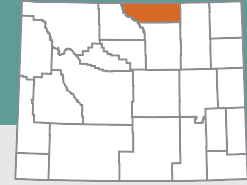




# SHERIDAN COUNTY HOUSING REPORT



**Sheridan County's housing report** is a tool to help the community understand its current housing picture.

Sheridan County needs 3,320 more units, based on housing demand data. Pending business expansions may impact this number.

A lack of the right type of housing for the people who live in an area can lead to issues of affordability, quality and suitable space for family size. The chart below is an estimate of demand resulting from these issues.



**Area Median Income (AMI) is the middle income in an area. Half of the households in the area make more than the AMI and half make less.**

- Most federal housing assistance is available to people who are at 50% or lower of AMI, or half the average income.
- Some assistance is available at 80% of AMI or lower.
- Generally, those families who earn over 120% of AMI have enough disposable income to have housing choices both in quality and cost.
- The missing middle are those families who earn 80-120% of AMI - this is generally referred to as "workforce" housing, keeping in mind that many families who are below 80% of AMI work several jobs to be able to afford housing and work in industries that are vital to our communities, such as accommodations, food service and retail.

**RENTER RATE**<sup>[1]</sup>  
**31.6%**

Sheridan County has the 4th highest percentage of renters in Wyoming.

**POVERTY RATE**<sup>[2]</sup>  
**9.2%**  
Wyoming 11.1%

Sheridan County has the 16th highest poverty rate in Wyoming.

**HOUSEHOLD INCOME**<sup>[2]</sup>  
**\$4,493/MO.**  
Wyoming Average: \$4,930

Sheridan County has the 14th highest household income in Wyoming.

**UNEMPLOYMENT**<sup>[3]</sup>  
**4%**  
Wyoming unemployment rate: 4.2%

**Want to know more?**  
Check out the full report at [wyomingcda.com/demographics](http://wyomingcda.com/demographics)

## HOUSING DEMAND<sup>[4]</sup>

Affordable housing is spending 30% or less on mortgage or rent.

Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment*	Shortage Rental Units Needed	Affordable Housing Purchase Price*	Shortage Units for Purchase
0% - 30%	\$0-\$535	699	\$0-\$82,839	391
31% - 50%	\$535-\$892	482	\$82,839-\$138,116	321
51% - 80%	\$892-\$1,427	154	\$138,116-\$220,955	509
81% - 95%	\$1,427-\$1,694	74	\$220,955-\$262,297	119
96% - 115%	\$1,694-\$2,051	4	\$262,297-\$317,574	109
115%	\$2,051	37	\$317,574	331

\*Estimations by the Wyoming Business Council

[1] US Census Bureau, American Community Survey; [2] US Census Bureau, Quick Facts; [3] Department of Employment, Labor Market Statistics; [4] 2018 WCDA Housing Needs Forecast



779

NET COMMUTER OUTFLOW

## Commuting<sup>[6]</sup>

Outflow indicates a possible lack of jobs that fit the skillsets and needs of commuters.

Commuting Out	
to Big Horn Cty., MT	497
to Johnson Cty., WY	336
to Campbell Cty., WY	195
to Rosebud Cty., MT	71
to Denver Cty., CO	52

Commuting In	
from Johnson Cty., WY	436
from Yellowstone Cty., MT	41
from Campbell Cty., WY	35
from Natrona Cty., WY	35
from Albany Cty., WY	22

## TOP 5 EMPLOYERS<sup>[5]</sup>



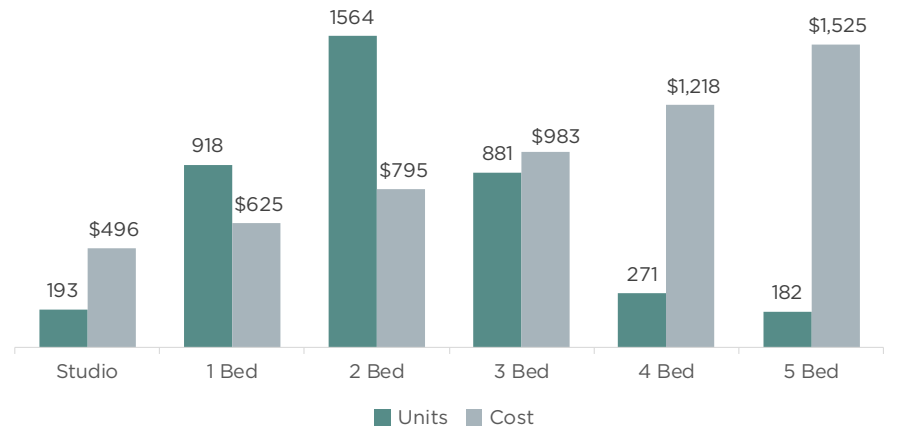
HEALTH CARE & SOCIAL ASSISTANCE

2,112  
EMPLOYEES

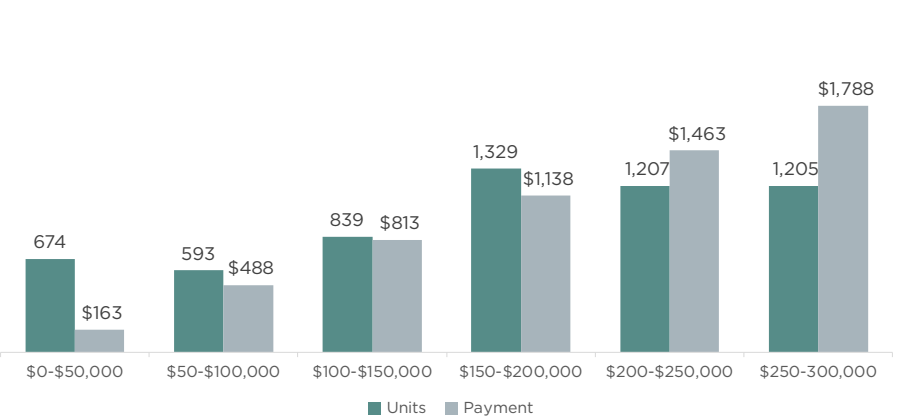
\$3,664  
MONTHLY WAGE

	EMPLOYEES	MONTHLY WAGE
1. HEALTH CARE & SOCIAL ASSISTANCE	2,112	\$3,664
2. LEISURE & HOSPITALITY	1,789	\$1,431
3. PUBLIC ADMINISTRATION	1,680	\$4,369
4. RETAIL TRADE	1,637	\$2,458
5. EDUCATIONAL SERVICES	1,152	\$3,630

## HOW AFFORDABLE IS RENTAL HOUSING?<sup>[7]</sup>



## HOW AFFORDABLE IS IT TO OWN YOUR OWN HOME?<sup>[8]</sup>



# Housing Stock



SHERIDAN COUNTY  
**AVERAGE HOUSING AGE** <sup>[9]</sup>  
**43**

WYOMING  
**AVERAGE HOUSING AGE** <sup>[9]</sup>  
**42**

**53.9%** of housing in Sheridan County was built before 1980

*Pre-1980 housing may not meet current construction standards.*

**Sheridan County ranks 14th in the state for age of housing stock.** Older housing stock sometimes brings with it maintenance and aesthetic challenges.

## How does Sheridan County's housing mix compare to other counties? <sup>[9]</sup>

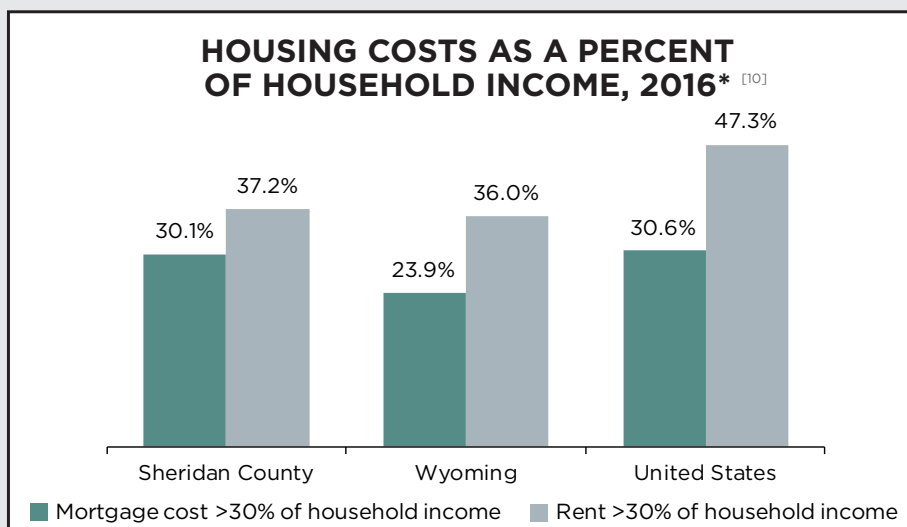
Unit Type	Number of Units	Percent of Mix
Single Family	9,594	75.6%, (12)
Duplex	123	1.0%, (18)
Tri or Four Plex	551	4.3%, (7)
Apartment	1,219	9.6%, (5)
Trailer/Other	1,210	9.5%, (16)

## Age of housing <sup>[9]</sup>

Year Built	Value*	Percent of Mix
<1939	175,300	17.1%
1940-49	175,600	5.7%
1950-59	246,900	7.8%
1960-69	202,900	4.2%
1970-79	223,000	19.1%
1980-89	262,400	14.7%
1990-99	268,400	14.2%
2000-09	318,200	14.1%
2010-Present	294,600	3.2%

# Careers and Cost Burden

**Sheridan County is No. 4 in the state** for people spending more than half their income on housing (12%) and 6th for those spending 31-50% of income on housing (16%). Sheridan County ranks 19th in the state for access to affordable housing.



\* ACS five-year estimates used. 2016 represents average characteristics from 2012-2016; 2010 represents 2006-2010.

## How much can households afford? <sup>[11]</sup>

Max Monthly Payment	Number of Households
\$0-313	1,261
\$314-563	1,441
\$564-813	1,157
\$814-1,063	1,521
\$1,064-1,375	1,659
\$1,376-2,188	2,986
\$2,189-3,438	1,818
\$3,439-5,000	854

[9] 2018 WCDA Housing Needs Forecast; [10] Head Water Economics, Populations at Risk 2015; [11] datausa.io, Housing & Living Data

# Community Demographics

How much monthly income does a family need to

## LIVE WITHOUT ASSISTANCE?<sup>[12]</sup>



ONE ADULT  
**\$1,661**



TWO ADULTS,  
1 CHILD  
**\$4,151**



Calculate your situation at  
[wywf.org/self-sufficiency-calculator](http://wywf.org/self-sufficiency-calculator)



**27%**

**OF CHILDREN ARE IN SINGLE-PARENT FAMILIES<sup>[13]</sup>**

Sheridan County has the 7th highest amount of children in single-parent families.

## VULNERABLE POPULATIONS

**SUPPLEMENTAL SECURITY INCOME (DISABILITY)<sup>[14]</sup>**

**3.3%**

**CASH PUBLIC ASSISTANCE INCOME<sup>[14]</sup>**

**1.4%**

**FOOD STAMP/SNAP<sup>[14]</sup>**

**4%**



**POPULATION OVER 65<sup>[15]</sup>**  
**6,072**

20.1% of Sheridan County's population is over 65.

**LOW INCOME TAX CREDIT UNITS<sup>[14]</sup>**

**391**

Sheridan County has the 2nd most units per capita.

**ASSISTED LIVING BEDS<sup>[16]</sup>**

**65**

Sheridan County has the 12th most assisted living beds per capita.

**NURSING HOME BEDS<sup>[16]</sup>**

**278**

Sheridan County has the 4th most nursing home beds per capita.