

## NIOBRARA COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Niobrara County's population decreased from 2,484 in 2010 to 2,456 in 2012, or by 1.1 percent. This compares to a statewide population growth of 2.3 percent over the period.<sup>113</sup> The number of people from 25 to 44 years of age increased by 1.0 percent, and the number of people from 55 to 64 years of age increased by 13.5 percent. The white population decreased by 2.1 percent, while the black population increased by 233.3 percent. The Hispanic population increased from 52 to 53 people between 2010 and 2012 or by 1.9 percent. These data are presented in Table II.14.1, below.

<b>Table II.14.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Niobrara County						
2010 Census and 2012 Current Census Estimates						
Subject	Niobrara County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
<b>Population</b>	<b>2,484</b>	<b>2,456</b>	<b>-1.1%</b>	<b>563,626</b>	<b>576,412</b>	<b>2.3%</b>
<b>Age</b>						
Under 14 years	378	341	-9.8%	113,371	113,773	0.4%
15 to 24 years	237	251	5.9%	78,460	79,861	1.8%
25 to 44 years	590	596	1.0%	144,615	149,367	3.3%
45 to 54 years	402	343	-14.7%	83,577	78,964	-5.5%
55 to 64 years	364	413	13.5%	73,513	78,939	7.4%
65 and Over	513	512	-0.2%	70,090	75,508	7.7%
<b>Race</b>						
White	2,412	2,362	-2.1%	529,110	536,450	1.4%
Black	6	20	233.3%	5,135	8,555	66.6%
American Indian and Alaskan Native	21	25	19.0%	14,457	15,003	3.8%
Asian	9	10	11.1%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	0	0	.	521	575	10.4%
Two or more races	36	39	8.3%	9,754	10,646	9.1%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	52	53	1.9%	50,231	54,770	9.0%

Table II.14.2, below, presents the population of Niobrara County by age and gender from the 2000 and 2010 census counts. The 2010 census count showed a total of 1,159 males, who accounted for 46.7 percent of the population, and the remaining 53.3 percent, or 1,325 persons, were female. In 2012 the number of females increased to 1,337 persons, which accounted for 54.4 percent of the population while the remaining 45.6 percent, or 1,119 persons were male.

<sup>113</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.14.2</b>							
<b>Population by Age and Gender</b>							
Niobrara County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	206	172	378	190	151	341	-9.8%
15 to 24 years	116	121	237	116	135	251	5.9%
25 to 44 years	236	354	590	229	367	596	1.0%
45 to 54 years	181	221	402	156	187	343	-14.7%
55 to 64 years	185	179	364	198	215	413	13.5%
65 and Over	235	278	513	230	282	512	-0.2%
<b>Total</b>	<b>1,159</b>	<b>1,325</b>	<b>2,484</b>	<b>1,119</b>	<b>1,337</b>	<b>2,456</b>	<b>-1.1%</b>
% of Total	46.7%	53.3%	.	45.6%	54.4%	.	.

At the time of the 2010 Census, there were 214 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 111.9 percent, as shown in Table II.14.3, on the following page.

<b>Table II.14.3</b>			
<b>Group Quarters Population</b>			
Niobrara County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>114</sup>	100	214	114.0%
Juvenile Facilities	.	.	.
Nursing Homes	.	.	.
Other Institutions	.	.	.
<b>Total</b>	<b>100</b>	<b>214</b>	<b>114.0%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	1	.	-100.0%
<b>Total</b>	<b>1</b>	<b>.</b>	<b>-100.0%</b>
<b>Group Quarters Population</b>	<b>101</b>	<b>214</b>	<b>111.9%</b>

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 census.

To study these important concepts the Census Bureau conducts the American Community Survey. The Census Bureau quantifies the results as one-, three- and five year rolling averages. The one-year

<sup>114</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

sample only includes responses from the year the survey was implemented and is only applicable to communities of at least 60,000 people. The 3-year American Community Survey creates a rolling average over a three year period for communities of 20,000 or more. The five year American Community Survey creates a rolling average for a five year period and the results are available for much smaller areas. The data presented below are from the five year rolling average.

Table II.14.4, below, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 675 family households, of which 571 housed married couple families and 104 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 19 families, or a female householder with no husband present, of which there were 85 families. There were also an estimated 366 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Niobrara County was 64.8 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Niobrara County, 84.6 percent were married households, which compared to 80.5 percent in the State of Wyoming.

<b>Table II.14.4</b>				
<b>Household Type by Tenure</b>				
Niobrara County				
2007-2011 Five-Year ACS Data				
Family Type	Niobrara County		State of Wyoming	
	Niobrara County	% of Total	State of Wyoming	% of Total
Family households	675	64.8%	145,279	66.1%
Married-couple family	571	84.6%	116,920	80.5%
Owner-occupied housing units	445	77.9%	97,958	83.8%
Renter-occupied housing units	126	22.1%	18,962	16.2%
Other family	104	15.4%	28,359	19.5%
Male householder, no wife present	19	18.3%	9,289	32.8%
Owner-occupied housing units	19	100.0%	5,532	59.6%
Renter-occupied housing units	0	0.0%	3,757	40.4%
Female householder, no husband present	85	81.7%	19,070	67.2%
Owner-occupied housing units	26	30.6%	10,181	53.4%
Renter-occupied housing units	59	69.4%	8,889	46.6%
Nonfamily households	366	35.2%	74,349	33.9%
Owner-occupied housing units	210	57.4%	41,217	55.4%
Renter-occupied housing units	156	42.6%	33,132	44.6%
<b>Total</b>	<b>1,041</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Table II.14.5, on the following page, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 354 two-person family households, 146 three-person family households and 137 four-person family households. One-person non-family households made up 81.1 percent of all non-family households or an estimated 297 households. Niobrara County’s two persons households made up 40.6 percent of total housing units and four person households made up an additional 13.2 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.14.5</b>				
<b>Household Type by Household Size</b>				
Niobrara County				
2007-2011 Five-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Niobrara County</b>				
One Person	.	297	297	28.5%
Two Person	354	69	423	40.6%
Three Person	146	0	146	14.0%
Four Person	137	0	137	13.2%
Five Person	27	0	27	2.6%
Six Person	11	0	11	1.1%
Seven Person	0	0	0	0.0%
<b>Total</b>	<b>675</b>	<b>366</b>	<b>1,041</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
<b>Total</b>	<b>145,279</b>	<b>74,349</b>	<b>219,628</b>	<b>100.0%</b>

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 423 two-person households, 317 were owner-occupied and 106 were renter-occupied. Of the 137 four-person households, 102 were owner-occupied and 35 were renter-occupied. Further household size data by tenure are presented in Table II.14.6, below.

<b>Table II.14.6</b>				
<b>Tenure by Household Size</b>				
Niobrara County				
2007-2011 Five-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Niobrara County</b>				
One Person	165	132	297	28.5%
Two Person	317	106	423	40.6%
Three Person	96	50	146	14.0%
Four Person	102	35	137	13.2%
Five Person	9	18	27	2.6%
Six Person	11	0	11	1.1%
Seven Person or more	0	0	0	0.0%
<b>Total</b>	<b>700</b>	<b>341</b>	<b>1,041</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

As shown in Table II.14.7, on the following page, Niobrara County had a total of 1,395 housing units of which 1,041 or 74.6 percent were occupied. Of these occupied units, 67.2 percent, or 700 units were owner occupied, which compares to a statewide rate of 70.5. A total of 354 units or 25.4 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

<b>Table II.14.7 Housing Units by Tenure</b> Niobrara County 2007-2011 Five-Year ACS Data				
<b>Tenure</b>	<b>Niobrara County</b>		<b>State of Wyoming</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	1,041	74.6%	219,628	84.8%
Owner-Occupied	700	67.2%	154,888	70.5%
Renter-Occupied	341	32.8%	64,740	29.5%
Vacant Housing Units	354	25.4%	39,362	15.2%
<b>Total Housing Units</b>	<b>1,395</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>

Table II.14.8, below, shows that of the 354 housing units in Niobrara County as reported in the 2011 ACS data, 13 or 3.7 percent were for rent and 12 or 3.4 percent were for sale. An estimated 189 units were for seasonal, recreational, or occasional use, and 140 or 39.5 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

<b>Table II.14.8 Disposition of Vacant Housing Units</b> Niobrara County 2007-2011 Five Year ACS Data				
<b>Disposition</b>	<b>Niobrara County</b>		<b>State of Wyoming</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For rent	13	3.7%	5,138	13.1%
Rented, but not occupied	0	0.0%	2,072	5.3%
For sale only	12	3.4%	2,921	7.4%
Sold, but not occupied	0	0.0%	983	2.5%
For seasonal, recreational, or occasional use	189	53.4%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	140	39.5%	10,249	26.0%
<b>Total</b>	<b>354</b>	<b>100.0%</b>	<b>39,362</b>	<b>100.0%</b>

Table II.14.9, at right, presents different income statistics for Niobrara County. According to the 2011 ACS data averages, median family income for Niobrara County was \$58,125 compared to the statewide average of \$69,058. Per capita income for Niobrara County, which is calculated by dividing total income by population, was \$25,277, which compared to \$28,952 for the State of Wyoming.

<b>Table II.14.9 Median and Per Capita Income</b> Niobrara County 2007-2011 Five-Year ACS Data		
<b>Income Type</b>	<b>Niobrara County</b>	<b>Wyoming</b>
Median Family Income	58,125	69,058
Median Household Income	44,875	56,380
Per Capita Income	25,277	28,952

Table II.14.10, on the following page, shows households by income for Niobrara County and the State of Wyoming. In Niobrara County, there were a total of 140 households or 13.4 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 126 households that had incomes between \$35,000 and \$49,999, which accounted for 12.1 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.2 percent of total households and numbered 169 in Niobrara County.

<b>Table II.14.10</b>				
<b>Households by Income</b>				
Niobrara County 2007-2011 Five-Year ACS Data				
Income	Niobrara County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	140	13.4%	21,222	9.7%
15,000 - 19,999	72	6.9%	10,180	4.6%
20,000 - 24,999	81	7.8%	10,638	4.8%
25,000 - 34,999	166	15.9%	23,696	10.8%
35,000 - 49,999	126	12.1%	31,275	14.2%
50,000 - 74,999	155	14.9%	44,469	20.2%
75,000 - 99,999	132	12.7%	31,675	14.4%
100,000 and above	169	16.2%	46,473	21.2%
<b>Total</b>	<b>1,041</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.14.11, below. In total, the poverty rate in Niobrara County was 15.3 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Niobrara County had a poverty rate of 16.8 percent and the female population had a poverty rate of 13.9 percent. There were 10 males and 7 females in poverty under the age of 5. Overall, 4.9 percent of persons in poverty in Niobrara County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 50 individuals with incomes below the poverty level which represented 14.5 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

<b>Table II.14.11</b>				
<b>Poverty by Age</b>				
Niobrara County 2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Niobrara County</b>				
5 and Below	10	7	17	4.9%
6 to 18	69	22	91	26.4%
18 to 64	106	81	187	54.2%
65 and Older	1	49	50	14.5%
<b>Total</b>	<b>186</b>	<b>159</b>	<b>345</b>	<b>100.0%</b>
Poverty Rate	16.8%	13.9%	15.3%	.
<b>State of Wyoming</b>				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
<b>Total</b>	<b>24,335</b>	<b>30,565</b>	<b>54,900</b>	<b>100.0%</b>
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.14.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Niobrara County saw an average of 629 owner-occupied single-family units compared to 243 single-family rental units. In Niobrara County, single-family units comprised 83.8 percent of all households compared with 71.7 percent statewide. Niobrara County

had a total of 58 apartment rental units and total apartment units accounted for 5.6 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 94 mobile homes in Niobrara County, which comprised 9.0 percent of all occupied housing units and compared to 13.8 statewide.

<b>Table II.14.12 Households by Unit Type</b> Niobrara County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Niobrara County</b>				
Single-Family Unit	629	243	872	83.8%
Duplex	0	13	13	1.2%
Tri- or Four-Plex	4	0	4	0.4%
Apartments	0	58	58	5.6%
Mobile Homes	67	27	94	9.0%
Boat, RV, Van, Etc.	0	0	0	.0%
<b>Total</b>	<b>700</b>	<b>341</b>	<b>1,041</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

Table II.14.13, below, shows the number of households by year of construction. As shown, 37.2 percent, or 387 units, were built in 1939 or earlier in the county, and another 90 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 8, which accounted for 0.8 percent of all households, and an additional 18 households, or 1.7 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

<b>Table II.14.13 Households by Year Built</b> Niobrara County 2007-2011 Five-Year ACS Data				
Year Built	Niobrara County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	387	37.2%	25,099	11.4%
1940 to 1949	90	8.6%	10,841	4.9%
1950 to 1959	148	14.2%	22,067	10.0%
1960 to 1969	82	7.9%	19,430	8.8%
1970 to 1979	83	8.0%	52,134	23.7%
1980 to 1989	113	10.9%	34,742	15.8%
1990 to 1999	112	10.8%	26,856	12.2%
2000 to 2004	8	0.8%	14,190	6.5%
Built 2005 or Later	18	1.7%	14,269	6.5%
<b>Total</b>	<b>1,041</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>



Table II.14.14, below, displays housing units for Niobrara County and the State of Wyoming. The number of rooms in Niobrara County varied between households. Households with one room accounting for only 0.0 percent of total housing units, while households with five and six rooms accounted for 12.5 and 14.4 percent, respectively. The median number of rooms in Niobrara County was 6 rooms, which compared to 6 statewide.

<b>Table II.14.14</b>				
<b>Housing Units by Number of Rooms</b>				
Niobrara County 2007-2011 Five-Year ACS Data				
Number of Rooms	Niobrara County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	0	0.0%	4,252	1.6%
Two	0	0.0%	6,593	2.5%
Three	136	9.7%	19,112	7.4%
Four	376	27.0%	44,741	17.3%
Five	175	12.5%	52,369	20.2%
Six	201	14.4%	40,122	15.5%
Seven	164	11.8%	31,810	12.3%
Eight	183	13.1%	25,589	9.9%
Nine or more	160	11.5%	34,402	13.3%
<b>Total</b>	<b>1,395</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.14.15, below, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.0 percent of total households in Niobrara County, which compared to 24.8 percent statewide. In Niobrara County, the 444 households with three bedrooms accounted for 42.7 percent of all households, and there were only 66 five-bedroom or more households, which accounted for 6.3 percent of all households.

<b>Table II.14.15</b>				
<b>Households by Number of Bedrooms</b>				
Niobrara County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Niobrara County</b>				
None	0	0	0	0.0%
One	26	71	97	9.3%
Two	128	132	260	25.0%
Three	339	105	444	42.7%
Four	145	29	174	16.7%
Five or more	62	4	66	6.3%
<b>Total</b>	<b>700</b>	<b>341</b>	<b>1,041</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>



The age of a structure influences its value. As shown in Table II.14.16, at right, structures built in 1939 or earlier had a median value of \$80,300, while structures built between 1950 and 1959 had a median value of \$103,100 and those built between 1990 to 1999 had a median value of \$87,900. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$1,000,001 and \$112,500, respectively. The total average median value in Niobrara County was \$105,400, which compared to \$181,900 in the State of Wyoming.

<b>Table II.14.16</b> <b>Median Value by Year Structure Built</b> Niobrara County 2007-2011 Five-Year ACS Data		
Year Built	Niobrara County	State of Wyoming
1939 or earlier	80,300	148,000
1940 to 1949	92,100	130,200
1950 to 1959	103,100	155,800
1960 to 1969	108,000	171,100
1970 to 1979	122,700	180,100
1980 to 1989	212,500	194,300
1990 to 1999	87,900	224,800
2000 to 2004	1,000,001	247,900
Built 2005 or Later	112,500	245,700
<b>Total</b>	<b>105,400</b>	<b>181,900</b>

Household mortgage status is reported in Table II.14.17, below. In Niobrara County, households with a mortgage accounted for 37.1 percent of all households or 260 housing units, and the remaining 62.9 percent or 440 units had no mortgage. Of those units with a mortgage, 18 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 242 or 93.1 percent had no second mortgage or no home equity loan.

<b>Table II.14.17</b> <b>Mortgage Status</b> Niobrara County 2007-2011 Five-Year ACS Data				
Mortgage Status	Niobrara County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	260	37.1%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	18	6.9%	16,846	17.7%
Second mortgage only	16	88.9%	8,326	49.4%
Home equity loan only	2	11.1%	8,520	50.6%
Both second mortgage and home equity loan	0	0.0%	733	0.8%
No second mortgage and no home equity loan	242	93.1%	77,715	81.6%
Housing units without a mortgage	440	62.9%	59,594	38.5%
<b>Total</b>	<b>700</b>	<b>100.0%</b>	<b>154,888</b>	<b>100.00%</b>

The median rent in Niobrara County was \$372 as compared to \$591 statewide, as shown in Table II.14.18, below.

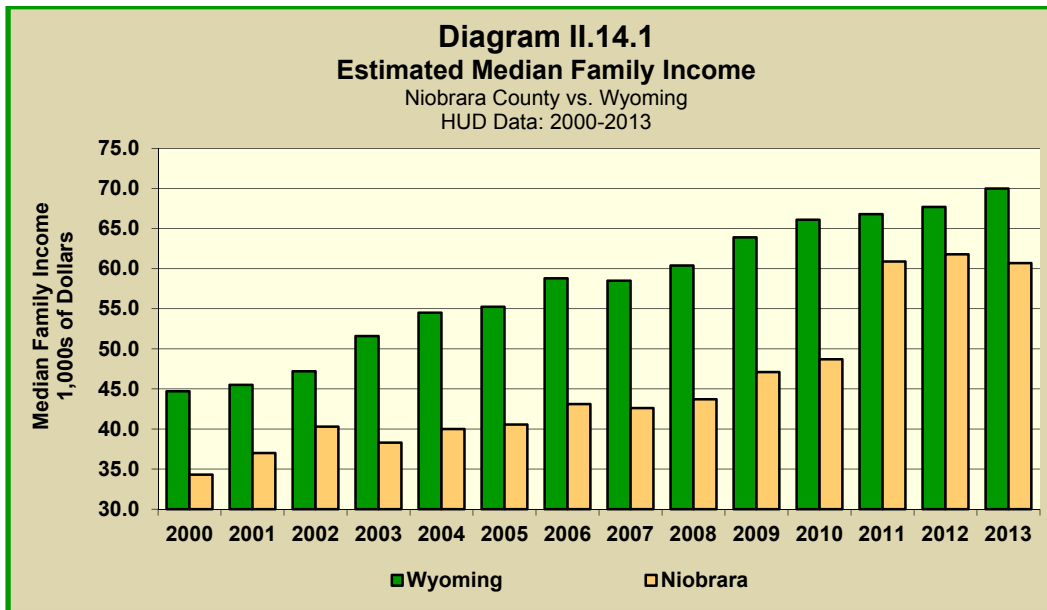
<b>Table II.14.18</b> <b>Median Rent</b> Niobrara County 2007-2011 Five-Year ACS Data	
Place	Rent
Niobrara County	\$372
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 12 persons during the first half of 2013. The driver’s license total exchanges since 2000 for Niobrara County are presented in Table II.14.19, below, and indicate a net increase of 302 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	73	55	18
2001	82	47	35
2002	57	52	5
2003	58	37	21
2004	49	51	-2
2005	61	42	19
2006	54	43	11
2007	81	50	31
2008	75	35	40
2009	82	37	45
2010	58	32	26
2011	65	47	18
2012	65	42	23
2013 – First Half	30	18	12
<b>Total</b>	<b>890</b>	<b>588</b>	<b>302</b>

**Economics**

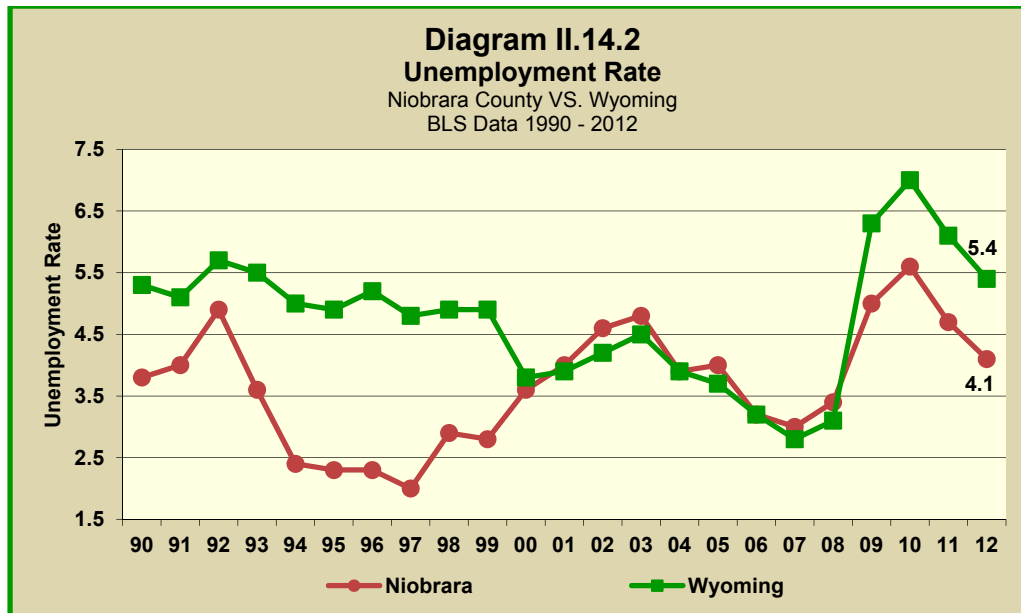
The HUD estimated MFI for Niobrara County was \$60,700 in 2013.<sup>115</sup> This compares to Wyoming’s MFI of \$70,000. Diagram II.14.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Niobrara County’s labor force, defined as the number of persons working or actively seeking work, increased by 37 persons, from 1,320 in 2011 to 1,357 in 2012. Employment increased by 43 persons; unemployment decreased by six persons; and the unemployment rate, the number of

<sup>115</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

unemployed persons as a percentage of the labor force, decreased from 4.7 percent in 2011 to 4.1 percent in 2012, as shown in Diagram II.14.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.14.20, below, annual total monthly employment increased by 3.69 percent between 2011 and 2012, from a total of 895 to 928 workers.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	723	737	742	742	717	823	809	826	863	844	908
Feb	774	745	748	756	720	804	805	843	854	846	880
Mar	765	756	744	750	721	821	829	840	868	859	888
Apr	751	780	757	773	719	816	824	852	856	873	919
May	786	788	761	780	757	840	851	866	890	912	942
Jun	845	834	817	824	819	875	874	916	908	942	955
Jul	795	742	734	-(ND)	771	815	814	867	835	912	893
Aug	796	739	744	-(ND)	800	832	833	871	886	871	911
Sep	818	793	774	-(ND)	816	852	885	913	890	911	971
Oct	798	799	783	-(ND)	817	859	906	893	896	926	983
Nov	764	759	736	-(ND)	802	856	871	918	866	909	942
Dec	766	758	745	-(ND)	821	853	853	913	849	936	940
<b>Annual</b>	<b>782</b>	<b>769</b>	<b>757</b>	<b>767</b>	<b>773</b>	<b>837</b>	<b>846</b>	<b>877</b>	<b>872</b>	<b>895</b>	<b>928</b>
% Change	0.13	-1.66	-1.56	1.32	0.78	8.28	1.08	3.66	-0.57	2.64	3.69

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.14.21, on the following page, annual average weekly wages increased by 1.52 percent between 2011 and 2012, from a total of \$593 to \$602.

<b>Table II.14.21</b> <b>Average Weekly Wages</b> Niobrara County BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	361	390	368	399	379	.
2002	390	424	378	408	400	5.54
2003	394	419	386	415	404	1.00
2004	404	439	398	431	418	3.47
2005	415	446	-(ND)	-(ND)	440	5.26
2006	466	490	482	498	484	10.00
2007	496	517	496	522	508	4.96
2008p	514	526	508	536	521	2.56
2009	543	555	549	585	559	7.29
2010	546	586	545	608	572	2.33
2011	572	614	571	612	593	3.67
2012(p)	576	644	552	635	602	1.52

Total business establishments reported by the QCEW are displayed below in Table II.14.22. Annual establishments increased by 4.41 percent between 2011 and 2012, from a total of 136 to 142 establishments.

<b>Table II.14.22</b> <b>Number of Establishments</b> Niobrara County BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	135	137	134	134	135	.
2002	135	134	133	132	134	-0.74
2003	131	135	133	133	133	-0.75
2004	128	129	128	126	128	-3.76
2005	125	126	126	124	125	-2.34
2006	125	124	125	128	126	0.80
2007	126	129	129	134	130	3.17
2008	133	132	133	133	133	2.31
2009	137	138	135	132	136	2.26
2010	132	133	132	131	132	-2.94
2011	132	132	139	141	136	3.03
2012(p)	139	139	145	145	142	4.41

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Niobrara County recorded 2,026 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$107,509,000, and real per capita income was \$43,159 in 2011. Average earnings per job in the county was \$30,593 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

**Housing**

According to the Wyoming Cost of Living Index, average apartment rent in Niobrara County increased from \$418 in fourth quarter 2011 to \$486 in fourth quarter 2012, or by 16.3 percent. Detached single-family home rents increased from \$418 to \$486 between the fourth quarters of 2011 to 2012.

Niobrara County rental prices experienced average annualized increases of 4.2 percent for apartments and 3.9 percent for houses from fourth quarter 1998 through fourth quarter 2012.<sup>116</sup> These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments and 3.8 percent for houses over the same period. Table II.14.23, at right, presents the Niobrara County data for each rental type.<sup>117</sup>

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Total residential units authorized in Niobrara County decreased from three units in 2011 to two in 2012.

The real value of single-family building permits increased from \$32,056 in 2011 to \$225,148 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$173,200 in 2006 to a low of \$31,100 in 2011. These figures compare to the state average high of \$275,723 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.14.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	.	108	.	.
Q4.98	263	105	338	.
Q2.99	268	110	346	.
Q4.99	.	130	300	.
Q2.00	271	.	320	.
Q4.00	283	120	328	.
Q2.01	280	.	314	.
Q4.01	.	.	349	.
Q2.02	277	.	305	.
Q4.02	260	.	354	.
Q2.03	342	.	341	.
Q4.03	292	.	388	.
Q2.04	335	.	398	.
Q4.04	325	.	446	.
Q2.05	348	.	474	.
Q4.05	385	.	511	.
Q2.06	391	130	492	.
Q4.06	391	130	529	.
Q2.07	364	140	488	.
Q4.07	391	.	511	.
Q2.08	419	.	511	.
Q4.08	417	.	517	.
Q2.09	424	.	550	.
Q4.09	433	.	567	.
Q2.10	433	.	542	.
Q4.10	435	.	582	.
Q2.11	419	.	530	.
Q4.11	418	.	530	.
Q2.12	470	.	530	.
Q4.12	486	.	600	.

<sup>116</sup> Data from 1986 to 1997 for Niobrara County is not reported by the EAD.

<sup>117</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

<b>Table II.14.24</b> <b>Building Permits and Valuation</b> Niobrara County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit, Value: 1000s of Real 2012 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	.	.	.	.	.	.	.	.
1981	.	.	.	.	.	.	.	.
1982	.	.	.	.	.	.	.	.
1983	5	.	.	6	11	.	.	96.8
1984	3	.	.	.	3	.	.	97.9
1985	3	.	.	.	3	.	.	156.0
1986	3	.	.	.	3	.	.	152.6
1987	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	.	.	103.2
1989	1	.	.	.	1	.	.	82.9
1990	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.
1992	3	.	.	.	3	.	.	75.6
1993	1	.	.	.	1	.	.	81.0
1994	1	.	.	.	1	.	.	327.6
1995	4	.	.	.	4	.	.	180.2
1996	.	.	.	.	.	.	.	.
1997	2	.	.	.	2	.	.	204.5
1998	.	.	.	.	.	.	.	.
1999	.	.	.	.	.	.	.	.
2000	.	.	.	.	.	.	.	.
2001	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.
2003	1	.	.	.	1	.	.	85.8
2004	4	.	.	.	4	.	.	101.3
2005	4	.	.	.	4	.	.	172.9
2006	3	.	.	.	3	.	.	173.2
2007	.	.	.	.	.	.	.	.
2008	3	.	.	.	3	.	.	153.0
2009	3	.	.	.	3	.	.	159.7
2010	4	.	.	.	4	.	.	83.1
2011	3	.	.	.	3	.	.	32.1
2012	2	.	.	.	2	.	.	225.1

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Niobrara County was \$79,944. This represented a decrease of 29.7 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406, an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.14.25, on the following page.

<b>Table II.14.25</b> <b>Average Sales Prices</b> Niobrara County vs. Wyoming DOR Data, 1999–2012				
Year	Niobrara County Average Price (\$)	Niobrara County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	58,804	.	131,207	.
2001	48,391	-17.71	128,771	-1.86
2002	45,490	-5.99	138,295	7.40
2003	53,370	17.32	148,276	7.22
2004	57,155	7.09	159,558	7.61
2005	69,218	21.11	178,183	11.67
2006	81,420	17.63	219,438	23.15
2007	83,988	3.15	265,044	20.78
2008	98,935	17.8	256,045	-3.40
2009	96,643	-2.3	241,622	-5.63
2010	101,450	4.97	250,958	3.86
2011	113,708	12.1	241,301	-3.85
2012	79,944	-29.7	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000 with the most recent survey conducted in June 2013.<sup>118</sup> During June 2013, a total of four surveys were completed by property managers in Niobrara County. Of the 47 rental units surveyed, 12 were vacant, indicating a vacancy rate of 25.53 percent. This compares to an 10.87 percent vacancy rate one year ago and a statewide June 2013 vacancy rate of 5.37 percent as shown in Table II.14.26, below.

<b>Table II.14.26</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Niobrara County RVS Data, 2001–First Survey 2013				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	42	.	.
2001b	2	11	1	9.09%
2002a	4	57	11	19.30%
2002b	3	21	7	33.33%
2003a	6	76	24	31.58%
2003b	7	96	12	12.50%
2004a	8	108	14	12.96%
2004b	8	102	4	3.92%
2005a	6	96	8	8.33%
2005b	5	49	6	12.24%
2006a	5	88	7	7.95%
2006b	5	88	2	2.27%
2007a	4	73	6	8.22%
2007b	4	78	1	1.28%
2008a	5	90	3	3.33%
2008b	3	64	2	3.13%
2009a	2	60	0	0.00%
2009b	4	120	11	9.17%
2010a	4	72	6	8.33%
2010b	4	93	10	10.75%
2011a	6	103	12	11.65%
2011b	4	76	2	2.63%
2012a	5	46	5	10.87%
2012b	4	67	2	2.99%
2013a	4	47	12	25.53%

Diagram II.14.3, on the following page, shows the historical vacancy rate for Niobrara County and Wyoming. As can be seen, the vacancy rate in Niobrara County was generally higher than the statewide rate except for a brief period between 2007 and 2009.

<sup>118</sup>Those signified as a in the “year” column of Table II.14.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.



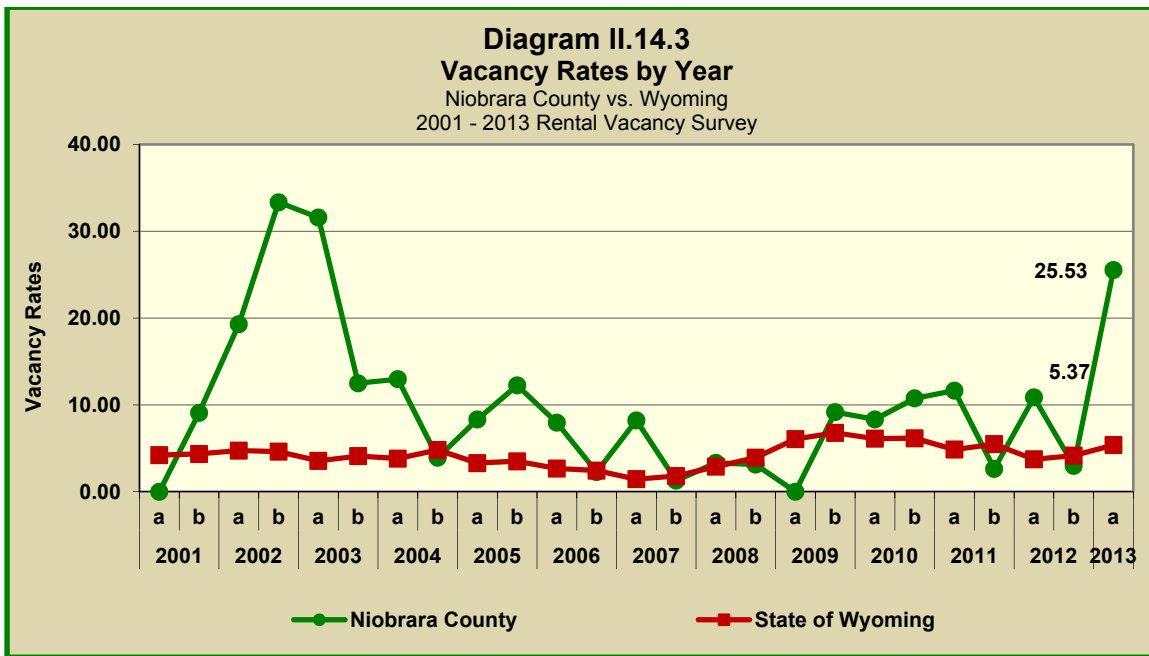
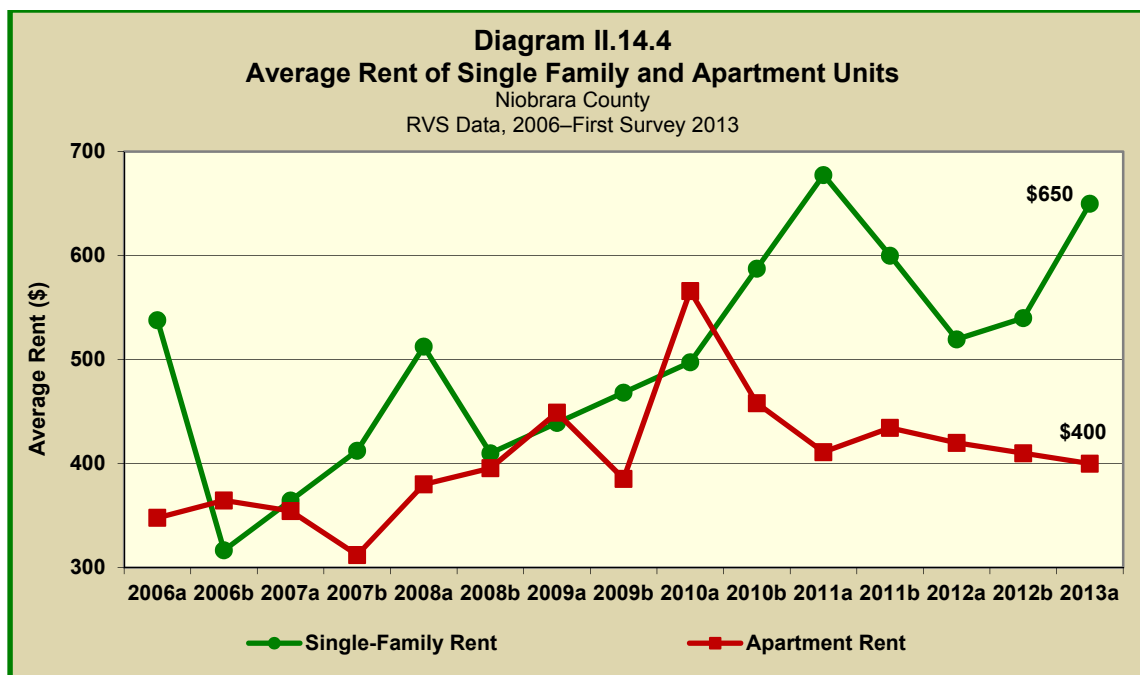


Diagram II.14.4, below, shows the average rent of single-family and apartment units in Niobrara County. In the first half of 2013, average rents for single-family units increased to \$650.



The fiscal year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 12 respondents in Niobrara County. Of the incoming population who were unsatisfied with their current housing, 100 percent of respondents wished to rent.

Of those respondents who were seeking to rent, 100 percent anticipated spending between \$475 and \$849.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 102 loans purchased in Niobrara County between 1979 and 2013, with zero occurring in fiscal 2013. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

**Housing Problems**

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2011 five-year ACS data, 0 or .0 percent of households in Niobrara County were overcrowded and another 0 or .0 percent of units were severely overcrowded, as shown in Table II.14.27, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.14.27</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Niobrara County				
2007-2011 Five-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Niobrara County</b>				
<b>Owner</b>				
Households	700	0	0	700
Percentage	100.0%	0.0%	0.0%	100.0%
<b>Renter</b>				
Households	341	0	0	341
Percentage	100.0%	0.0%	0.0%	100.0%
<b>Total</b>				
Households	1,041	0	0	1,041
Percentage	100.0%	0.0%	0.0%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
<b>Renter</b>				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
<b>Total</b>				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

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

<p align="center"><b>Table II.14.28</b></p> <p align="center"><b>Housing Units with Incomplete Kitchen Facilities</b></p> <p align="center">Niobrara County</p> <p align="center">2007-2011 Five-Year ACS Data</p>
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At the time of the 2011 five-year ACS, a total of 59 units or 4.2 percent of all housing units in Niobrara County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.14.28, at right.

Facilities	Niobrara County	State of Wyoming
Complete Kitchen Facilities	1,336	251,420
Lacking Complete Kitchen Facilities	59	7,570
<b>Total Housing Units</b>	<b>1,395</b>	<b>258,990</b>
Percent Lacking	4.2%	2.9%

At the time of the 2011 ACS, a total of 72 units or 5.2 percent of all housing units in Niobrara County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.14.29, at right.

<b>Table II.14.29</b> <b>housing Units with Incomplete Plumbing Facilities</b> Niobrara County 2007-2011 Five-Year ACS Data		
Facilities	Niobrara County	State of Wyoming
Complete Plumbing Facilities	1,323	252,719
Lacking Complete Plumbing Facilities	72	6,271
<b>Total Households</b>	<b>1,395</b>	<b>258,990</b>
Percent Lacking	5.2%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Niobrara County, 11.3 percent of households had a cost burden and 8.5 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 14.2 percent of homeowners with a mortgage in Niobrara County experienced a cost burden and 7.3 percent experienced a severe cost burden, while 16.4 percent of renters had a cost burden and 12.0 percent had a severe cost burden, as shown in Table II.14.30, on the following page.

<b>Table II.14.30</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Niobrara County					
2007-2011 Five-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Niobrara County</b>					
<b>Owner With a Mortgage</b>					
Households	201	37	19	3	260
Percent	77.3%	14.2%	7.3%	1.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	387	25	28	0	440
Percent	88.0%	5.7%	6.4%	0.0%	100.0%
<b>Renter</b>					
Households	156	56	41	88	341
Percent	45.7%	16.4%	12.0%	25.8%	100.0%
<b>Total</b>					
Households	744	118	88	91	1,041
Percent	71.5%	11.3%	8.5%	8.7%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
<b>Renter</b>					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
<b>Total</b>					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

