3,561 renters who drove alone in 2019 and accounted for 24.2 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0 percent of the population, which compares to 10 renters, or 0.1 percent taking public transportation.

Table II.17.23				
Means Of Transportation To Work By Tenure				
Sheridan County				
2010 & 2019 Five-Year ACS Data				
Tenure	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	8,569	59.3%	8,112	55.1%
Renter	2,836	19.6%	3,561	24.2%
Car, truck, or van - carpoled:				
Owner	1,153	8%	966	6.6%
Renter	527	3.6%	362	2.5%
Public transportation (excluding taxicab):				
Owner	0	0%	0	0%
Renter	0	0%	10	0.1%
Walked:				
Owner	291	2%	258	1.8%
Renter	185	1.3%	94	0.6%
Taxicab, motorcycle, bicycle, or other means:				
Owner	123	0.9%	94	0.6%
Renter	97	0.7%	25	0.2%
Worked at home:				
Owner	517	3.6%	1,062	7.2%
Renter	150	1%	166	1.1%
Total:	14,448	100.0%	14,710	100.0%

Economics

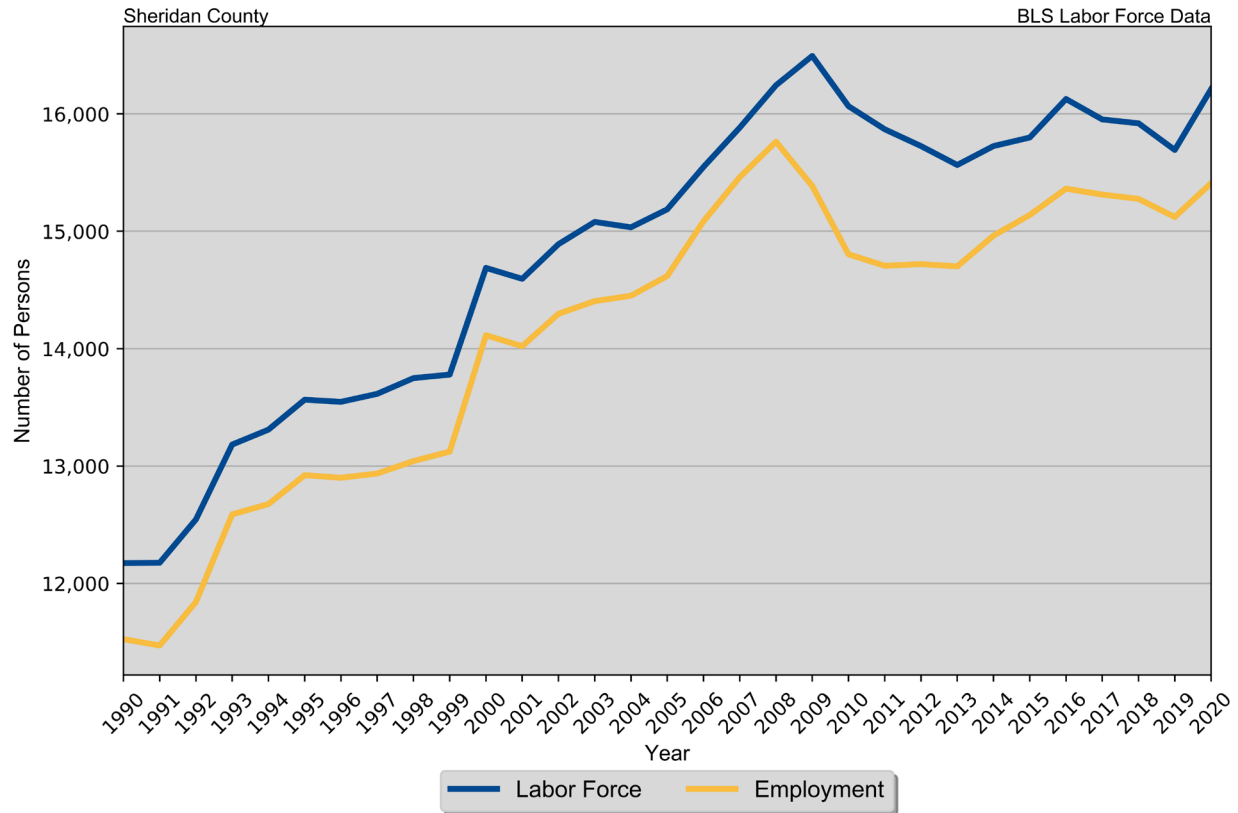
Labor Force

Table II.17.24 shows labor force statistics for Sheridan County between 1990 and 2020. The unemployment rate in Sheridan County was 4.9 percent in 2020, with 801 unemployed persons and 16,210 in the labor force. The statewide unemployment rate in 2020 was 5.8 percent. In 2020, 15,409 people were employed, 801 were unemployed, and the labor force totaled 16,210 people.

Table II.17.24					
Labor Force Statistics					
Sheridan County					
1990 - 2020 BLS Data					
Year	Sheridan County			Statewide	
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	648	11,525	12,173	5.3%	5.1%
1991	705	11,471	12,176	5.8%	5%
1992	703	11,842	12,545	5.6%	5.4%
1993	595	12,588	13,183	4.5%	5.3%
1994	634	12,676	13,310	4.8%	4.9%
1995	643	12,922	13,565	4.7%	4.8%
1996	647	12,900	13,547	4.8%	5%
1997	679	12,936	13,615	5%	4.8%
1998	707	13,042	13,749	5.1%	4.8%
1999	656	13,123	13,779	4.8%	4.7%
2000	574	14,114	14,688	3.9%	3.8%
2001	574	14,021	14,595	3.9%	3.8%
2002	593	14,297	14,890	4%	4%
2003	675	14,405	15,080	4.5%	4.3%
2004	583	14,451	15,034	3.9%	3.8%
2005	568	14,619	15,187	3.7%	3.6%
2006	463	15,085	15,548	3%	3%
2007	422	15,461	15,883	2.7%	2.6%
2008	481	15,763	16,244	3%	2.9%
2009	1,108	15,386	16,494	6.7%	6.3%
2010	1,262	14,804	16,066	7.9%	6.9%
2011	1,163	14,706	15,869	7.3%	6.2%
2012	1,006	14,720	15,726	6.4%	5.5%
2013	864	14,701	15,565	5.6%	4.8%
2014	763	14,963	15,726	4.9%	4.3%
2015	660	15,139	15,799	4.2%	4.2%
2016	764	15,363	16,127	4.7%	5.4%
2017	640	15,313	15,953	4%	4.3%
2018	644	15,276	15,920	4%	4%
2019	571	15,122	15,693	3.6%	3.7%
2020	801	15,409	16,210	4.9%	5.8%

Diagram II.17.6, 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 15,409 persons, with the labor force reaching 16,210, indicating there were a total of 801 unemployed persons

Diagram II.17.6
Employment and Labor Force
 Sheridan County



Unemployment

Diagram II.17.7, shows the unemployment rate for both the State and Sheridan County. During the 1990's the average rate for Sheridan County was 5 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Sheridan County had an average unemployment rate higher than the State, 4.7 percent for Sheridan County, versus 4.6 percent statewide.

Diagram II.17.7
Annual Unemployment Rate

Sheridan County
1990 – 2020 BLS Data

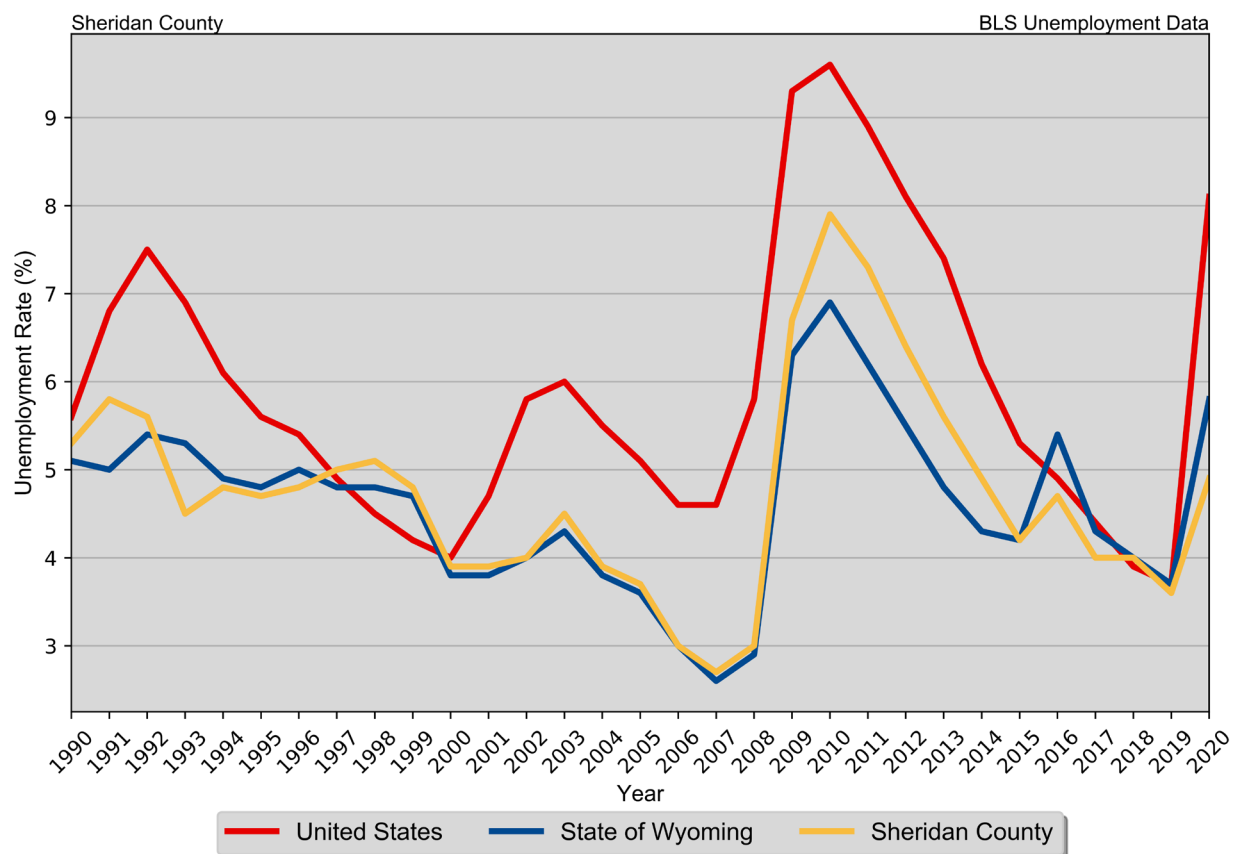
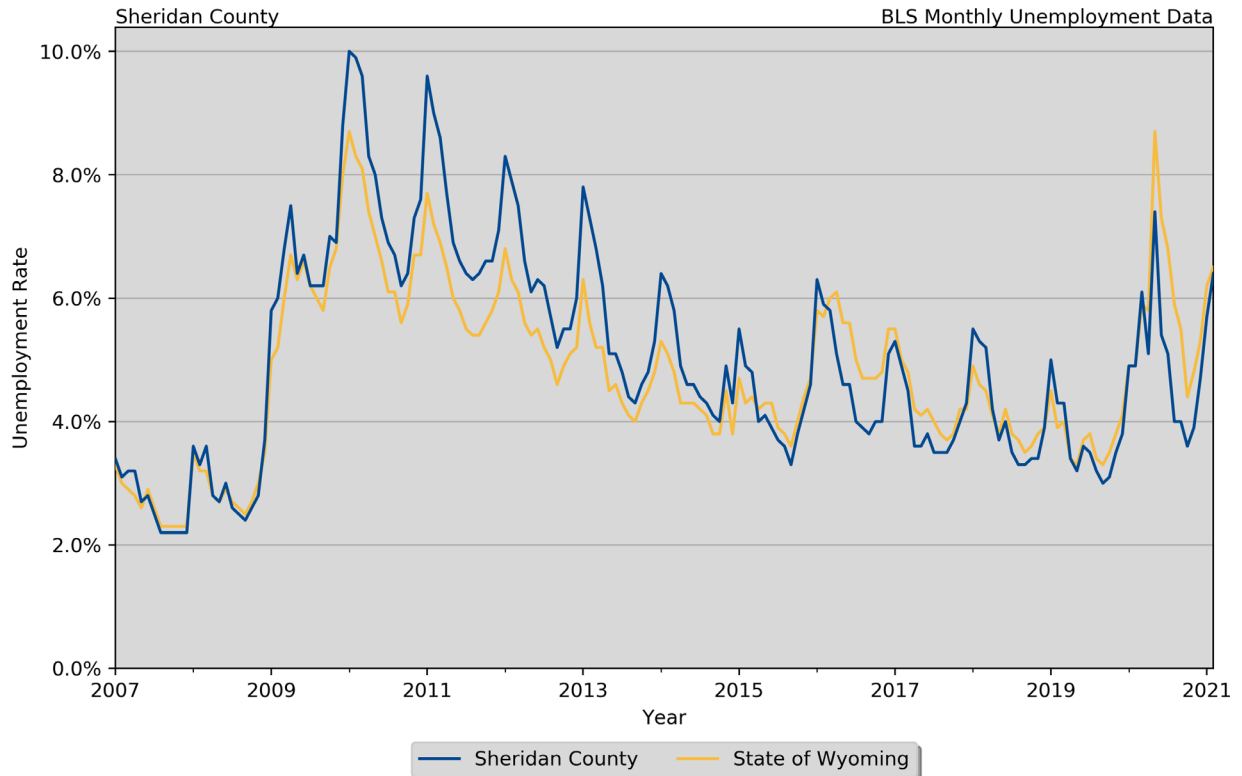


Diagram II.17.8 shows the monthly unemployment rate for both the State and Sheridan County from 2007 through December of 2020.

Diagram II.17.8
Monthly Unemployment Rate
Sheridan County
2007 – December 2020 BLS Data



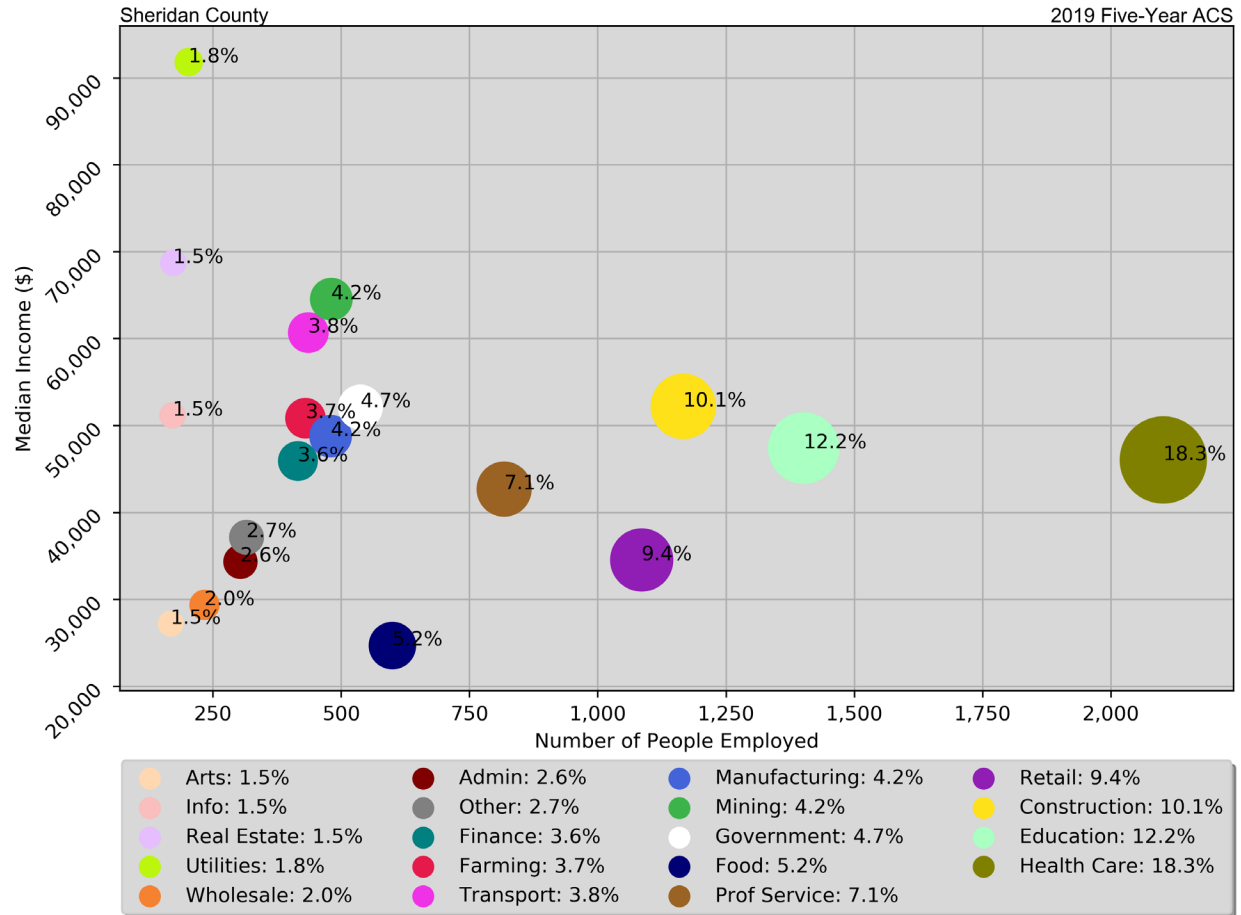
Employment

Table II.17.25 shows earnings and employment by industry in Sheridan County as reported by the 2019 five year ACS. In 2019, the largest industry in Sheridan County by employment was the Health Care industry, which employed 2,102 people and paid a median salary of 46,071 dollars. The highest paying industry in Sheridan County was the Utilities industry, which paid a median salary of 91,833 dollars in 2019. This data is also displayed in Diagram II.17.9.

Table II.17.25			
Employment by Industry			
Sheridan County			
2019 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	303	2.6%	\$34,375
Arts, entertainment, and recreation	167	1.5%	\$27,218
Construction	1,166	10.1%	\$52,227
Educational services ⁶⁶	1,401	12.2%	\$47,435
Agriculture, forestry, fishing and hunting	430	3.7%	\$50,882
Finance and insurance	415	3.6%	\$45,927
Accommodation and food services	599	5.2%	\$24,733
Health care and social assistance	2,102	18.3%	\$46,071
Information	171	1.5%	\$51,208
Management of companies and enterprises	0	0%	\$
Manufacturing	479	4.2%	\$48,821
Mining, quarrying, and oil and gas extraction	480	4.2%	\$64,569
Other services, except public administration	315	2.7%	\$37,180
Prof Service	817	7.1%	\$42,708
Government	537	4.7%	\$52,159
Real estate and rental and leasing	172	1.5%	\$68,750
Retail Trade	1,085	9.4%	\$34,560
Transportation and warehousing	435	3.8%	\$60,739
Utilities	202	1.8%	\$91,833
Wholesale trade	233	2%	\$29,375

⁶⁶ Includes both Public and Private Education

Diagram II.17.9
Earnings and Employment by Industry



Earnings and Employment

The Bureau of Economic Analysis (BEA) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.17.26, shows total real earnings by industry for Sheridan County. In 2019, the government and government enterprises industry had the largest total real earnings with 302,710,000 dollars. Between 2018 and 2019, the manufacturing industry saw the largest percentage increase of 22.3 percent, to 51,930,000 dollars.

Table II.17.26
Real Earnings by Industry
 Sheridan County
 BEA Table CA-5N Data (1,000's of 2019 Dollars)

NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	612	6,905	9,421	8,017	4,874	5,525	7,120	6,197	-13
Forestry, fishing, related activities, and other	9,806	7,677	7,499	6,922	6,721	6,045	6,352	6,704	5.5
Mining	33,434	28,346	29,284	28,808	30,469	23,595	12,059	12,489	3.6
Utilities	9,065	7,644	7,623	0	0	0	0	0	0
Construction	99,605	99,825	114,617	103,696	95,784	92,683	104,661	106,707	2
Manufacturing	16,990	26,191	30,231	31,964	29,042	33,897	42,461	51,930	22.3
Wholesale trade	22,948	24,284	24,088	26,053	26,166	24,714	0	0	0
Retail trade	66,426	68,241	70,909	71,708	68,726	66,269	65,304	64,836	-0.7
Transportation and warehousing	59,609	60,269	67,829	0	0	0	103,886	101,606	-2.2
Information	13,282	11,750	11,635	11,353	10,661	11,155	13,306	13,935	4.7
Finance and insurance	30,572	30,911	27,194	23,469	27,538	32,693	29,803	30,516	2.4
Real estate and rental and leasing	11,195	21,272	22,840	21,937	19,051	15,828	14,810	15,564	5.1
Professional and technical services	63,945	60,698	60,838	63,401	62,189	61,920	65,820	73,321	11.4
Management of companies and enterprises	2,485	2,050	2,575	2,267	2,903	3,147	3,889	4,366	12.3
Administrative and waste services	20,240	21,543	23,634	25,304	22,840	23,291	21,994	20,819	-5.3
Educational services	4,348	3,882	4,046	4,215	0	6,218	6,609	6,480	-2
Health care and social assistance	93,190	88,202	84,378	81,148	0	76,551	79,230	79,798	0.7
Arts, entertainment, and recreation	6,801	6,480	7,888	7,298	7,266	6,948	7,358	7,776	5.7
Accommodation and food services	32,836	34,901	34,867	40,559	40,520	40,117	36,374	36,882	1.4
Other services, except public administration	40,364	34,726	35,611	39,116	38,698	38,170	39,798	40,435	1.6
Government and government enterprises	265,121	277,732	281,831	293,701	297,772	293,136	297,227	302,710	1.8
Total	902,875	921,248	923,529	958,839	973,876	966,188	953,375	985,501	2.2

Table II.17.27, shows the total employment by industry for the Sheridan County. The most recent estimates show the government and government enterprises industry was the largest employer in Sheridan County, with employment reaching 3,708 jobs in 2019. Between 2018 and 2019 the manufacturing industry saw the largest percentage increase, rising by 16.5 percent to 897 jobs.

Table II.17.27									
Employment by Industry									
Sheridan County									
BEA Table CA25 Data									
NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	762	825	840	856	863	882	857	873	1.9%
Forestry, fishing, related activities, and other	234	252	255	246	242	244	259	290	12%
Mining	677	673	681	663	697	598	348	330	-5.2%
Utilities	67	62	61	0	0	0	0	0	0%
Construction	1,662	1,606	1,765	1,632	1,649	1,617	1,883	1,886	0.2%
Manufacturing	358	542	593	602	596	658	770	897	16.5%
Wholesale trade	426	421	444	471	459	430	0	0	0%
Retail trade	2,155	2,133	2,141	2,215	2,155	2,240	2,308	2,274	-1.5%
Transportation and warehousing	725	690	653	0	0	0	598	610	2%
Information	210	207	200	218	217	236	263	276	4.9%
Finance and insurance	913	1,021	979	994	1,041	1,129	1,336	1,368	2.4%
Real estate and rental and leasing	1,211	1,272	1,329	1,371	1,445	1,594	1,777	1,835	3.3%
Professional and technical services	1,100	1,060	1,096	1,156	1,143	1,180	1,357	1,440	6.1%
Management of companies and enterprises	37	37	32	33	45	41	172	175	1.7%
Administrative and waste services	575	633	617	655	647	684	706	698	-1.1%
Educational services	167	155	167	176	0	189	198	192	-3%
Health care and social assistance	1,725	1,713	1,710	1,732	0	1,779	1,809	1,785	-1.3%
Arts, entertainment, and recreation	479	444	485	460	498	521	548	572	4.4%
Accommodation and food services	1,601	1,615	1,739	1,779	1,748	1,741	1,652	1,638	-0.8%
Other services, except public administration	928	1,043	1,039	1,060	1,115	1,097	1,162	1,188	2.2%
Government and government enterprises	3,583	3,573	3,591	3,642	3,725	3,681	3,655	3,708	1.5%
Total	19,595	19,977	20,417	20,677	20,912	21,189	22,081	22,430	1.6%

Table II.17.28, 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.17.26 and Table II.17.27, by industry. In 2019, the transportation and warehousing industry had the highest average earnings reaching 166,568 dollars. Between 2018 and 2019 the management of companies and enterprises industry saw the largest percentage increase, rising by 10.4 percent to 24,951 dollars.

Table II.17.28
Real Earnings Per Job by Industry
Sheridan County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	804	8,369	11,216	9,366	5,648	6,264	8,308	7,099	-14.5%
Forestry, fishing, related activities, and other	41,907	30,465	29,409	28,139	27,772	24,774	24,526	23,119	-5.7%
Mining	49,386	42,119	43,002	43,450	43,714	39,457	34,653	37,845	9.2%
Utilities	135,297	123,287	124,968	0	0	0	0	0	0%
Construction	59,931	62,157	64,939	63,539	58,086	57,318	55,582	56,579	1.8%
Manufacturing	47,459	48,323	50,980	53,096	48,729	51,515	55,144	57,893	5%
Wholesale trade	53,869	57,681	54,253	55,315	57,007	57,473	0	0	0%
Retail trade	30,824	31,993	33,120	32,374	31,892	29,584	28,295	28,512	0.8%
Transportation and warehousing	82,219	87,347	103,873	0	0	0	173,722	166,568	-4.1%
Information	63,246	56,763	58,173	52,079	49,129	47,268	50,593	50,490	-0.2%
Finance and insurance	33,485	30,275	27,778	23,610	26,453	28,958	22,308	22,307	-0%
Real estate and rental and leasing	9,245	16,723	17,186	16,001	13,184	9,929	8,334	8,482	1.8%
Professional and technical services	58,132	57,262	55,509	54,845	54,409	52,475	48,504	50,917	5%
Management of companies and enterprises	67,160	55,412	80,480	68,682	64,512	76,755	22,610	24,951	10.4%
Administrative and waste services	35,200	34,034	38,305	38,632	35,301	34,052	31,154	29,826	-4.3%
Educational services	26,036	25,043	24,225	23,948	0	32,899	33,377	33,749	1.1%
Health care and social assistance	54,023	51,490	49,344	46,852	0	43,031	43,798	44,705	2.1%
Arts, entertainment, and recreation	14,198	14,595	16,265	15,865	14,590	13,336	13,426	13,595	1.3%
Accommodation and food services	20,510	21,611	20,050	22,799	23,181	23,043	22,018	22,516	2.3%
Other services, except public administration	43,496	33,294	34,275	36,902	34,707	34,795	34,250	34,036	-0.6%
Government and government enterprises	73,994	77,731	78,483	80,643	79,939	79,635	81,321	81,637	0.4%
Total	46,077	46,230	46,963	47,099	46,203	44,994	44,631	44,921	0.6%

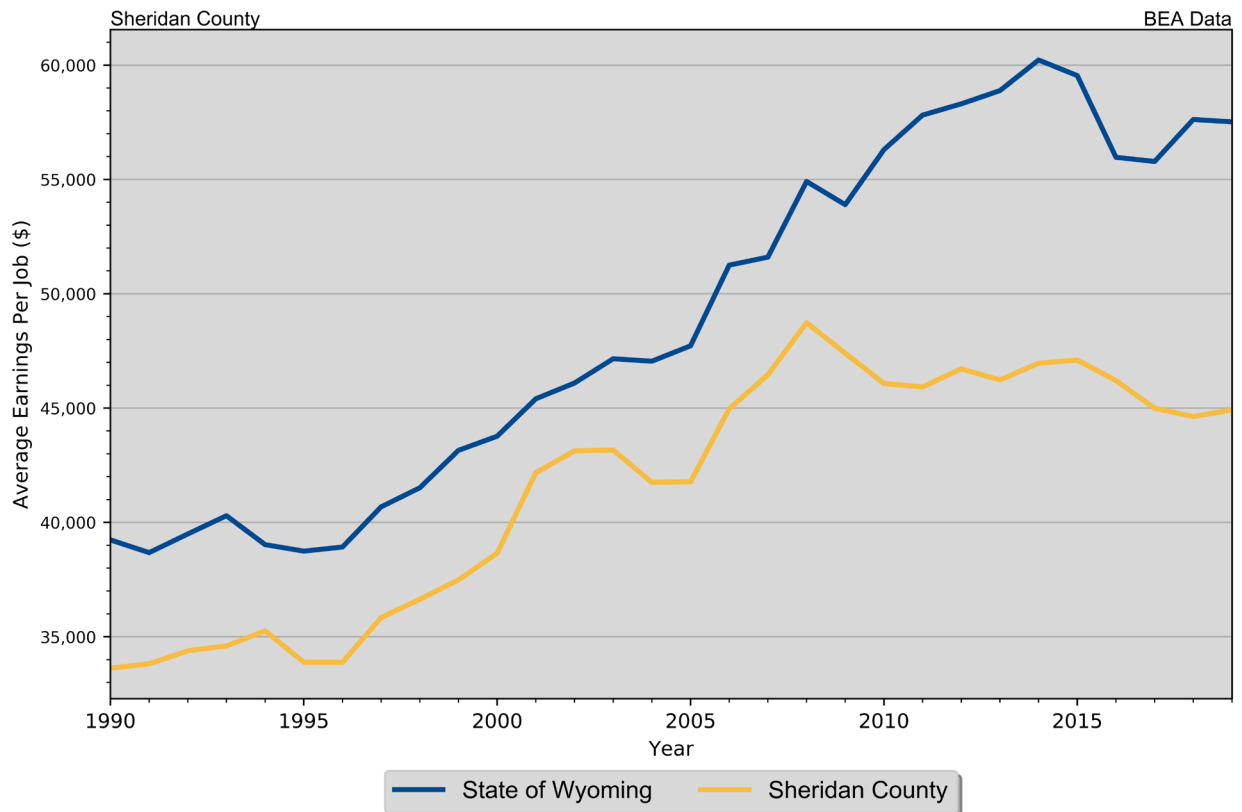
Table II.17.29 shows total employment and real personal income for the years of 1969 to 2019. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2018, total real personal income was \$1,824,976,000, a 0.9 percent change between 2018 and 2019. Total employment was 19,595 in 2010 and 22,081 in 2019, a change of 1.6 percent over the period.

Table II.17.29
Total Employment and Real Personal Income
 Sheridan County
 BEA Data 1969 Through 2019

Year	1,000s of 2018 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	267,108	16,650	3,703	101,451	37,975	393,587	22,163	8,321	32,103
1970	294,088	17,563	3,999	109,444	41,122	431,090	24,130	8,460	34,764
1971	304,336	18,688	3,169	118,937	45,220	452,974	25,289	8,682	35,055
1972	322,406	20,072	3,152	124,438	47,446	477,370	26,107	8,906	36,203
1973	363,676	24,633	3,114	135,848	52,285	530,290	28,119	9,033	40,263
1974	393,207	27,180	3,245	144,958	53,091	567,321	29,476	9,381	41,913
1975	381,279	27,731	10,750	143,639	56,544	564,480	28,123	9,806	38,881
1976	381,454	30,032	12,147	145,962	59,473	569,004	26,896	10,305	37,016
1977	442,612	33,281	14,990	155,377	60,312	640,010	29,334	10,853	40,781
1978	510,117	39,654	29,429	169,733	62,250	731,876	31,993	11,792	43,259
1979	573,907	45,841	32,500	181,380	64,511	806,457	33,277	12,534	45,788
1980	515,933	44,325	32,457	202,968	71,640	778,672	30,927	12,676	40,702
1981	506,139	47,930	13,271	233,207	78,045	782,733	30,521	12,951	39,082
1982	494,924	48,888	16,129	248,076	84,887	795,127	30,146	13,201	37,491
1983	522,393	49,918	18,504	236,559	97,338	824,876	30,772	13,480	38,754
1984	503,319	50,260	23,218	245,588	90,327	812,191	30,153	13,160	38,247
1985	471,357	48,996	29,259	242,095	88,351	782,065	29,850	12,672	37,198
1986	447,030	46,530	34,828	236,579	92,490	764,397	30,149	11,985	37,299
1987	398,486	44,356	37,327	241,109	91,681	724,248	29,269	12,074	33,003
1988	443,682	51,277	35,837	248,567	91,780	768,588	31,881	12,552	35,348
1989	443,203	50,974	39,933	306,534	95,817	834,514	35,212	12,784	34,668
1990	439,581	53,501	43,183	304,513	100,798	834,574	35,373	13,073	33,624
1991	453,974	56,189	57,771	302,320	104,003	861,880	36,332	13,425	33,815
1992	479,148	58,393	43,531	307,470	112,712	884,468	36,503	13,935	34,385
1993	503,032	61,083	41,891	304,278	120,180	908,297	36,644	14,540	34,596
1994	523,714	64,178	41,617	316,450	130,828	948,433	37,553	14,854	35,257
1995	515,157	63,658	41,159	366,896	137,557	997,111	38,854	15,203	33,885
1996	523,468	64,897	42,217	397,246	143,263	1,041,298	40,037	15,451	33,880
1997	555,137	66,867	46,055	434,417	144,623	1,113,365	42,666	15,490	35,838
1998	574,660	69,251	45,702	485,939	146,496	1,183,545	45,104	15,685	36,637
1999	592,845	69,765	46,490	509,799	147,325	1,226,694	46,593	15,815	37,485
2000	634,893	73,247	47,677	545,855	155,638	1,310,816	49,309	16,426	38,652
2001	711,330	79,771	49,287	534,235	163,861	1,378,942	51,796	16,867	42,173
2002	752,141	82,675	49,885	502,202	166,229	1,387,782	51,708	17,440	43,128
2003	752,648	84,488	54,140	559,715	175,669	1,457,684	54,112	17,437	43,164
2004	740,142	87,803	56,873	664,609	178,361	1,552,182	57,612	17,727	41,752
2005	752,958	89,489	62,128	786,439	181,236	1,693,271	62,540	18,022	41,779
2006	849,464	109,860	75,452	1,004,694	187,128	2,006,878	73,185	18,891	44,967
2007	930,952	123,764	80,399	1,032,835	193,400	2,113,823	75,914	20,039	46,457
2008	998,097	128,083	88,295	960,135	215,639	2,134,083	74,972	20,481	48,733
2009	938,251	121,776	76,260	803,857	232,497	1,929,090	66,481	19,795	47,399
2010	902,875	116,541	66,303	637,387	247,821	1,737,846	59,622	19,595	46,076
2011	897,776	105,572	61,812	523,533	243,539	1,621,090	55,420	19,550	45,922
2012	921,248	109,052	55,498	727,070	242,544	1,837,307	62,230	19,720	46,716
2013	923,529	119,709	48,979	512,350	248,131	1,613,280	54,259	19,977	46,230
2014	958,839	125,213	54,032	606,459	255,763	1,749,879	58,619	20,417	46,963
2015	973,876	124,721	51,113	507,384	267,875	1,675,527	56,070	20,677	47,099
2016	966,188	124,210	40,863	534,006	277,527	1,694,373	56,547	20,912	46,203
2017	953,375	123,272	44,033	572,870	287,456	1,734,461	57,533	21,189	44,994
2018	985,501	126,096	49,800	621,022	294,748	1,824,976	60,391	22,081	44,631
2019	1,007,573	128,769	46,230	609,271	306,699	1,841,004	60,391	22,430	44,921

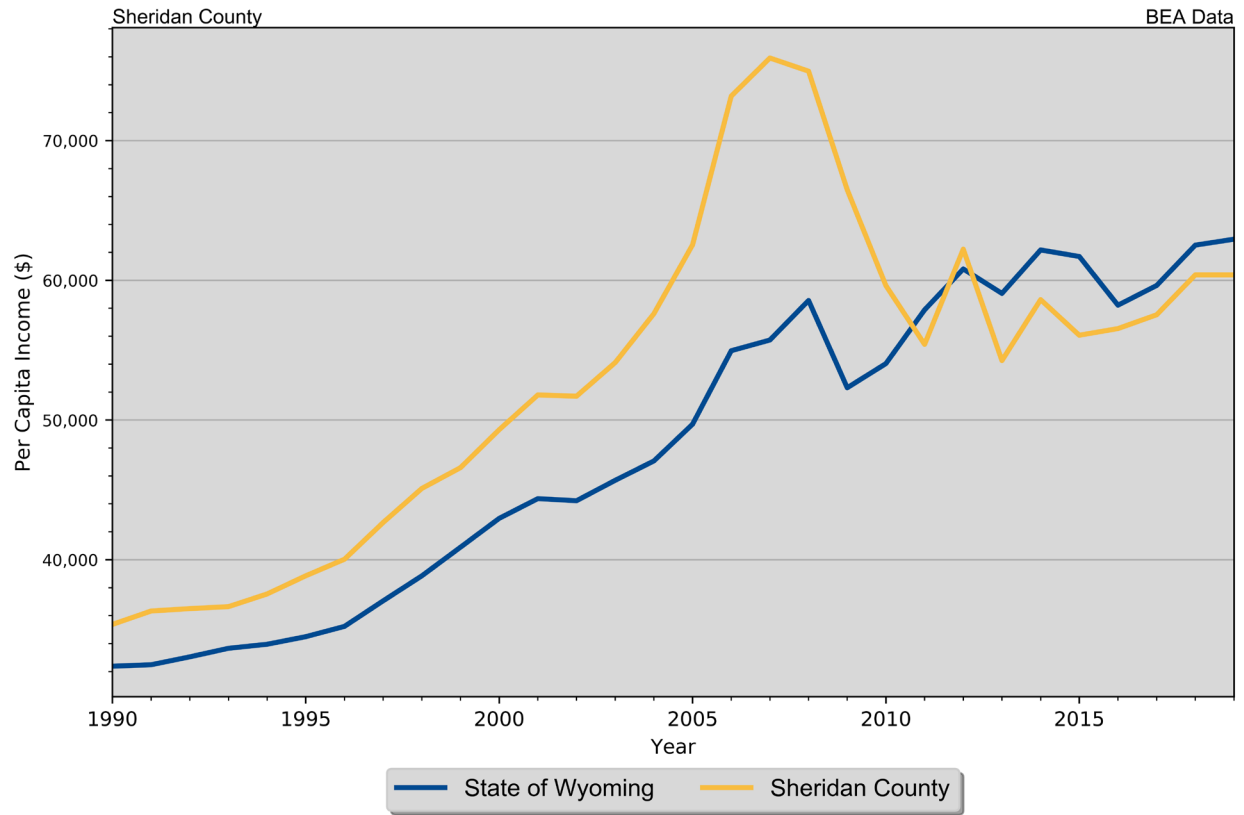
Diagram II.17.10, shows real average earnings per job for Sheridan County from 1990 to 2019. Over this period the average earning per job for Sheridan County was 41,579 dollars, which was lower than the statewide average of 48,885 dollars over the same period.

Diagram II.17.10
Real Average Earnings per Job
 Sheridan County



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.17.11 shows real per capita income for Sheridan County from 1990 to 2019 of \$53,146, which was higher than the statewide average of \$48,222 over the same period.

Diagram II.17.11
Real per Capita Income
Sheridan County



Quarterly Census of Employment and Wages

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. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2010 through June 2020 and are presented in Table II.17.30. Between 2018 and 2019, total annual employment decreased from 13,313 persons in 2018 to 13,435 in 2019, a change of -1.7 percent.

Table II.17.30
Total Monthly Employment
 Sheridan County
 BLS QCEW Data, 2010–2020(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020(p)
Jan	12,394	12,293	12,422	12,303	12,527	12,814	12,867	12,798	12,719	12,872	13,112
Feb	12,386	12,311	12,472	12,255	12,674	13,047	13,009	12,826	12,818	13,030	13,207
Mar	12,572	12,401	12,520	12,367	12,732	13,104	13,243	13,033	12,999	13,191	13,225
Apr	12,840	12,613	12,741	12,672	13,109	13,358	13,407	13,210	13,133	13,309	12,468
May	13,140	12,851	13,030	13,037	13,541	13,735	13,654	13,461	13,467	13,637	13,108
Jun	13,588	13,341	13,319	13,405	13,796	13,997	13,914	13,842	13,939	13,978	13,551
Jul	13,079	12,939	12,948	13,193	13,494	13,642	13,723	13,527	13,652	13,582	
Aug	12,975	12,978	12,869	13,076	13,514	13,435	13,346	13,229	13,390	13,617	
Sep	13,155	13,146	13,115	13,293	13,680	13,590	13,464	13,358	13,459	13,668	
Oct	13,125	13,042	12,926	13,236	13,589	13,569	13,331	13,290	13,437	13,612	
Nov	12,912	12,962	12,886	13,117	13,366	13,480	13,250	13,182	13,411	13,430	
Dec	12,823	12,873	12,846	13,102	13,333	13,425	13,228	13,124	13,333	13,353	
Annual	12,916	12,813	12,841	12,921	13,280	13,433	13,370	13,240	13,313	13,435	
% Change	-2.4%	-0.8%	0.2%	0.6%	2.8%	1.2%	-0.5%	-1%	0.6%	0.9%	%

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 808 dollars in 2018. In 2019, average weekly wages saw an increased of 5 percent over the prior year, rising to 845 dollars, or by 42 dollars. These data are shown in Table II.17.31.

Table II.17.31						
Average Weekly Wages						
Sheridan County						
BLS QCEW Data, 2002–2020(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2002	484	501	474	530	497	4.4%
2003	517	500	495	538	512	3%
2004	523	530	525	582	540	5.5%
2005	542	557	553	625	570	5.6%
2006	596	616	603	677	623	9.3%
2007	636	665	667	744	679	9%
2008	698	708	713	770	723	6.5%
2009	690	712	682	775	715	-1.1%
2010	670	696	677	778	705	-1.4%
2011	681	709	697	774	716	1.6%
2012	710	721	701	818	737	2.9%
2013	718	721	706	780	731	-0.8%
2014	725	729	730	802	747	2.2%
2015	737	742	737	815	758	1.5%
2016	740	748	763	808	765	0.9%
2017	757	759	753	830	775	1.3%
2018	777	797	784	871	808	4.3%
2019	814	824	830	907	845	4.6%
2020	838	869				

Total business establishments reported by the QCEW are displayed in Table II.17.32. Between 2018 and 2019, the total number of business establishments in Wyoming increased by 5 percent, from 1,425 to 1,434 establishments. The most recent 2020 estimates show there were 1,453 business establishments in the second quarter of 2020.

Table II.17.32						
Number of Business Establishments						
Sheridan County						
BLS QCEW Data, 2001–2020(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	1,391	1,416	1,419	1,414	1,410	0.4%
2018	1,423	1,429	1,420	1,426	1,425	1.1%
2019	1,424	1,436	1,441	1,450	1,434	0.6%
2020	1,444	1,453				

Poverty

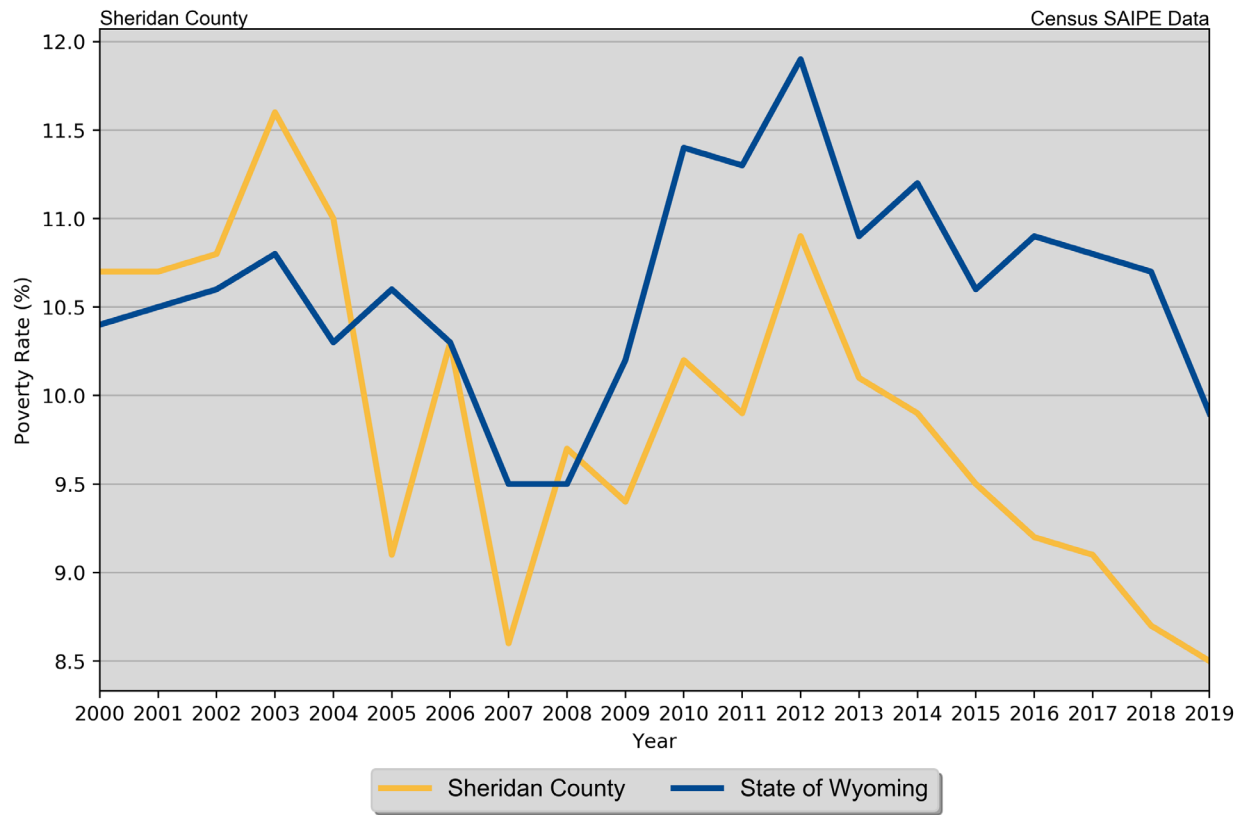
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,885 in 2010 to 2,500 in 2019, with the poverty rate reaching 8.5 percent in 2019. This compared to a state poverty rate of 9.9 percent and a national rate of 12.3 percent in 2019. Table II.17.33, at right, presents poverty data for 33.

The rate of poverty for Sheridan County is shown in Table II.17.34. In 2019, the poverty rate was 5.9 percent meaning there were an estimated 1,726 people living in poverty, compared to 2,367 persons living in poverty in 2010. In 2019, some 3 percent of those in poverty were under age 6 and 4.7 percent were 65 or older.

Year	Persons in Poverty	Poverty Rate
2000	2,788	10.7%
2001	2,832	10.7%
2002	2,867	10.8%
2003	3,073	11.6%
2004	2,934	11%
2005	2,426	9.1%
2006	2,758	10.3%
2007	2,353	8.6%
2008	2,694	9.7%
2009	2,673	9.4%
2010	2,885	10.2%
2011	2,811	9.9%
2012	3,141	10.9%
2013	2,944	10.1%
2014	2,890	9.9%
2015	2,777	9.5%
2016	2,691	9.2%
2017	2,673	9.1%
2018	2,551	8.7%
2019	2,500	8.5%

Age	2010 Five-Year ACS		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	267	12.4%	53	3%
6 to 17	228	5.8%	285	6.2%
18 to 64	1,580	8.9%	1,110	6.5%
65 or Older	292	7.2%	278	4.7%
Total	2,367	100.0%	1,726	100.0%
Poverty Rate	8.5%	.	5.9%	.

Diagram II.17.12
Poverty Rates
Sheridan County
SAIPE Estimates 2000 – 2019

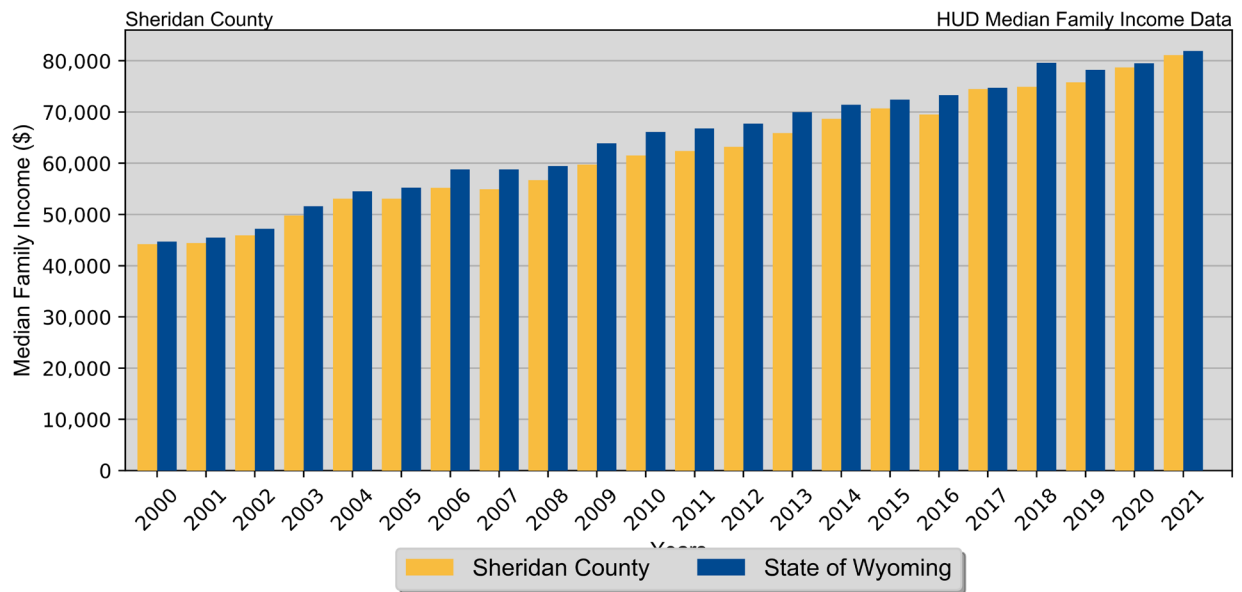


Household Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table II.17.35 shows that the HUD estimated MFI for Sheridan County was \$81,100 in 2021. This compared to Wyoming’s MFI of \$81,900. Diagram II.17.13, illustrates the estimated MFI for 2000 through 2021.

Table II.17.35 Median Family Income Sheridan County 2000–2019 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	44,200	44,700
2001	44,400	45,500
2002	45,900	47,200
2003	49,800	51,600
2004	53,100	54,500
2005	53,100	55,250
2006	55,200	58,800
2007	54,900	58,800
2008	56,700	59,450
2009	59,700	63,900
2010	61,500	66,100
2011	62,400	66,800
2012	63,200	67,700
2013	65,900	70,000
2014	68,700	71,400
2015	70,700	72,400
2016	69,500	73,300
2017	74,500	74,700
2018	74,900	79,600
2019	75,800	78,200
2020	78,700	79,500
2021	81,100	81,900

Diagram II.17.13
Estimated Median Family Income
Sheridan County vs. Wyoming
HUD Data: 2000 - 2021



Housing

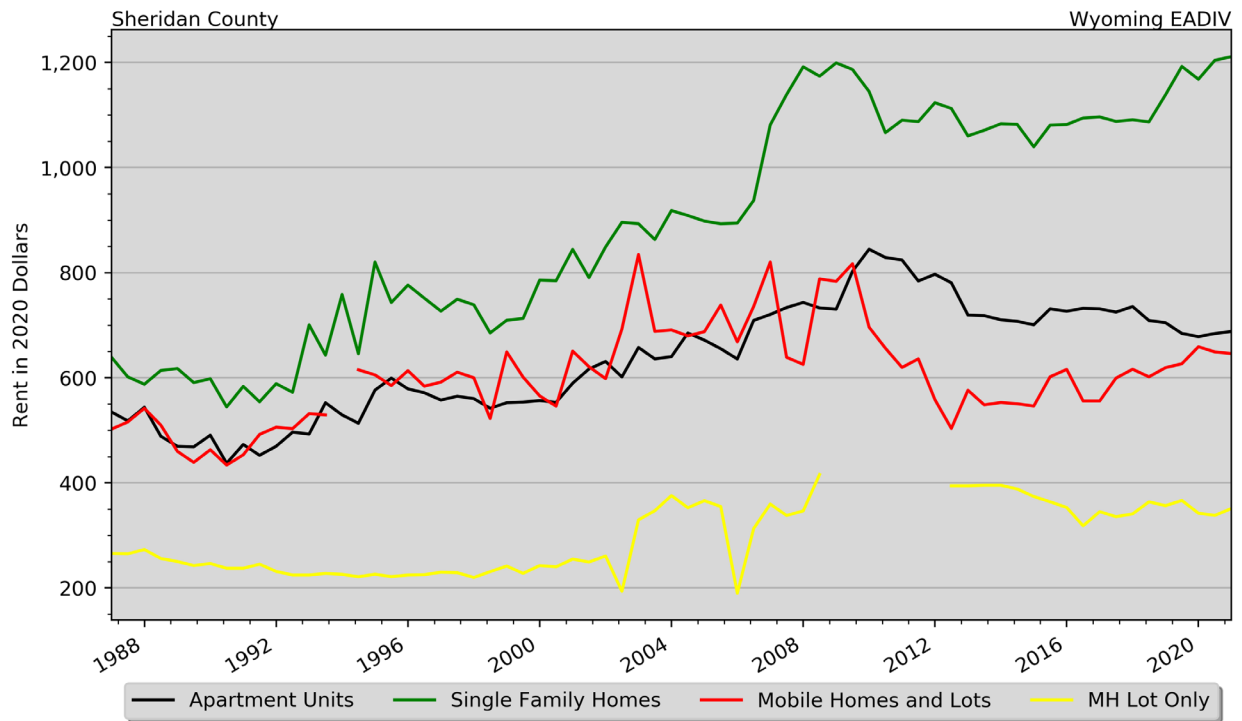
EADIV

According to the Wyoming cost of living index, real average apartment rents in Sheridan County increased by 1.45 percent from fourth quarter of 2019 to fourth quarter of 2020, from \$678.1 to \$688. During that same period, detached single-family home rents increased by 3.68 percent, rents for mobile homes on lots decreased by 1.96 percent, and rents for mobile home lots increased by 2.6 percent. Beginning in fourth quarter of 1986 rental prices for apartment units experienced an average annual increase of 0.72 percent, while rental prices for single family homes experienced an average annual increase of 1.84 percent since fourth quarter of 1986.

Table II.17.36 and Diagram II.17.14, present the Sheridan County county data for each rental type.

Table II.17.36				
Semiannual Average Monthly Rental Prices				
Sheridan County				
EAD Data, 2000:Q2 – 2019:Q4, Real 2019 Dollars				
Quarter Year	Apartments	Houses	Mobile Homes	Mobile Home Lots
Q2.00	553	784.5	545.8	240.1
Q4.00	589.4	844.1	650.6	254.7
Q2.01	616.6	790.4	620.9	249.2
Q4.01	630.9	848.8	598.1	260.6
Q2.02	601.4	895.8	692.6	193.5
Q4.02	657.5	893	834.2	329.5
Q2.03	635.8	862.9	688.1	346.8
Q4.03	640	918	690.9	375.7
Q2.04	684.9	908.7	679.5	352.5
Q4.04	671.5	898	687.6	365.9
Q2.05	655.1	892.9	738.2	354.8
Q4.05	635.6	894.2	668.1	189.8
Q2.06	709	937.3	735.5	312.9
Q4.06	720.3	1,081.1	820	359.5
Q2.07	733.4	1,138.8	638.8	337.8
Q4.07	743.2	1,191.6	625.3	346.4
Q2.08	732.7	1,173.8	788.1	415.8
Q4.08	730.3	1,199.1	783.3	0
Q2.09	802.5	1,186.5	816.9	538.2
Q4.09	844.4	1,144.6	696.1	0
Q2.10	828.7	1,066.3	656.1	0
Q4.10	824	1,090	619.5	0
Q2.11	784	1,087.4	635.8	0
Q4.11	796.8	1,123.3	558.2	0
Q2.12	780.6	1,112.4	503.4	394.3
Q4.12	719.2	1,060.1	576.1	394.3
Q2.13	718	1,070.9	548.3	395.3
Q4.13	710.2	1,083.2	552.8	395.3
Q2.14	707.2	1,082.1	550.4	388.1
Q4.14	700.6	1,039.4	546	373.9
Q2.15	730.9	1,080.6	601.7	363.8
Q4.15	726.5	1,081.7	615.8	353
Q2.16	731.9	1,094.2	555.7	318.1
Q4.16	730.9	1,096.3	555.7	345
Q2.17	724.8	1,087.7	599.2	335.5
Q4.17	735.3	1,090.8	616.1	340.8
Q2.18	708.8	1,086.8	601.6	363.7
Q4.18	704.6	1,138.4	619.1	356.4
Q2.19	684.2	1,192.3	626.5	366.4
Q4.19	678.1	1,168	658.9	342.1
Q2.20	684	1,204	649	338
Q4.20	688	1,211	646	351

Diagram II.17.14
Average Rents
Sheridan County
EAD Data 1986 – 2020



Housing Production

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 147 authorizations in 2019 to 172 in 2020.

The real value of single-family building permits increased from 278,218 dollars in 2019 to 278,376 dollars in 2020. This compares to an increase in permit value statewide, with values rising by 26,270 dollars from 344,472 dollars in 2019 to 370,742 dollars in 2020. Additional details are given in Table II.17.37 as well as in Diagram II.17.15 and Diagram II.17.16.

Table II.17.37
Building Permits and Valuation
 Sheridan County
 Census Bureau Data, 1980–2020

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019\$)	
	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	134,274	54,643
1981	45	32	0	6	83	107,059	76,718
1982	105	8	3	0	116	93,755	0
1983	119	0	0	42	161	115,933	38,743
1984	70	0	4	0	74	108,926	0
1985	13	0	0	31	44	115,723	69,525
1986	2	0	0	0	2	179,750	0
1987	5	0	0	0	5	92,062	0
1988	5	0	0	0	5	106,459	0
1989	6	0	0	0	6	128,212	0
1990	10	0	0	0	10	131,638	0
1991	84	0	0	0	84	141,227	0
1992	84	0	0	0	84	144,830	0
1993	96	2	0	0	98	126,626	0
1994	128	4	10	16	158	138,815	67,763
1995	98	2	20	0	120	134,010	0
1996	140	22	0	10	172	123,623	68,312
1997	95	6	0	6	107	137,931	88,593
1998	95	2	4	5	106	150,832	105,124
1999	83	2	0	5	90	140,583	103,638
2000	95	4	0	0	99	147,022	0
2001	90	4	0	8	102	134,025	68,529
2002	106	6	0	0	112	134,779	0
2003	215	0	12	60	287	95,048	82,008
2004	184	2	14	0	200	123,610	0
2005	171	4	0	0	175	135,062	0
2006	367	2	4	0	373	121,624	0
2007	328	4	7	0	339	168,854	0
2008	212	12	6	0	230	237,806	0
2009	86	0	0	0	86	219,884	0
2010	117	0	4	0	121	208,904	0
2011	101	2	7	48	158	216,264	110,099
2012	138	4	4	0	146	163,551	0
2013	138	2	0	0	140	228,561	0
2014	107	10	0	0	117	261,011	0
2015	120	10	3	0	133	275,072	0
2016	125	8	4	11	148	279,344	96,733
2017	126	14	0	21	161	269,055	88,918
2018	150	14	3	10	177	265,513	92,717
2019	147	14	10	19	190	278,218	98,818
2020	172	10	3	19	204	278,376	94,211

Diagram II.17.15 Single-Family Permits

Sheridan County
Census Bureau Data, 1980–2020

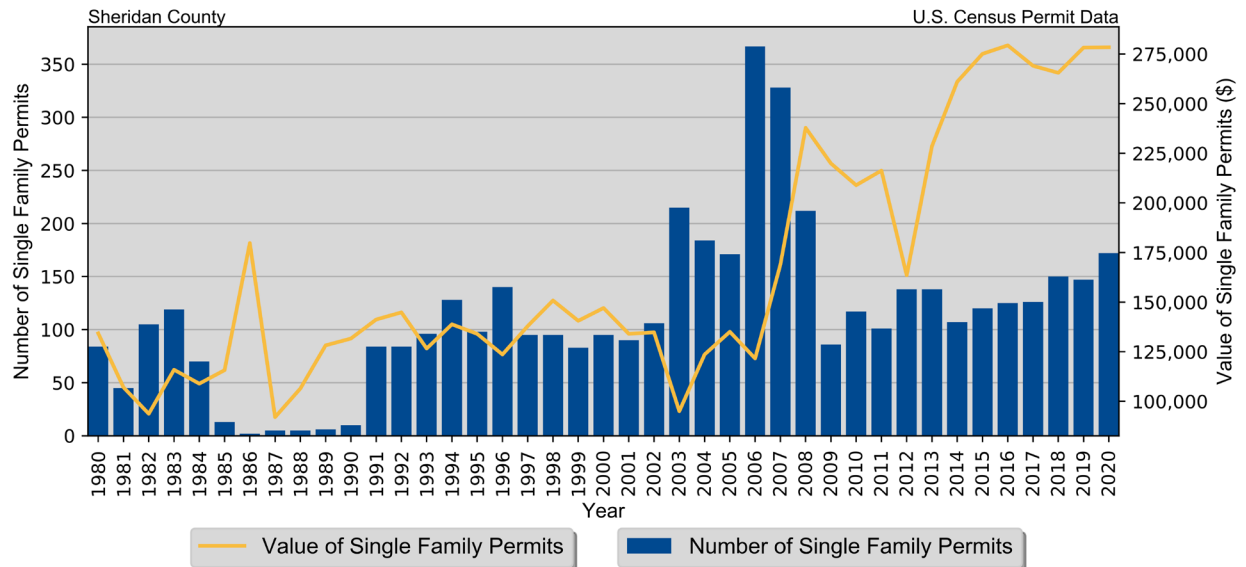
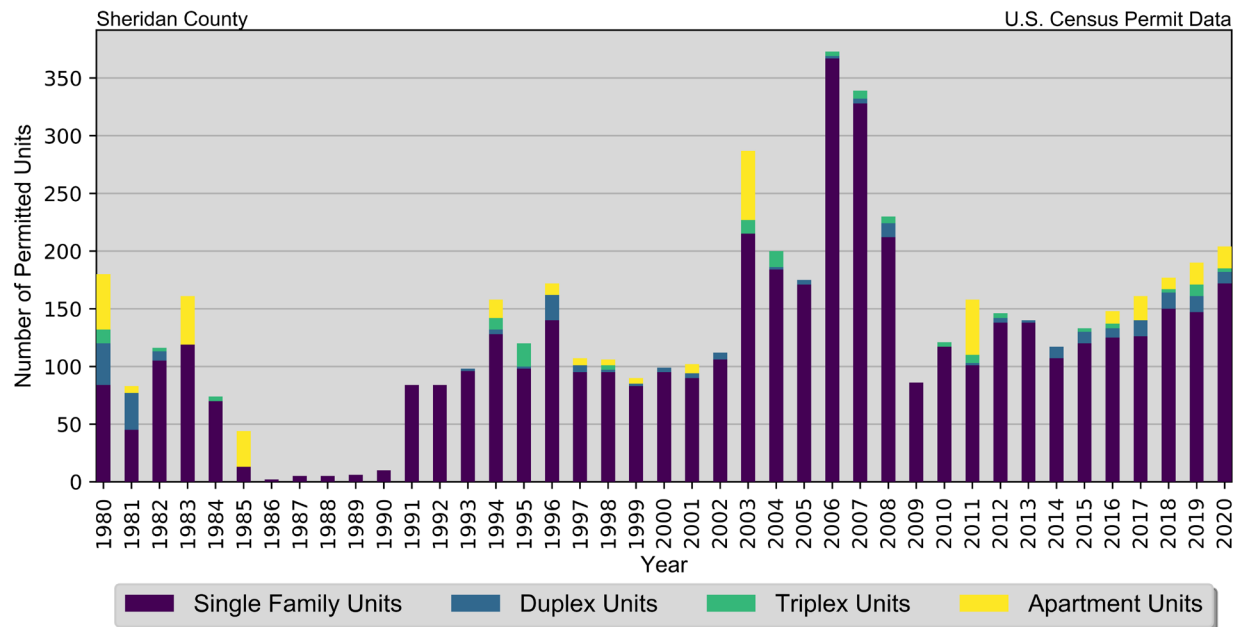


Diagram II.17.16 Total Permits by Unit Type

Sheridan County
Census Bureau Data, 1980–2020



Housing Characteristics

Households by type and tenure are shown in Table II.17.38. Family households represented 61.3 percent of households, while non-family households accounted for 38.7 percent. These changed from 62.3 and 37.7 percent, respectively.

Table II.17.38				
Household Type by Tenure				
Sheridan County				
2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	7,701	62.3%	8,118	61.3%
Married-Couple Family	6,153	79.9%	6,714	82.7%
Owner-Occupied	5,157	83.8%	5,847	87.1%
Renter-Occupied	996	16.2%	867	12.9%
Other Family	1,548	20.1%	1,404	19.1%
Male Householder, No Spouse Present	514	33.2%	437	36.6%
Owner-Occupied	279	54.3%	288	65.9%
Renter-Occupied	235	45.7%	149	34.1%
Female Householder, No Spouse Present	1,034	66.8%	967	73.6%
Owner-Occupied	544	52.6%	614	63.5%
Renter-Occupied	490	47.4%	353	36.5%
Non-Family Households	4,659	37.7%	5,133	38.7%
Owner-Occupied	2,521	54.1%	2,368	46.1%
Renter-Occupied	2,138	45.9%	2,765	53.9%
Total	12,360	100.0%	13,251	100.0%

Table II.17.39, below, shows housing units by type in 2010 and 2019. In 2010, there were 13,694 housing units, compared with 14,915 in 2019. Single-family units accounted for 77.3 percent of units in 2019, compared to 74.7 in 2010. Apartment units accounted for 8.5 percent in 2019, compared to 7 percent in 2010.

Table II.17.39				
Housing Units by Type				
Sheridan County				
2010 & 2019 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	10,228	74.7%	11,536	77.3%
Duplex	328	2.4%	267	1.8%
Tri- or Four-Plex	696	5.1%	573	3.8%
Apartment	958	7%	1,274	8.5%
Mobile Home	1,477	10.8%	1,247	8.4%
Boat, RV, Van, Etc.	7	0.1%	18	0.1%
Total	13,694	100.0%	14,915	100.0%

Table II.17.40 shows housing units by tenure from 2010 to 2019. By 2019, there were 14,915 housing units. An estimated 68.8 percent were owner-occupied, and 11.2 percent were vacant.

Table II.17.40				
Housing Units by Tenure				
Sheridan County				
2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	12,360	88.7%	13,251	88.8%
Owner-Occupied	8,501	68.8%	9,117	68.8%
Renter-Occupied	3,859	31.2%	4,134	31.2%
Vacant Housing Units	1,579	11.3%	1,664	11.2%
Total Housing Units	13,939	100.0%	14,915	100.0%

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.17.41. Households earning more than 100,000 dollars per year represented 27.5 percent of households in 2019, compared to 16.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 7.7 percent of households in 2019, compared to 11.5 percent in 2010.

Table II.17.41				
Households by Income				
Sheridan County				
2010 & 2019 Five-Year ACS Data				
Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,399	11.5%	1,017	7.7%
\$15,000 to \$19,999	684	5.6%	574	4.3%
\$20,000 to \$24,999	620	5.1%	712	5.4%
\$25,000 to \$34,999	1,576	12.9%	1,144	8.6%
\$35,000 to \$49,999	2,091	17.2%	1,917	14.5%
\$50,000 to \$74,999	2,279	18.7%	2,305	17.4%
\$75,000 to \$99,999	1,522	12.5%	1,938	14.6%
\$100,000 or More	2,001	16.4%	3,644	27.5%
Total	12,172	100.0%	13,251	100.0%

Table II.17.42 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 11.2 percent of households in 2010 and 13.8 percent of households in 2019. Housing units built in 1939 or earlier represented 17.8 percent of households in 2019 and 18 percent of households in 2010.

Table II.17.42				
Households by Year Home Built				
Sheridan County				
2010 & 2019 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,194	18%	2,362	17.8%
1940 to 1949	707	5.8%	598	4.5%
1950 to 1959	1,028	8.4%	1,000	7.5%
1960 to 1969	784	6.4%	546	4.1%
1970 to 1979	3,107	25.5%	2,539	19.2%
1980 to 1989	1,595	13.1%	1,896	14.3%
1990 to 1999	1,397	11.5%	1,759	13.3%
2000 to 2009	1,360	11.2%	1,827	13.8%
2010 or Later	-	-	724	5.5%
Total	12,172	100.0%	13,251	100.0%

The distribution of unit types by race are shown in Table II.17.43. An estimated 77.4 percent of white households occupy single-family homes, compared to 0 percent of black households. Some 8.5 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 78.9 percent of Asian, and 35.2 percent of American Indian households occupy single-family homes.

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	77.4%	0%	35.2%	78.9%	%	31.6%	75.4%
Duplex	1.5%	100%	0%	0%	%	0%	0%
Tri- or Four-Plex	3.9%	0%	0%	0%	%	68.4%	0%
Apartment	8.5%	0%	22.5%	0%	%	0%	24.6%
Mobile Home	8.5%	0%	42.3%	21.1%	%	0%	0%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2019 are shown in Table II.17.44. An estimated 20.8 percent of vacant units were for rent in 2010. In addition, some 9.6 percent of vacant units were for sale. "Other" vacant units represented 23.2 percent of vacant units in 2010. "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.

By 2019, for rent units accounted for 12.1 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 34.1 percent of vacant units, representing a total of 567 "other" vacant units.

Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	329	20.8%	201	12.1%
For Sale	152	9.6%	0	0%
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%	896	53.8%
For Migrant Workers	1	0.1%	0	0%
Other Vacant	366	23.2%	567	34.1%
Total	1,579	100.0%	1,664	100.0%

Table II.17.45 shows the number of households in the county by number of bedrooms and tenure. There were 173 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 26.83 percent of total households in Sheridan County. In Sheridan County the 5,137 households with three bedrooms accounted for 38.77 percent of all households, and there were 771 five-bedroom or more households, which accounted for 5.82 percent of all households.

Table II.17.45				
Households by Number of Bedrooms				
Sheridan County				
2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	59	173	232	1.75
One	212	954	1,166	8.8
Two	1,929	1,626	3,555	26.83
Three	4,099	1,038	5,137	38.77
Four	2,148	242	2,390	18.04
Five or more	670	101	771	5.82
Total	9,117	4,134	13,251	100.0

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, 214,600 dollars while structures built between 1950 and 1959 had a median value of 271,700 dollars and those built between 1990 to 1999 had a median value of 322,700 dollars. 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 386,400 dollars and 354,700 dollars, respectively. The total median value in Sheridan County was 272,400 dollars.

Table II.17.46	
Owner Occupied Median Value by Year Structure Built	
Sheridan County	
2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	214,600
1940 to 1949	196,600
1950 to 1959	271,700
1960 to 1969	247,900
1970 to 1979	240,200
1980 to 1989	310,300
1990 to 1999	322,700
2000 to 2009	334,800
2010 to 2013	386,400
2014 or later	354,700
Median Value	272,400

Household mortgage status is reported in Table II.17.47. In, Sheridan County households with a mortgage accounted for 58.5 percent of all households or 5,333 housing units, and the remaining 52.9 percent or 4,826 units had no mortgage. Of those units with a mortgage, 479 had either a second mortgage or home equity loan, 28 had both a second mortgage and home equity loan, and 4,826 or 52.9 percent had no second mortgage or no home equity loan.

Table II.17.47 Mortgage Status Sheridan County 2019 Five-Year ACS Data		
Mortgage Status	Sheridan County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	5,333	58.5
With either a second mortgage or home equity loan, but not both	479	5.3
Second mortgage only	143	1.6
Home equity loan only	336	3.7
Both second mortgage and home equity loan	28	0.3
No second mortgage and no home equity loan	4,826	52.9
Housing units without a mortgage	3,784	41.5
Total	9,117	100.0%

Table II.17.48 lists the Sheridan County median rent as 721 dollars and the median home value as 272,400 dollars in 2019.

Table II.17.48 Median Rent Sheridan County 2019 Five-Year ACS Data	
Place	Rent
Median Rent	\$721
Median Home Value	\$272,400

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

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.17.49. In 2019, an estimated 1 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table II.17.49 Overcrowding and Severe Overcrowding Sheridan County 2010 & 2019 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	8,499	99.2%	71	0.8%	0	0%	8,570
2019 Five-Year ACS	8,951	98.2%	132	1.4%	34	0.4%	9,117
Renter							
2010 Five-Year ACS	3,467	96.3%	51	1.4%	84	2.3%	3,602
2019 Five-Year ACS	4,134	100%	0	0%	0	0%	4,134
Total							
2010 Five-Year ACS	11,966	98.3%	122	1%	84	0.7%	12,172
2019 Five-Year ACS	13,085	98.7%	132	1%	34	0.3%	13,251

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. This data is displayed in Table II.17.50 and Table II.17.51, below.

There were a total of 81 households with incomplete plumbing facilities in 2019, representing 0.6 percent of households in Sheridan County. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2010.

Table II.17.50		
Households with Incomplete Plumbing Facilities		
2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	12,115	13,170
Lacking Complete Plumbing Facilities	57	81
Total Households	12,172	13,251
Percent Lacking	0.5%	0.6%

There were 102 households lacking complete kitchen facilities in 2019, compared to 68 households in 2010. This was a change from 0.6 percent of households in 2010 to 0.8 percent in 2019.

Table II.17.51		
Households with Incomplete Kitchen Facilities		
Sheridan County		
2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	12,104	13,149
Lacking Complete Kitchen Facilities	68	102
Total Households	12,172	13,251
Percent Lacking	0.6%	0.8%

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.

As seen in Table II.17.52, in Sheridan County 15.4 percent of households had a cost burden and 10.3 percent had a severe cost burden. Some 17.2 percent of renters were cost burdened, and 17.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.3 percent and a severe cost burden rate of 1.8 percent. Owner occupied households with a mortgage had a cost burden rate of 21.8 percent, and severe cost burden at 11.1 percent.

Table II.17.52
Cost Burden and Severe Cost Burden by Tenure
 Sheridan County
 2010 & 2019 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	3,456	65.8%	1,079	20.5%	705	13.4%	11	0.2%	5,251
2019 Five-Year ACS	3,566	66.9%	1,162	21.8%	590	11.1%	15	0.3%	5,333
Owner Without a Mortgage									
2010 Five-Year ACS	2,958	89.1%	162	4.9%	193	5.8%	6	0.2%	3,319
2019 Five-Year ACS	3,511	92.8%	164	4.3%	69	1.8%	40	1.1%	3,784
Renter									
2010 Five-Year ACS	1,879	52.2%	600	16.7%	642	17.8%	481	13.4%	3,602
2019 Five-Year ACS	2,407	58.2%	711	17.2%	708	17.1%	308	7.5%	4,134
Total									
2010 Five-Year ACS	8,293	68.1%	1,841	15.1%	1,540	12.7%	498	4.1%	12,172
2019 Five-Year ACS	9,484	71.6%	2,037	15.4%	1,367	10.3%	363	2.7%	13,251

Comprehensive Housing Affordability Strategy (CHAS)

The following table set shows Comprehensive Housing Affordability Strategy (CHAS) data.

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

Housing Problems by Income, Race, and Tenure

Table II.17.53 through Table II.17.58 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing).). In Sheridan County, housing problems are faced by 2,030 white homeowner households, 0 black homeowner households, 35 Asian homeowner households, and 35 Hispanic homeowner households.

Table II.17.53								
Percent of Homeowner Households with Housing Problems by Income and Race								
Sheridan County 2013–2017 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$24,330	67.9%	0%	100%	0%	0%	100%	0%	68.8%
\$24,331 to \$40,550	42.8%	0%	0%	0%	0%	0%	0%	41.5%
\$40,551 to \$64,880	41.3%	0%	0%	0%	0%	0%	66.7%	41.1%
\$64,881 to \$81,100	15.5%	0%	0%	0%	0%	0%	0%	14.1%
Above \$81,100	9.6%	0%	86.2%	0%	0%	0%	20%	10.1%
Total	23.4%	0%	89.7%	0%	0%	11.8%	16.3%	23.4%
Without Housing Problems								
\$0 to \$24,330	24.8%	0%	0%	0%	0%	0%	0%	24.1%
\$24,331 to \$40,550	57.2%	0%	0%	0%	0%	0%	100%	58.5%
\$40,551 to \$64,880	58.7%	0%	0%	0%	0%	100%	33.3%	58.9%
\$64,881 to \$81,100	84.5%	0%	0%	0%	0%	0%	100%	85.9%
Above \$81,100	90.4%	0%	13.8%	100%	0%	100%	80%	89.9%
Total	76%	0%	10.3%	100%	0%	88.2%	83.7%	76.1%

Table II.17.54
Homeowner Households with Housing Problems by Income and Race
 Sheridan County
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$24,330	465	0	10	0	0	10	0	485
\$24,331 to \$40,550	340	0	0	0	0	0	0	340
\$40,551 to \$64,880	630	0	0	0	0	0	20	650
\$64,881 to \$81,100	135	0	0	0	0	0	0	135
Above \$81,100	460	0	25	0	0	0	15	500
Total	2,030	0	35	0	0	10	35	2,110
Without Housing Problems								
\$0 to \$24,330	170	0	0	0	0	0	0	170
\$24,331 to \$40,550	455	0	0	0	0	0	25	480
\$40,551 to \$64,880	895	0	0	0	0	25	10	930
\$64,881 to \$81,100	735	0	0	0	0	0	85	820
Above \$81,100	4,330	0	4	15	0	50	60	4,459
Total	6,585	0	4	15	0	75	180	6,859
Not Computed								
\$0 to \$24,330	50	0	0	0	0	0	0	50
\$24,331 to \$40,550	0	0	0	0	0	0	0	0
\$40,551 to \$64,880	0	0	0	0	0	0	0	0
\$64,881 to \$81,100	0	0	0	0	0	0	0	0
Above \$81,100	0	0	0	0	0	0	0	0
Total	50	0	0	0	0	0	0	50
Total								
\$0 to \$24,330	685	0	10	0	0	10	0	705
\$24,331 to \$40,550	795	0	0	0	0	0	25	820
\$40,551 to \$64,880	1,525	0	0	0	0	25	30	1,580
\$64,881 to \$81,100	870	0	0	0	0	0	85	955
Above \$81,100	4,790	0	29	15	0	50	75	4,959
Total	8,665	0	39	15	0	85	215	9,019

In total, some 1,485 renter households face housing problems in Sheridan County. Of these, some 1,355 white renter households, 0 black renter households, 0 Asian renter households, and 75 Hispanic renter households face housing problems.

Table II.17.55
Renter Households with Housing Problems by Income and Race
 Sheridan County
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$24,330	475	0	0	10	0	25	25	535
\$24,331 to \$40,550	480	0	0	0	0	0	40	520
\$40,551 to \$64,880	330	0	0	0	0	0	0	330
\$64,881 to \$81,100	70	0	0	20	0	0	10	100
Above \$81,100	0	0	0	0	0	0	0	0
Total	1,355	0	0	30	0	25	75	1,485
Without Housing Problems								
\$0 to \$24,330	260	0	0	0	0	0	20	280
\$24,331 to \$40,550	205	0	0	4	0	0	35	244
\$40,551 to \$64,880	620	40	0	0	0	45	45	750
\$64,881 to \$81,100	380	0	0	15	0	0	0	395
Above \$81,100	870	0	0	0	0	10	55	935
Total	2,335	40	0	19	0	55	155	2,604
Not Computed								
\$0 to \$24,330	50	0	0	0	0	0	0	50
\$24,331 to \$40,550	0	0	0	0	0	0	0	0
\$40,551 to \$64,880	0	0	0	0	0	0	0	0
\$64,881 to \$81,100	0	0	0	0	0	0	0	0
Above \$81,100	0	0	0	0	0	0	0	0
Total	50	0	0	0	0	0	0	50
Total								
\$0 to \$24,330	785	0	0	10	0	25	45	865
\$24,331 to \$40,550	685	0	0	4	0	0	75	764
\$40,551 to \$64,880	950	40	0	0	0	45	45	1,080
\$64,881 to \$81,100	450	0	0	35	0	0	10	495
Above \$81,100	870	0	0	0	0	10	55	935
Total	3,740	40	0	49	0	80	230	4,139

Table II.17.56
Percent of Renter Households with Housing Problems by Income and Race
 Sheridan County
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$24,330	60.5%	0%	0%	100%	0%	100%	55.6%	61.8%
\$24,331 to \$40,550	70.1%	0%	0%	0%	0%	0%	53.3%	68.1%
\$40,551 to \$64,880	34.7%	0%	0%	0%	0%	0%	0%	30.6%
\$64,881 to \$81,100	15.6%	0%	0%	57.1%	0%	0%	100%	20.2%
Above \$81,100	0%	0%	0%	0%	0%	0%	0%	0%
Total	36.2%	0%	0%	61.2%	0%	31.2%	32.6%	35.9%
Without Housing Problems								
\$0 to \$24,330	33.1%	0%	0%	0%	0%	0%	44.4%	32.4%
\$24,331 to \$40,550	29.9%	0%	0%	100%	0%	0%	46.7%	31.9%
\$40,551 to \$64,880	65.3%	100%	0%	0%	0%	100%	100%	69.4%
\$64,881 to \$81,100	84.4%	0%	0%	42.9%	0%	0%	0%	79.8%
Above \$81,100	100%	0%	0%	0%	0%	100%	100%	100%
Total	62.4%	100%	0%	38.8%	0%	68.8%	67.4%	62.9%

Overall, there are 3,595 households, or 27.3 percent of households with housing problems in Sheridan County. This includes 3,385 white households, 0 black households, 35 Asian households, 30 American Indian, 0 Pacific Islander, and 35 “other” race households with housing problems. In addition, there are 110 Hispanic households with housing problems. This is shown in Table II.17.57 and Table II.17.58.

Table II.17.57
Percent of Total Households with Housing Problems by Income and Race

Sheridan County
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$24,330	63.9%	0%	100%	100%	0%	100%	55.6%	65%
\$24,331 to \$40,550	55.4%	0%	0%	0%	0%	0%	40%	54.3%
\$40,551 to \$64,880	38.8%	0%	0%	0%	0%	0%	26.7%	36.8%
\$64,881 to \$81,100	15.5%	0%	0%	57.1%	0%	0%	10.5%	16.2%
Above \$81,100	8.1%	0%	86.2%	0%	0%	0%	11.5%	8.5%
Total	27.3%	0%	89.7%	46.9%	0%	21.2%	24.7%	27.3%
Without Housing Problems								
\$0 to \$24,330	29.3%	0%	0%	0%	0%	0%	44.4%	28.7%
\$24,331 to \$40,550	44.6%	0%	0%	100%	0%	0%	60%	45.7%
\$40,551 to \$64,880	61.2%	100%	0%	0%	0%	100%	73.3%	63.2%
\$64,881 to \$81,100	84.5%	0%	0%	42.9%	0%	0%	89.5%	83.8%
Above \$81,100	91.9%	0%	13.8%	100%	0%	100%	88.5%	91.5%
Total	71.9%	100%	10.3%	53.1%	0%	78.8%	75.3%	71.9%

Table II.17.58
Total Households with Housing Problems by Income and Race
 Sheridan County
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$24,330	940	0	10	10	0	35	25	1,020
\$24,331 to \$40,550	820	0	0	0	0	0	40	860
\$40,551 to \$64,880	960	0	0	0	0	0	20	980
\$64,881 to \$81,100	205	0	0	20	0	0	10	235
Above \$81,100	460	0	25	0	0	0	15	500
Total	3,385	0	35	30	0	35	110	3,595
Without Housing Problems								
\$0 to \$24,330	430	0	0	0	0	0	20	450
\$24,331 to \$40,550	660	0	0	4	0	0	60	724
\$40,551 to \$64,880	1,515	40	0	0	0	70	55	1,680
\$64,881 to \$81,100	1,115	0	0	15	0	0	85	1,215
Above \$81,100	5,200	0	4	15	0	60	115	5,394
Total	8,920	40	4	34	0	130	335	9,463
Not Computed								
\$0 to \$24,330	100	0	0	0	0	0	0	100
\$24,331 to \$40,550	0	0	0	0	0	0	0	0
\$40,551 to \$64,880	0	0	0	0	0	0	0	0
\$64,881 to \$81,100	0	0	0	0	0	0	0	0
Above \$81,100	0	0	0	0	0	0	0	0
Total	100	0	0	0	0	0	0	100
Total								
\$0 to \$24,330	1,470	0	10	10	0	35	45	1,570
\$24,331 to \$40,550	1,480	0	0	4	0	0	100	1,584
\$40,551 to \$64,880	2,475	40	0	0	0	70	75	2,660
\$64,881 to \$81,100	1,320	0	0	35	0	0	95	1,450
Above \$81,100	5,660	0	29	15	0	60	130	5,894
Total	12,405	40	39	64	0	165	445	13,158

Table II.17.59 through Table II.17.62 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 1,555 white households, 0 black households, 4 Asian households, as well as 40 Hispanic homeowner households.

Table II.17.59								
Percent of Homeowner Households with Severe Housing Problems by Income and Race								
Sheridan County 2013–2017 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$24,330	46.7%	0%	50%	0%	0%	100%	0%	47.5%
\$24,331 to \$40,550	25.9%	0%	0%	0%	0%	0%	0%	25.2%
\$40,551 to \$64,880	17%	0%	0%	0%	0%	0%	0%	16.5%
\$64,881 to \$81,100	5.7%	0%	0%	0%	0%	0%	0%	5.2%
Above \$81,100	2.6%	0%	0%	0%	0%	0%	20%	2.8%
Total	11.1%	0	12.1%	0%	0%	11.8%	7.1%	11%
Without A Severe Housing Problem								
\$0 to \$24,330	46%	0%	50%	0%	0%	0%	0%	45.4%
\$24,331 to \$40,550	74.1%	0%	0%	0%	0%	0%	100%	74.8%
\$40,551 to \$64,880	83%	0%	0%	0%	0%	100%	100%	83.5%
\$64,881 to \$81,100	94.3%	0%	0%	0%	0%	0%	100%	94.8%
Above \$81,100	97.4%	0%	100%	100%	0%	100%	80%	97.2%
Total	88.3%	0%	87.9%	100%	0%	88.2%	92.9%	88.5%

Table II.17.60
Percent of Renter Households with Severe Housing Problems by Income and Race
 Sheridan County
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$24,330	51.9%	0%	0%	100%	0%	50%	55.6%	52.6%
\$24,331 to \$40,550	13.1%	0%	0%	0%	0%	0%	0%	11.9%
\$40,551 to \$64,880	6.8%	0%	0%	0%	0%	0%	0%	6%
\$64,881 to \$81,100	7.7%	0%	0%	57.1%	0%	0%	0%	11%
Above \$81,100	0%	0%	0%	0%	0%	0%	0%	0%
Total	15.9%	0%	0%	61.2%	0%	13.3%	11.1%	16%
Without A Severe Housing Problems								
\$0 to \$24,330	41.7%	0%	0%	0%	0%	50%	44.4%	41.5%
\$24,331 to \$40,550	86.9%	0%	0%	100%	0%	0%	100%	88.1%
\$40,551 to \$64,880	93.2%	100%	0%	0%	0%	100%	100%	94%
\$64,881 to \$81,100	92.3%	0%	0%	42.9%	0%	0%	100%	89%
Above \$81,100	100%	0%	0%	0%	0%	100%	100%	100%
Total	82.8%	100%	0%	38.8%	0%	86.7%	88.9%	82.8%

Table II.17.61
Percent of Total Households with Severe Housing Problems by Income and Race
 Sheridan County
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$24,330	49.5%	0%	50%	100%	0%	66.7%	55.6%	50.3%
\$24,331 to \$40,550	20%	0%	0%	0%	0%	0%	0%	18.7%
\$40,551 to \$64,880	13.1%	0%	0%	0%	0%	0%	0%	12.2%
\$64,881 to \$81,100	6.4%	0%	0%	57.1%	0%	0%	0%	7.2%
Above \$81,100	2.2%	0%	0%	0%	0%	0%	11.5%	2.4%
Total	12.5%	0%	12.1%	46.9%	0%	12.5%	9.2%	12.6%
Without A Severe Housing Problem								
\$0 to \$24,330	43.7%	0%	50%	0%	0%	33.3%	44.4%	43.3%
\$24,331 to \$40,550	80%	0%	0%	100%	0%	0%	100%	81.3%
\$40,551 to \$64,880	86.9%	100%	0%	0%	0%	100%	100%	87.8%
\$64,881 to \$81,100	93.6%	0%	0%	42.9%	0%	0%	100%	92.8%
Above \$81,100	97.8%	0%	100%	100%	0%	100%	88.5%	97.6%
Total	86.7%	100%	87.9%	53.1%	0%	87.5%	90.8%	86.7%

Table II.17.62
Total Households with Severe Housing Problems by Income and Race
 Sheridan County
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$24,330	725	0	4	10	0	20	25	784
\$24,331 to \$40,550	295	0	0	0	0	0	0	295
\$40,551 to \$64,880	325	0	0	0	0	0	0	325
\$64,881 to \$81,100	85	0	0	20	0	0	0	105
Above \$81,100	125	0	0	0	0	0	15	140
Total	1,555	0	4	30	0	20	40	1,649
Without A Severe Housing Problems								
\$0 to \$24,330	640	0	4	0	0	10	20	674
\$24,331 to \$40,550	1,180	0	0	4	0	0	95	1,279
\$40,551 to \$64,880	2,150	40	0	0	0	70	70	2,330
\$64,881 to \$81,100	1,240	0	0	15	0	0	95	1,350
Above \$81,100	5,535	0	25	15	0	60	115	5,750
Total	10,745	40	29	34	0	140	395	11,383
Not Computed								
\$0 to \$24,330	100	0	0	0	0	0	0	100
\$24,331 to \$40,550	0	0	0	0	0	0	0	0
\$40,551 to \$64,880	0	0	0	0	0	0	0	0
\$64,881 to \$81,100	0	0	0	0	0	0	0	0
Above \$81,100	0	0	0	0	0	0	0	0
Total	100	0	0	0	0	0	0	100
Total								
\$0 to \$24,330	1,465	0	8	10	0	30	45	1,558
\$24,331 to \$40,550	1,475	0	0	4	0	0	95	1,574
\$40,551 to \$64,880	2,475	40	0	0	0	70	70	2,655
\$64,881 to \$81,100	1,325	0	0	35	0	0	95	1,455
Above \$81,100	5,660	0	25	15	0	60	130	5,890
Total	12,400	40	33	64	0	160	435	13,132

Housing problems are explored by type and income in Table II.17.63 and Table II.17.64. More than 1,925 households have a cost burden and 1,365 have a severe cost burden. Some 815 renter households are impacted by cost burdens, and 545 are impacted by severe cost burdens. On the other hand, some 1,110 owner-occupied households have cost burdens, and 820 have severe cost burdens. Overall there are 9,455 households without a housing problem.

Table II.17.63						
Percent of Housing Problems by Income and Tenure						
Sheridan County						
2013–2017 HUD CHAS Data						
Housing Problem	\$0 to \$24,330	\$24,331 to \$40,550	\$40,551 to \$64,880	\$64,881 to \$81,100	Above \$81,100	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	1.2%	0.3%	0%	1.1%	0.8%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0.1%	0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0%	0%	2.5%	1%	0.9%	1.1%
Housing cost burden greater than 50% of income (and none of the above problems)	47.1%	24.5%	13.7%	4.2%	0.7%	9.1%
Housing cost burden greater than 30% of income (and none of the above problems)	21.4%	16%	24.5%	8.9%	7.3%	12.3%
Zero/negative income (and none of the above problems)	7.1%	0%	0%	0%	0%	0.6%
Has none of the 4 housing problems	24.3%	58.3%	59%	85.9%	89.9%	76.1%
Total	100%	100%	100%	100%	100%	100%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	3.5%	3.9%	0%	12%	0%	2.9%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0%	0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0%	0%	0%	0%	0%	0%
Housing cost burden greater than 50% of income (and none of the above problems)	48.8%	7.9%	6%	0%	0%	13.2%
Housing cost burden greater than 30% of income (and none of the above problems)	9.3%	55.9%	24.5%	9%	0%	19.7%
Zero/negative income (and none of the above problems)	5.8%	0%	0%	0%	0%	1.2%
Has none of the 4 housing problems	32.6%	32.2%	69.4%	79%	100%	63%
Total	100%	100%	100%	100%	100%	100%

Table II.17.64
Housing Problems by Income and Tenure
 Sheridan County
 2013–2017 HUD CHAS Data

Housing Problem	\$0 to \$24,330	\$24,331 to \$40,550	\$40,551 to \$64,880	\$64,881 to \$81,100	Above \$81,100	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	10	4	0	55	69
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	40	10	45	95
Housing cost burden greater that 50% of income (and none of the above problems)	330	200	215	40	35	820
Housing cost burden greater than 30% of income (and none of the above problems)	150	130	385	85	360	1,110
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
Has none of the 4 housing problems	170	475	925	820	4,460	6,850
Total	700	815	1,569	955	4,959	8,998
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	30	30	0	60	0	120
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater that 50% of income (and none of the above problems)	420	60	65	0	0	545
Housing cost burden greater than 30% of income (and none of the above problems)	80	425	265	45	0	815
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
Has none of the 4 housing problems	280	245	750	395	935	2,605
Total	860	760	1,080	500	935	4,135
Total						
Lacking complete plumbing or kitchen facilities	30	40	4	60	55	189
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	40	10	45	95
Housing cost burden greater that 50% of income (and none of the above problems)	750	260	280	40	35	1,365
Housing cost burden greater than 30% of income (and none of the above problems)	230	555	650	130	360	1,925
Zero/negative income (and none of the above problems)	100	0	0	0	0	100
Has none of the 4 housing problems	450	720	1,675	1,215	5,395	9,455
Total	1,560	1,575	2,649	1,455	5,894	13,133

Cost Burdens

For owner occupied housing, elderly non-family households are more likely to be impacted by housing cost burdens, with 24.9 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 63.2 percent of elderly non-family and 100 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table II.17.65

Table II.17.66 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 870 renter occupied households faced cost burdens, compared to 1,107 owner occupied households. Of these, there are 80 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table II.17.65
Owner-Occupied Households by Income and Family Status and Cost Burden
 Sheridan County
 2013–2017 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$24,330	35	4	0	115	10	164
\$24,331 to \$40,550	135	55	0	145	150	485
\$40,551 to \$64,880	290	195	55	310	95	945
\$64,881 to \$81,100	170	280	120	165	100	835
Above \$81,100	1,010	2,370	415	335	430	4,560
Total	1,640	2,904	590	1,070	785	6,989
Cost Burden						
\$0 to \$24,330	4	30	0	100	10	144
\$24,331 to \$40,550	35	45	0	40	10	130
\$40,551 to \$64,880	120	70	60	15	125	390
\$64,881 to \$81,100	0	40	4	15	25	84
Above \$81,100	15	180	125	4	35	359
Total	174	365	189	174	205	1,107
Severe Cost Burden						
\$0 to \$24,330	95	70	20	115	30	330
\$24,331 to \$40,550	120	20	0	60	0	200
\$40,551 to \$64,880	40	155	25	10	10	240
\$64,881 to \$81,100	20	20	0	0	0	40
Above \$81,100	0	35	0	0	0	35
Total	275	300	45	185	40	845
Cost Burden Not Computed						
\$0 to \$24,330	10	15	0	10	15	50
\$24,331 to \$40,550	0	0	0	0	0	0
\$40,551 to \$64,880	0	0	0	0	0	0
\$64,881 to \$81,100	0	0	0	0	0	0
Above \$81,100	0	0	0	0	0	0
Total	10	15	0	10	15	50
Total						
\$0 to \$24,330	144	119	20	340	65	688
\$24,331 to \$40,550	290	120	0	245	160	815
\$40,551 to \$64,880	450	420	140	335	230	1,575
\$64,881 to \$81,100	190	340	124	180	125	959
Above \$81,100	1,025	2,585	540	339	465	4,954
Total	2,099	3,584	824	1,439	1,045	8,991

Table II.17.66						
Renter-Occupied Households by Income and Family Status and Cost Burden						
Sheridan County						
2013–2017 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$24,330	4	35	0	80	165	284
\$24,331 to \$40,550	0	4	0	90	160	254
\$40,551 to \$64,880	40	250	95	135	230	750
\$64,881 to \$81,100	50	215	35	55	65	420
Above \$81,100	40	410	100	60	320	930
Total	134	914	230	420	940	2,638
Cost Burden						
\$0 to \$24,330	0	10	0	45	25	80
\$24,331 to \$40,550	20	95	0	90	240	445
\$40,551 to \$64,880	10	135	10	30	80	265
\$64,881 to \$81,100	0	35	0	0	45	80
Above \$81,100	0	0	0	0	0	0
Total	30	275	10	165	390	870
Severe Cost Burden						
\$0 to \$24,330	0	75	0	160	210	445
\$24,331 to \$40,550	10	15	0	10	25	60
\$40,551 to \$64,880	0	0	0	65	0	65
\$64,881 to \$81,100	0	0	0	0	0	0
Above \$81,100	0	0	0	0	0	0
Total	10	90	0	235	235	570
Cost Burden Not Computed						
\$0 to \$24,330	0	0	0	4	45	49
\$24,331 to \$40,550	0	0	0	0	0	0
\$40,551 to \$64,880	0	0	0	0	0	0
\$64,881 to \$81,100	0	0	0	0	0	0
Above \$81,100	0	0	0	0	0	0
Total	0	0	0	4	45	49
Total						
\$0 to \$24,330	4	120	0	289	445	858
\$24,331 to \$40,550	30	114	0	190	425	759
\$40,551 to \$64,880	50	385	105	230	310	1,080
\$64,881 to \$81,100	50	250	35	55	110	500
Above \$81,100	40	410	100	60	320	930
Total	174	1,279	240	824	1,610	4,127

In total, some 1,990 households face cost burdens, and 1,424 face severe cost burdens. This includes 1,120 owner households and 870 renter households with a cost burden, as seen in Table II.17.67.

Table II.17.67					
Households with Cost Burden by Tenure and Race					
Sheridan County					
2013–2017 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	6,700	1,070	835	50	8,655
Black	0	0	0	0	0
Asian	4	30	4	0	38
American Indian	15	0	0	0	15
Pacific Islander	0	0	0	0	0
Other Race	75	0	10	0	85
Hispanic	195	20	0	0	215
Total	6,989	1,120	849	50	9,008
Renter-Occupied					
White	2,350	815	530	50	3,745
Black	40	0	0	0	40
Asian	0	0	0	0	0
American Indian	40	0	10	0	50
Pacific Islander	0	0	0	0	0
Other Race	50	10	10	0	70
Hispanic	155	45	25	0	225
Total	2,635	870	575	50	4,130
Total					
White	9,050	1,885	1,365	100	12,400
Black	40	0	0	0	40
Asian	4	30	4	0	38
American Indian	55	0	10	0	65
Pacific Islander	0	0	0	0	0
Other Race	125	10	20	0	155
Hispanic	350	65	25	0	440
Total	9,624	1,990	1,424	100	13,138

Lead-Based Paint Risks

Table II.17.68 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 565 households built between 1940 and 1979 with young children present, and 380 built prior to 1939.

Table II.17.68			
Vintage of Households by Income and Presence of Young Children			
Sheridan County 2013–2017 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
\$0 to \$24,330	0	275	275
\$24,331 to \$40,550	0	265	265
\$40,551 to \$64,880	240	380	620
\$64,881 to \$81,100	60	115	175
Above \$81,100	80	850	930
Total	380	1,885	2,265
Built 1940 to 1979			
\$0 to \$24,330	55	600	655
\$24,331 to \$40,550	0	670	670
\$40,551 to \$64,880	65	680	745
\$64,881 to \$81,100	180	615	795
Above \$81,100	265	1,715	1,980
Total	565	4,280	4,845
Built 1980 or Later			
\$0 to \$24,330	40	590	630
\$24,331 to \$40,550	100	545	645
\$40,551 to \$64,880	185	1,105	1,290
\$64,881 to \$81,100	65	415	480
Above \$81,100	345	2,635	2,980
Total	735	5,290	6,025
Total			
\$0 to \$24,330	95	1,465	1,560
\$24,331 to \$40,550	100	1,480	1,580
\$40,551 to \$64,880	490	2,165	2,655
\$64,881 to \$81,100	305	1,145	1,450
Above \$81,100	690	5,200	5,890
Total	1,680	11,455	13,135

Elderly Housing Needs

Table II.17.69 shows the rate of housing problems for elderly households. Some 960 elderly and 430 extra-elderly households have housing problems. Of these, some 305 elderly households with housing problems have incomes less than 30 percent HAMFI, and 220 extra-elderly households have incomes below 30 percent HAMFI.

Table II.17.69				
Households with Housing Problems by Income and Elderly Status				
Sheridan County				
2013–2017 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$24,330	305	220	480	1,005
\$24,331 to \$40,550	270	140	450	860
\$40,551 to \$64,880	270	35	675	980
\$64,881 to \$81,100	35	20	180	235
Above \$81,100	80	15	405	500
Total	960	430	2,190	3,580
Without Housing Problems				
\$0 to \$24,330	90	145	215	450
\$24,331 to \$40,550	130	230	360	720
\$40,551 to \$64,880	455	360	860	1,675
\$64,881 to \$81,100	325	145	745	1,215
Above \$81,100	1,470	294	3,625	5,389
Total	2,470	1,174	5,805	9,449
Not Computed				
\$0 to \$24,330	14	10	75	99
\$24,331 to \$40,550	0	0	0	0
\$40,551 to \$64,880	0	0	0	0
\$64,881 to \$81,100	0	0	0	0
Above \$81,100	0	0	0	0
Total	14	10	75	99
Total				
\$0 to \$24,330	409	375	770	1,554
\$24,331 to \$40,550	400	370	810	1,580
\$40,551 to \$64,880	725	395	1,535	2,655
\$64,881 to \$81,100	360	165	925	1,450
Above \$81,100	1,550	309	4,030	5,889
Total	3,444	1,614	8,070	13,128

Home Ownership

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2020, the average sales price in Sheridan County was 323,345.51 dollars. This represented a change of **7.03** percent from the previous year. Wyoming's average was 402,110.24 dollars, a change of **25.54** percent over the previous year. Table II.17.70 compares the average sales prices between 2000 and 2020.

Table II.17.70 Average Sales Prices Sheridan County vs. Wyoming DOR Data, 2000–2020						
Year	Average Price (\$)	Median Sales Price	Number of Sales	Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	115,003	.	401	.	131,207	.
2001	125,000	.	460	8.69	128,771	-1.86
2002	142,565	.	422	14.05	138,295	7.4
2003	146,776	.	519	2.95	148,276	7.22
2004	162,917	.	521	11	159,558	7.61
2005	186,095	.	519	14.23	178,183	11.67
2006	220,225	.	599	18.34	219,438	23.15
2007	240,779	.	580	9.33	265,044	20.78
2008	240,270	.	400	-0.21	256,045	-3.4
2009	233,281	.	237	-2.91	241,622	-5.63
2010	242,635	213,000	331	4.01	250,958	3.86
2011	227,833	198,350	229	-6.1	241,301	-3.85
2012	223,988	203,650	256	-1.69	266,406	10.4
2013	228,217	211,250	304	1.89	281,345	5.61
2014	237,497	212,443	421	4.07	263,432	4.07
2015	238,593	212,800	453	0.46	275,611	4.62
2016	255,330	232,950	424	7.01	280,428	1.75
2017	269,986	241,500	498	5.74	292,759	4.4
2018	277,126.76	242,000	543	2.64	325,776.95	11.28
2019	302,095.22	268,000	529	9.01	320,316.99	-1.68
2020	323,345.51	288,500	582	7.03	402,110.24	25.54

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.17.71, of the 556 loans in 2019, 256 loans were for Home Purchases, 29 were for Home Improvement and 234 were for refinancing.

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	240	106	413	N/A	759
2009	221	142	648	N/A	1,011
2010	206	64	375	N/A	645
2011	172	52	303	N/A	527
2012	202	58	416	N/A	676
2013	218	48	294	N/A	560
2014	242	41	144	N/A	427
2015	256	53	177	N/A	486
2016	268	34	253	N/A	555
2017	292	31	153	N/A	476
2018	311	26	115	24	476
2019	256	29	234	37	556

Table II.17.72, shows the average loan value by loan type. In 2012 the average home purchase loan was 197,837 dollars, compared to and 264,961 dollars in 2019. Overall, average loans were 188,762 dollars in 2012 and 233,129 dollars in 2019.

Table II.17.72
Owner-Occupied Single-Family Home Loans by Average Loan Amount
 Sheridan County
 2008 – 2019 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	\$204,750	\$102,698	\$185,300	N/A	\$179,914
2009	\$213,824	\$134,197	\$195,213	N/A	\$190,711
2010	\$207,335	\$100,531	\$187,984	N/A	\$185,487
2011	\$190,169	\$138,308	\$189,703	N/A	\$184,784
2012	\$197,837	\$116,397	\$194,445	N/A	\$188,762
2013	\$211,748	\$119,583	\$211,871	N/A	\$203,912
2014	\$206,132	\$54,610	\$201,028	N/A	\$189,862
2015	\$225,703	\$91,943	\$187,910	N/A	\$197,352
2016	\$229,235	\$149,735	\$212,237	N/A	\$216,616
2017	\$239,455	\$99,742	\$200,516	N/A	\$217,840
2018	\$232,846	\$108,462	\$220,391	\$94,167	\$216,050
2019	\$264,961	\$76,724	\$239,658	\$94,189	\$233,129

Table II.17.73, shows the total volume of owner-occupied single-family loans. The average home purchase loan was 39,963,000 dollars in 2012 and 67,830,000 dollars in 2019. Overall, average loans were 127,603,000 dollars in 2012 and 129,620,000 dollars in 2019.

Table II.17.73
Total Volume of Owner-Occupied Single-Family Loans
 Sheridan County
 2008 – 2017 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	\$49,140,000	\$10,886,000	\$76,529,000	N/A	\$136,555,000
2009	\$47,255,000	\$19,056,000	\$126,498,000	N/A	\$192,809,000
2010	\$42,711,000	\$6,434,000	\$70,494,000	N/A	\$119,639,000
2011	\$32,709,000	\$7,192,000	\$57,480,000	N/A	\$97,381,000
2012	\$39,963,000	\$6,751,000	\$80,889,000	N/A	\$127,603,000
2013	\$46,161,000	\$5,740,000	\$62,290,000	N/A	\$114,191,000
2014	\$49,884,000	\$2,239,000	\$28,948,000	N/A	\$81,071,000
2015	\$57,780,000	\$4,873,000	\$33,260,000	N/A	\$95,913,000
2016	\$61,435,000	\$5,091,000	\$53,696,000	N/A	\$120,222,000
2017	\$69,921,000	\$3,092,000	\$30,679,000	N/A	\$103,692,000
2018	\$72,415,000	\$2,820,000	\$25,345,000		\$102,840,000
2019	\$67,830,000	\$2,225,000	\$56,080,000		\$129,620,000

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in July 2021.⁶⁷ From June through July of 2021⁶⁸, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 35 surveys were completed by property managers in Sheridan County. Of the 763 rental units surveyed 10 were vacant, indicating a vacancy rate of 1.3 percent. Table II.17.74 presents some basic statistics about the completed surveys. Diagram II.17.17 shows the historical vacancy rate from Sheridan County and Wyoming over the period of June 2001 to July 2021.

Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)
2004a	26	1,149	38	3.3
2004b	24	848	38	4.5
2005a	24	1,003	30	3
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
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
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
2019a	80	1,808	45	2.5
2019b	74	1,493	54	3.6
2020a	53	1,436	57	4
2020b	37	1,217	36	3
2021a	35	763	10	1.3

⁶⁷ 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.

⁶⁸ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.17.17
Vacancy Rates by Year

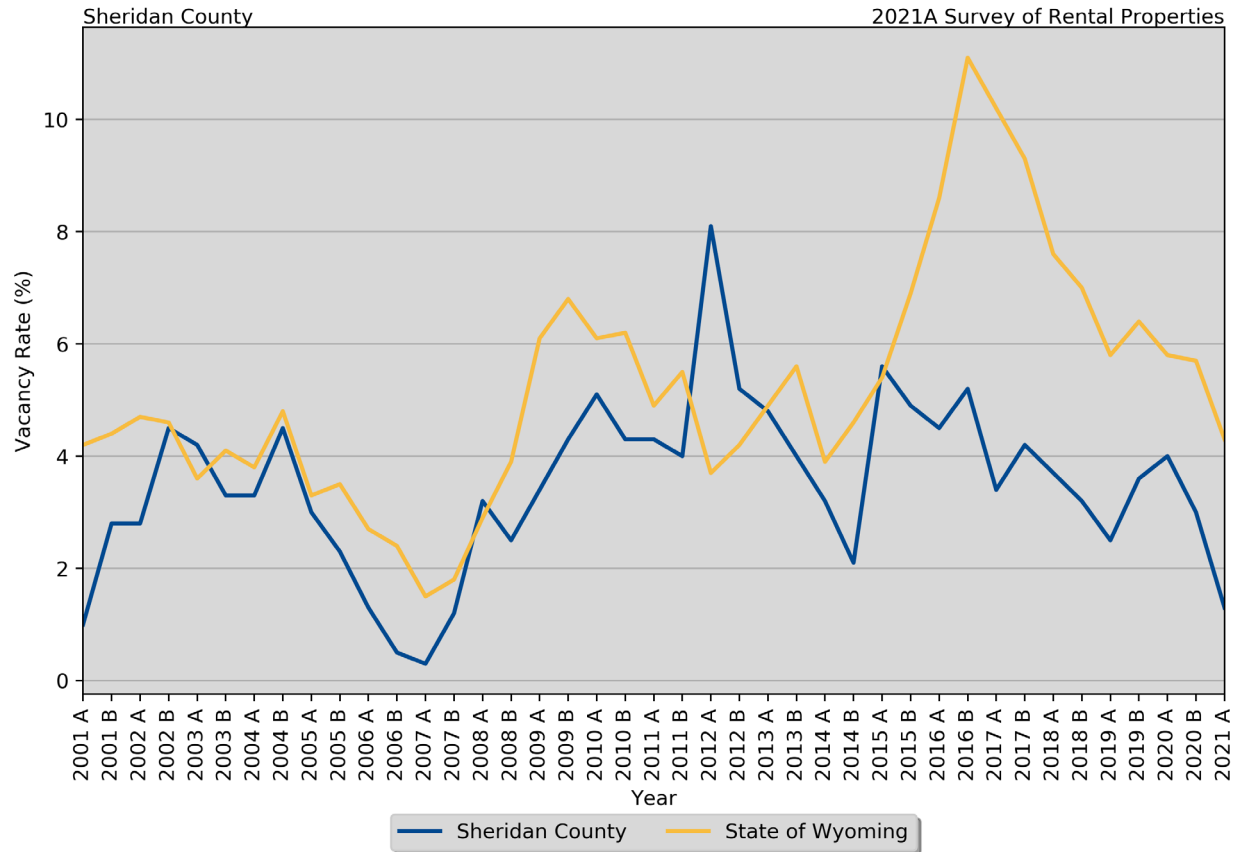


Diagram II.17.18 shows the average rent of single-family and apartment units in Sheridan County. In 2019, rents for single-family units were \$1,134.5 and average rents for apartments were \$804.1.

Diagram II.17.18
Average Rent of Single Family and Apartment Units

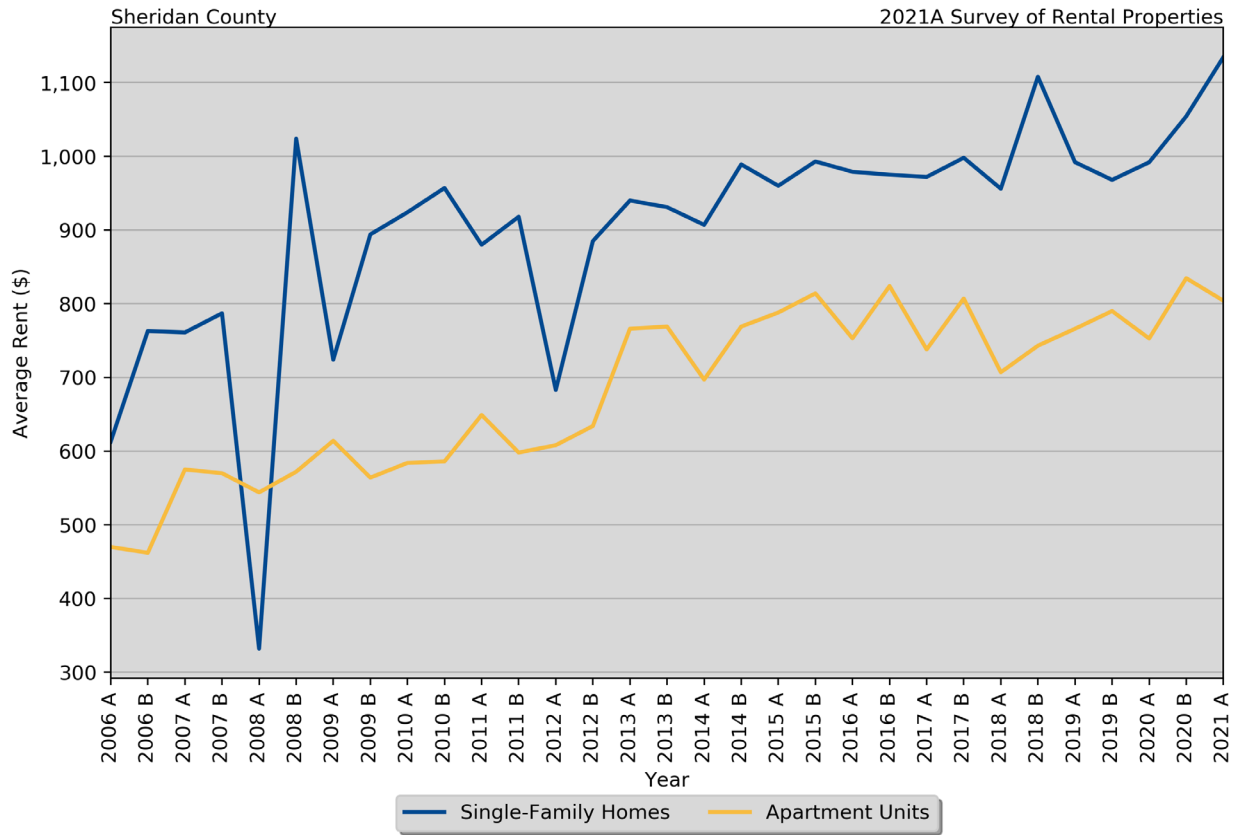


Table II.17.75, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 116 single family units in Sheridan County, with 0 of them available. This translates into a vacancy rate of 0 percent in Sheridan County, which compares to a single family vacancy rate of 3 percent for the State of 56. There were 567 apartment units reported in the survey, with 10 of them available, which resulted in a vacancy rate of 1.8 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across Wyoming.

Table II.17.75			
Rental Vacancy Survey by Type			
Sheridan County			
2021A Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	116	0	0%
Apartments	567	10	1.8%
Mobile Homes	19	0	0%
"Other" Units	30	0	0%
Don't Know	7	0	0%
Total	763	10	1.3%

Table II.17.76, reports units by bedroom size. As can be seen there were 149 two-bedroom apartment units and 61 three bedroom units. Overall, the 177 two-bedroom units accounted for 23.2 percent of all units, and the 96 three bedroom units accounted for 12.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 289 units listed as "Don't Know". Additional details for additional unit types are reported below.

Table II.17.76							
Rental Units by Number of Bedrooms							
Sheridan County							
2021A Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	1	15	0	0	.	16
One	10	4	156	0	0	.	170
Two	10	8	149	0	10	.	177
Three	12	11	61	2	10	.	96
Four	4	0	0	0	10	.	14
Five	1	0	0	0	0	.	1
Don't Know	79	0	186	17	0	7	289
Total	116	24	567	19	30	7	763

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.17.77, One apartments were the most available apartment units, with Studio units being the most available single family units.

Table II.17.77							
Available Rental Units by Number of Bedrooms							
Sheridan County							
2021A Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	5	0	0		5
Two	0	0	4	0	0		4
Three	0	0	0	0	0		0
Four	0	0	0	0	0		0
Five	0	0	0	0	0		0
Don’t Know	0	0	1	0	0	0	1
Total	0	0	10	0	0	0	10

Table II.17.78, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 2.3 percent and three bedroom units had a vacancy rate of 2.3 percent.

Table II.17.78 Vacancy Rates by Number of Bedrooms Sheridan County 2021A Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0%	0%	0%	0%	0%		0
One	0%	0%	3.2%	0%	0%		2.9
Two	0%	0%	2.7%	0%	0%		2.3
Three	0%	0%	0%	0%	0%		0
Four	0%	0%	0%	0%	0%		0
Five	0%	0%	0%	0%	0%		0
Don’t Know	0%	0%	0.5%	0%	0%	0%	0.3
Total	0%	0%	1.8%	0%	0%	0%	10

Table II.17.79 displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

Table II.17.79 Single Family Units by Bedroom Size Sheridan County 2021A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	10	0	0%
Two	10	0	0%
Three	12	0	0%
Four	4	0	0%
Don’t know	79	0	0%
Total	116	0	0%

Table II.17.80 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 3.2 percent.

Table II.17.80 Apartment Units by Bedroom Size Sheridan County 2021A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	15	0	0%
One	156	5	3.2%
Two	149	4	2.7%
Three	61	0	0%
Four	0	0	0%
Don’t know	186	1	0.5%
Total	567	10	1.8%

Average market-rate rents by unit type are shown in Table II.17.81. 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.

Table II.17.81						
Average Market Rate Rents by Bedroom Size						
Sheridan County						
2021A Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$475	\$360	\$0	\$0	\$418
One	\$778	\$688	\$624	\$0	\$0	\$718
Two	\$919	\$792	\$700	\$0	\$1,800	\$877
Three	\$1,258	\$1,325	\$948	\$1,035	\$745	\$1,169
Four	\$1,350	\$0	\$0	\$0	\$805	\$1,168
Five	\$1,500	\$0	\$0	\$0	\$0	\$1,500
Total	\$1,134.5	\$920.8	\$804.1	\$1,035	\$1,287.5	\$1,018.9

Table II.17.82, 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 percent.

Table II.17.82			
Single Family Market Rate Rents by Vacancy Status			
Sheridan County			
2021A Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	3	0	0%
\$750 to \$1,000	13	0	0%
\$1,000 to \$1,250	87	0	0%
\$1,250 to \$1,500	5	0	0%
Above \$1,500	6	0	0%
Missing	2	0	0%
Total	116	0	0%

The average rent and availability of apartment units is displayed in Table II.17.83. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 1.8 percent.

Table II.17.83 Apartment Market Rate Rents by Vacancy Status Sheridan County 2021A Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	225	4	1.8%
\$750 to \$1,000	129	0	0%
\$1,000 to \$1,250	0	0	0%
\$1,250 to \$1,500	4	0	0%
Above \$1,500	0	0	0%
Missing	209	6	2.9%
Total	567	10	1.8%

Table II.17.84, displays units designed to serve elderly occupants. In the most recent survey there were 75 units designed for elderly occupants, of which 4 units were available, which indicates a vacancy rate of 5.3 percent.

Table II.17.84 Units Designed for Elderly Occupants Sheridan County 2021A Survey of Rental Properties	
Elderly	Units
Elderly Units	75
Available Elderly Units	4
Elderly Vacancy Rate	5.3%

Table II.17.85, shows the number of estimated days an available unit is expected to be on the market. As can be seen 5 units, or 50 percent of available units are expected to be on the market for less than seven days. An additional 5 units, or 50 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 percent are expected to be on the market for 90 days.

Table II.17.85 Number of Estimated Days to Fill a Vacant Unit Sheridan County 2021A Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	5	50%
7 to 30 days	5	50%
31 to 60 days	0	0%
61 to 90 days	0	0%
More than 90 days	0	0%
Unknown	0	0%
Total	10	100.0%

Respondents were asked if utilities are included in the rent, responses are shown in Table II.17.86, 20 respondents, or 64.5 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.17.87. There were 133 respondents who included electricity, 89 respondents who included natural gas, 665 respondents who included water and sewer and 673 respondents included trash collection in the rent.

Table II.17.86 Are there any utilities included with the rent? Sheridan County 2021A Survey of Rental Properties	
Period	Respondent
Yes	20
No	11
% Offering Utilities	64.5%

Table II.17.87 Which utilities are included with the rent? Sheridan County 2021A Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	133
Natural Gas	89
Propane	0
Water/Sewer	665
Trash Collection	673
Cable Television	1
Other	

Perceived Need for Housing Units

Table II.17.88, shows the number of survey respondents who keep a waiting list. As can be seen 11 respondents said they keep a waitlist, with an estimated 82 number of persons on the wait list.

Table II.17.88 Do you keep a waiting list? Sheridan County 2021A Survey of Rental Properties	
Period	Respondent
Yes	11
No	20
Waitlist Size	82

Table II.17.89, 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 506 units were in good condition, or 66.3 percent and 160 units, or 21 percent, being in average condition. Details by unit type and condition are displayed.

Table II.17.89 Condition by Unit Type Sheridan County 2021A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	160	21%
Good	506	66.3%
Excellent	80	10.5%
Don't Know	0	0%
Total	763	100.0%

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.17.90, 4 respondents said they would prefer more single family units, 1 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

Table II.17.90 If you had the opportunity to own/manage more units, how many would you prefer Sheridan County 2021A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	4
Duplex Units	1
Apartments	1
Mobile homes	0
Other	0
All types	1
Total	7

2020 Household Forecast

The 2020 Housing Needs Forecast reports housing demand projections from 2019 to 2050, with 2019 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 2019 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.17.91, shows the current CHAS housing problem estimates for the period of 2013-2017. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 2,090 owner occupied and 1,475 renter occupied households experiencing a housing problem.

Table II.17.91			
Households with Housing Problems by Income			
Sheridan County			
2013-2017 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	480	525	1,005
30.1-50% HAMFI	335	520	855
50.1-80% HAMFI	645	330	975
80.1-95% HAMFI	105	80	185
95 – 115% HAMFI	100	20	120
115.1% HAMFI or more	425	0	425
Total	2,090	1,475	3,565
Without Housing Problems			
30% HAMFI or less	165	280	445
30.1-50% HAMFI	480	245	725
50.1-80% HAMFI	925	745	1,670
80.1-95% HAMFI	675	290	965
95 – 115% HAMFI	710	350	1,060
115.1% HAMFI or more	3,895	685	4,580
Total	6,850	2,595	9,445
Not Computed			
30% HAMFI or less	50	50	100
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	50	50	100
Total			
30% HAMFI or less	695	855	1,550
30.1-50% HAMFI	815	765	1,580
50.1-80% HAMFI	1,570	1,075	2,645
80.1-95% HAMFI	780	370	1,150
95 – 115% HAMFI	810	370	1,180
115.1% HAMFI or more	4,320	685	5,005
Total	8,990	4,120	13,110

Table II.17.92, shows the total estimated housing by tenure for Sheridan County. As can be seen, in 2030 there are estimated to be a total of 9,675 owner and 4,356 renter occupied households or a total of 14,031 households. By 2050 there are estimated to be 10,812 owner, 4,735 renter for a total of 15,547 households in Sheridan County.

Year	Owner	Renter	Total
2020	8,955	4,084	13,039
2025	9,326	4,226	13,552
2030	9,675	4,356	14,031
2035	9,994	4,469	14,463
2040	10,274	4,563	14,837
2045	10,537	4,647	15,184
2050	10,812	4,735	15,547

Table II.17.93 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 2020, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 558 owner-occupied and 222 renter occupied households will be needed above current 2019 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 2,296 households, of which 256 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 453 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.17.93
Incremental Housing Demand Forecast
 Sheridan County
 Strong Growth Scenario

Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	0	16	43	68	89	110	131
30.1-50%	0	19	51	80	105	129	154
50.1-80%	0	36	97	153	202	248	296
80.1-95%	0	18	48	76	100	123	147
95.1-115%	0	19	50	79	104	128	153
115+%	0	100	268	421	556	682	815
Total	0	209	558	877	1,157	1,420	1,695
Renter							
0-30%	0	19	46	70	89	106	125
30.1-50%	0	17	41	62	80	95	112
50.1-80%	0	24	58	87	112	134	157
80.1-95%	0	8	20	30	39	46	54
95.1-115%	0	8	20	30	39	46	54
115+%	0	15	37	56	71	85	100
Total	0	92	222	335	429	513	601
Total							
0-30%	0	35	89	137	178	216	256
30.1-50%	0	36	92	142	185	224	265
50.1-80%	0	61	155	241	314	382	453
80.1-95%	0	26	68	106	139	169	201
95.1-115%	0	27	70	109	143	174	207
115+%	0	116	305	477	627	768	914
Total	0	301	780	1,212	1,586	1,933	2,296

Table II.17.94 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 2020, the base year, the total housing need set at the 3,544 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 3,815 owner and 2,081 renter occupied households for a total of 5,896 quality households.

Table II.17.94
Incremental Total Housing Need Forecast
 Sheridan County
 Strong Growth Scenario

Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	478	503	530	555	576	597	618
30.1-50%	334	359	390	419	445	468	493
50.1-80%	642	691	752	807	856	902	950
80.1-95%	105	125	155	183	207	230	254
95.1-115%	100	120	152	180	206	229	254
115+%	423	531	699	852	987	1,113	1,246
Total	2,082	2,329	2,678	2,997	3,277	3,540	3,815
Renter							
0-30%	520	546	573	596	616	633	652
30.1-50%	515	539	563	584	601	617	633
50.1-80%	327	355	389	419	443	465	488
80.1-95%	79	89	100	110	119	126	134
95.1-115%	20	28	40	50	59	66	74
115+%	0	15	37	56	71	85	100
Total	1,462	1,572	1,702	1,815	1,909	1,993	2,081
Total							
0-30%	999	1,049	1,103	1,151	1,192	1,230	1,269
30.1-50%	849	898	953	1,003	1,046	1,085	1,127
50.1-80%	970	1,046	1,141	1,226	1,299	1,367	1,438
80.1-95%	184	213	255	293	326	356	388
95.1-115%	119	149	192	231	264	295	328
115+%	423	547	736	908	1,058	1,199	1,345
Total	3,544	3,901	4,380	4,812	5,186	5,533	5,896