

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.¹¹⁶ 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.

| Table II.14.1 | | | | | | |
|---|-----------------|--------------|--------------|----------------|----------------|-------------|
| Profile of Population Characteristics | | | | | | |
| 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 |
| Population | 2,484 | 2,456 | -1.1% | 563,626 | 576,412 | 2.3% |
| Age | | | | | | |
| 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% |
| Race | | | | | | |
| 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% |
| Ethnicity (of any race) | | | | | | |
| Hispanic or Latino | 52 | 53 | 1.9% | 50,231 | 54,770 | 9.0% |

Table II.14.2, on the following page, 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.

¹¹⁶ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

| Table II.14.2 | | | | | | | |
|---|--------------|--------------|--------------|-------------------------------|--------------|--------------|----------------|
| Population by Age and Gender | | | | | | | |
| 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% |
| Total | 1,159 | 1,325 | 2,484 | 1,119 | 1,337 | 2,456 | -1.1% |
| % 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, below.

| Table II.14.3 | | | |
|--|-------------|-------------|----------------|
| Group Quarters Population | | | |
| Niobrara County | | | |
| 2000 SF1 and 2010 Census Data | | | |
| Group Quarters | 2000 Census | 2010 Census | % Change 00-10 |
| Institutionalized | | | |
| Correctional Institutions ¹¹⁷ | 100 | 214 | 114.0% |
| Juvenile Facilities | . | . | . |
| Nursing Homes | . | . | . |
| Other Institutions | . | . | . |
| Total | 100 | 214 | 114.0% |
| Noninstitutionalized | | | |
| College Dormitories | . | . | . |
| Military Quarters | . | . | . |
| Other Noninstitutions | 1 | . | -100.0% |
| Total | 1 | . | -100.0% |
| Group Quarters Population | 101 | 214 | 111.9% |

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

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

¹¹⁷ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.14.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 636 family households, of which 545 housed married couple families and 91 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 9 families, or a female householder with no husband present, of which there were 82 families. There were also an estimated 377 "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 62.8 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Niobrara County, 85.7 percent were married households, which compared to 80.5 percent in the State of Wyoming.

| Family Type | Niobrara County | | State of Wyoming | |
|--|-----------------|---------------|------------------|---------------|
| | Niobrara County | % of Total | State of Wyoming | % of Total |
| Family households | 636 | 62.8% | 145,992 | 65.9% |
| Married-couple family | 545 | 85.7% | 117,493 | 80.5% |
| Owner-occupied housing units | 440 | 80.7% | 98,110 | 83.5% |
| Renter-occupied housing units | 105 | 19.3% | 19,383 | 16.5% |
| Other family | 91 | 14.3% | 28,499 | 19.5% |
| Male householder, no wife present | 9 | 1.4% | 9,246 | 32.4% |
| Owner-occupied housing units | 9 | 100.0% | 5,485 | 59.3% |
| Renter-occupied housing units | 0 | .0% | 3,761 | 40.7% |
| Female householder, no husband present | 82 | 12.9% | 19,253 | 67.6% |
| Owner-occupied housing units | 21 | 25.6% | 10,177 | 52.9% |
| Renter-occupied housing units | 61 | 74.4% | 9,076 | 47.1% |
| Nonfamily households | 377 | 37.2% | 75,487 | 34.1% |
| Owner-occupied housing units | 195 | 51.7% | 41,887 | 55.5% |
| Renter-occupied housing units | 182 | 48.3% | 33,600 | 44.5% |
| Total | 1,013 | 100.0% | 221,479 | 100.0% |

Table II.14.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 368 two-person family households, 112 three-person family households and 107 four-person family households. One-person non-family households made up 83.0 percent of all non-family households or an estimated 313 households. Niobrara County's two persons households made up 42.2 percent of total housing units and four person households made up an additional 11.1 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

| Table II.14.5 | | | | |
|---|--------------------------|------------------------------|----------------|-------------------|
| Household Type by Household Size | | | | |
| Niobrara County | | | | |
| 2008-2012 5-Year ACS Data | | | | |
| Household Size | Family Households | Non-Family Households | Total | % of Total |
| Niobrara County | | | | |
| One Person | . | 313 | 313 | 30.9% |
| Two Person | 368 | 59 | 427 | 42.2% |
| Three Person | 112 | 0 | 112 | 11.1% |
| Four Person | 107 | 5 | 112 | 11.1% |
| Five Person | 33 | 0 | 33 | 3.3% |
| Six Person | 16 | 0 | 16 | 1.6% |
| Seven Person | 0 | 0 | 0 | .0% |
| Total | 636 | 377 | 1,013 | 100.0% |
| State of Wyoming | | | | |
| One Person | . | 61,207 | 61,207 | 27.6% |
| Two Person | 71,901 | 11,872 | 83,773 | 37.8% |
| Three Person | 29,567 | 1,663 | 31,230 | 14.1% |
| Four Person | 26,129 | 580 | 26,709 | 12.1% |
| Five Person | 11,395 | 74 | 11,469 | 5.2% |
| Six Person | 4,420 | 91 | 4,511 | 2.0% |
| Seven Person | 2,580 | 0 | 2,580 | 1.2% |
| Total | 145,992 | 75,487 | 221,479 | 100.0% |

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 427 two-person households, 292 were owner-occupied and 135 were renter-occupied. Of the 112 four-person households, 83 were owner-occupied and 29 were renter-occupied. Further household size data by tenure are presented in Table II.14.6, below.

| Table II.14.6 | | | | |
|---------------------------------|----------------|---------------|----------------|-------------------|
| Tenure by Household Size | | | | |
| Niobrara County | | | | |
| 2008-2012 5-Year ACS Data | | | | |
| Household Size | Own | Rent | Total | % of Total |
| Niobrara County | | | | |
| One Person | 176 | 137 | 313 | 30.9% |
| Two Person | 292 | 135 | 427 | 42.2% |
| Three Person | 77 | 35 | 112 | 11.1% |
| Four Person | 83 | 29 | 112 | 11.1% |
| Five Person | 21 | 12 | 33 | 3.3% |
| Six Person | 16 | 0 | 16 | 1.6% |
| Seven Person or more | 0 | 0 | 0 | .0% |
| Total | 665 | 348 | 1,013 | 100.0% |
| State of Wyoming | | | | |
| One Person | 35,444 | 25,763 | 61,207 | 27.6% |
| Two Person | 65,905 | 17,868 | 83,773 | 37.8% |
| Three Person | 21,929 | 9,301 | 31,230 | 14.1% |
| Four Person | 19,413 | 7,296 | 26,709 | 12.1% |
| Five Person | 7,927 | 3,542 | 11,469 | 5.2% |
| Six Person | 3,406 | 1,105 | 4,511 | 2.0% |
| Seven Person or more | 1,635 | 945 | 2,580 | 1.2% |
| Total | 155,659 | 65,820 | 221,479 | 100.0% |

As seen in Table II.14.7, on the following page, Niobrara County had a total of 1,338 housing units of which 1,013 or 75.7 percent were occupied. Of these occupied units, 65.6 percent, or 665 units were owner occupied, which compares to a statewide rate of 70.3. A total of 325 units or 24.3 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

| Table II.14.7 Housing Units by Tenure Niobrara County 2008-2012 5-Year ACS Data | | | | |
|--|-----------------|---------------|------------------|--------------|
| Tenure | Niobrara County | | State of Wyoming | |
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 1,013 | 75.7% | 221,479 | 84.7 |
| Owner-Occupied | 665 | 65.6% | 155,659 | 70.3 |
| Renter-Occupied | 348 | 34.4% | 65,820 | 29.7 |
| Vacant Housing Units | 325 | 24.3% | 39,951 | 15.3 |
| Total Housing Units | 1,338 | 100.0% | 261,430 | 100.0 |

Table II.14.8, below, shows that of the 325 housing units in Niobrara County as reported in the 2012 ACS data, 35 or 10.8 percent were for rent and 11 or 3.4 percent were for sale. An estimated 171 units were for seasonal, recreational, or occasional use, and 108 or 33.2 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

| Table II.14.8 Disposition of Vacant Housing Units Niobrara County 2008-2012 5-Year ACS Data | | | | |
|--|-----------------|---------------|------------------|---------------|
| Disposition | Niobrara County | | State of Wyoming | |
| | Units | % of Total | Units | % of Total |
| For rent | 35 | 10.8% | 5,825 | 14.6% |
| Rented, but not occupied | 0 | .0% | 1,811 | 4.5% |
| For sale only | 11 | 3.4% | 2,711 | 6.8% |
| Sold, but not occupied | 0 | .0% | 799 | 2.0% |
| For seasonal, recreational, or occasional use | 171 | 52.6% | 18,027 | 45.1% |
| For migrant workers | 0 | .0% | 488 | 1.2% |
| Other vacant | 108 | 33.2% | 10,290 | 25.8% |
| Total | 325 | 100.0% | 39,951 | 100.0% |

Table II.14.9, at right, presents different income statistics for Niobrara County. According to the 2012 ACS data averages, median family income for Niobrara County was \$54,583 compared to the statewide average of \$70,013. Per capita income for Niobrara County, which is calculated by dividing total income by population, was \$23,920, which compared to \$28,858 for the State of Wyoming.

| Table II.14.9 Median and Per Capita Income Niobrara County 2008-2012 5-Year ACS Data | | |
|---|-----------------|---------|
| Income Type | Niobrara County | Wyoming |
| Median Family Income | 54,583 | 70,013 |
| Median Household Income | 39,107 | 56,573 |
| Per Capita Income | 23,920 | 28,858 |

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 163 households or 16.1 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 149 households that had incomes between \$35,000 and \$49,999, which accounted for 14.7 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 13.3 percent of total households and numbered 135 in Niobrara County.

| Table II.14.10 Households by Income Niobrara County 2008-2012 5-Year ACS Data | | | | |
|--|-----------------|---------------|------------------|---------------|
| Income | Niobrara County | | State of Wyoming | |
| | Total | % of Total | Total | % of Total |
| Under 15,000 | 163 | 16.1% | 21,996 | 9.9% |
| 15,000 - 19,999 | 62 | 6.1% | 10,608 | 4.8% |
| 20,000 - 24,999 | 83 | 8.2% | 10,519 | 4.7% |
| 25,000 - 34,999 | 157 | 15.5% | 22,992 | 10.4% |
| 35,000 - 49,999 | 149 | 14.7% | 31,395 | 14.2% |
| 50,000 - 74,999 | 126 | 12.4% | 44,135 | 19.9% |
| 75,000 - 99,999 | 138 | 13.6% | 31,949 | 14.4% |
| 100,000 and above | 135 | 13.3% | 47,885 | 21.6% |
| Total | 1,013 | 100.0% | 221,479 | 100.0% |

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.14.11, below. In total, the poverty rate in Niobrara County was 16.0 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Niobrara County had a poverty rate of 16.3 percent and the female population had a poverty rate of 15.6 percent. There were 7 males and 11 females in poverty under the age of 5. Overall, 5.0 percent of persons in poverty in Niobrara County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 56 individuals with incomes below the poverty level which represented 15.5 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

| Table II.14.11 Poverty by Age Niobrara County 2008-2012 5-Year ACS Data | | | | |
|--|---------------|---------------|---------------|---------------|
| Age | Male | Female | Total | % of Total |
| Niobrara County | | | | |
| 5 and Below | 7 | 11 | 18 | 5.0% |
| 6 to 18 | 79 | 8 | 87 | 24.1% |
| 18 to 64 | 94 | 106 | 200 | 55.4% |
| 65 and Older | 1 | 55 | 56 | 15.5% |
| Total | 181 | 180 | 361 | 100.0% |
| Poverty Rate | 16.3% | 15.6% | 16.0% | . |
| State of Wyoming | | | | |
| 5 and Below | 3,990 | 3,909 | 7,899 | 13.0% |
| 6 to 18 | 6,156 | 5,415 | 11,571 | 19.1% |
| 18 to 64 | 15,273 | 21,629 | 36,902 | 60.9% |
| 65 and Older | 1,453 | 2,811 | 4,264 | 7.0% |
| Total | 26,872 | 33,764 | 60,636 | 100.0% |
| Poverty Rate | 10% | 12% | 11.0% | . |

Table II.14.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Niobrara County saw an average of 604 owner-occupied single-family units compared to 232 single-family rental units. In Niobrara County, single-family units comprised 82.5 percent of all households compared with 71.5 percent statewide. Niobrara County

had a total of 75 apartment rental units and total apartment units accounted for 7.4 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 91 mobile homes in Niobrara County, which comprised 9.0 percent of all occupied housing units and compared to 13.6 statewide.

| Table II.14.12 | | | | |
|--|----------------|---------------|----------------|---------------|
| Households by Unit Type | | | | |
| Niobrara County 2008-2012 5-Year ACS Data | | | | |
| Unit Type | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Niobrara County | | | | |
| Single-Family Unit | 604 | 232 | 836 | 82.5% |
| Duplex | 0 | 11 | 11 | 1.1% |
| Tri- or Four-Plex | 0 | 0 | 0 | .0% |
| Apartments | 0 | 75 | 75 | 7.4% |
| Mobile Homes | 61 | 30 | 91 | 9.0% |
| Boat, RV, Van, Etc. | 0 | 0 | 0 | .0% |
| Total | 665 | 348 | 1,013 | 100.0% |
| State of Wyoming | | | | |
| Single-Family Unit | 130,636 | 27,673 | 158,309 | 71.5% |
| Duplex | 771 | 4,940 | 5,711 | 2.6% |
| Tri- or Four-Plex | 529 | 8,887 | 9,416 | 4.3% |
| Apartments | 776 | 16,716 | 17,492 | 7.9% |
| Mobile Homes | 22,624 | 7,565 | 30,189 | 13.6% |
| Boat, RV, Van, Etc. | 323 | 39 | 362 | .2% |
| Total | 155,659 | 65,820 | 221,479 | 100.0% |

Table II.14.13, below, shows the number of households by year of construction. As shown, 37.5 percent, or 380 units, were built in 1939 or earlier in the county, and another 90 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 35, which accounted for 3.5 percent of all households, and an additional 1 households, or 0.1 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

| Table II.14.13 | | | | |
|--|-----------------|---------------|------------------|---------------|
| Households by Year Built | | | | |
| Niobrara County 2008-2012 5-Year ACS Data | | | | |
| Year Built | Niobrara County | | State of Wyoming | |
| | Households | % of Total | Households | % of Total |
| 1939 or earlier | 380 | 37.5% | 24,899 | 11.2% |
| 1940 to 1949 | 90 | 8.9% | 10,352 | 4.7% |
| 1950 to 1959 | 146 | 14.4% | 22,395 | 10.1% |
| 1960 to 1969 | 81 | 8.0% | 19,254 | 8.7% |
| 1970 to 1979 | 64 | 6.3% | 50,875 | 23.0% |
| 1980 to 1989 | 100 | 9.9% | 34,715 | 15.7% |
| 1990 to 1999 | 116 | 11.5% | 26,905 | 12.1% |
| 2000 to 2004 | 35 | 3.5% | 30,814 | 13.9% |
| Built 2005 or Later | 1 | .1% | 1,270 | .6% |
| Total | 1,013 | 100.0% | 221,479 | 100.0% |

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 percent of total housing units, while households with five and six rooms accounted for 15.6 and 12.5 percent, respectively. The median number of rooms in Niobrara County was 6 rooms, which compared to 6 statewide.

| Table II.14.14 | | | | |
|--|-----------------|---------------|------------------|---------------|
| Housing Units by Number of Rooms | | | | |
| Niobrara County 2008-2012 5-Year ACS Data | | | | |
| Number of Rooms | Niobrara County | | State of Wyoming | |
| | Housing Units | % of Total | Housing Units | % of Total |
| One | 0 | .0% | 4,323 | 1.7% |
| Two | 0 | .0% | 6,841 | 2.6% |
| Three | 172 | 12.9% | 19,299 | 7.4% |
| Four | 294 | 22.0% | 44,488 | 17.0% |
| Five | 209 | 15.6% | 51,437 | 19.7% |
| Six | 167 | 12.5% | 40,208 | 15.4% |
| Seven | 160 | 12.0% | 32,481 | 12.4% |
| Eight | 194 | 14.5% | 25,835 | 9.9% |
| Nine or more | 142 | 10.6% | 36,518 | 14.0% |
| Total | 1,338 | 100.0% | 261,430 | 100.0% |
| Median Rooms | 6 | . | 6 | . |

Table II.14.15, at right, 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 22.1 percent of total households in Niobrara County, which compared to 24.6 percent statewide. In Niobrara County, the 446 households with three bedrooms accounted for 44.0 percent of all households, and there were only 48 five-bedroom or more households, which accounted for 4.7 percent of all households.

| Table II.14.15 | | | | |
|--|----------------|---------------|----------------|---------------|
| Households by Number of Bedrooms | | | | |
| Niobrara County 2008-2012 5-Year ACS Data | | | | |
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Niobrara County | | | | |
| None | 0 | 0 | 0 | .0% |
| One | 29 | 89 | 118 | 11.6% |
| Two | 102 | 122 | 224 | 22.1% |
| Three | 321 | 125 | 446 | 44.0% |
| Four | 167 | 10 | 177 | 17.5% |
| Five or more | 46 | 2 | 48 | 4.7% |
| Total | 665 | 348 | 1,013 | 100.0% |
| State of Wyoming | | | | |
| None | 318 | 1,699 | 2,017 | .9% |
| One | 4,121 | 13,132 | 17,253 | 7.8% |
| Two | 28,396 | 26,012 | 54,408 | 24.6% |
| Three | 71,945 | 17,775 | 89,720 | 40.5% |
| Four | 36,199 | 4,889 | 41,088 | 18.6% |
| Five or more | 14,680 | 2,313 | 16,993 | 7.7% |
| Total | 155,659 | 65,820 | 221,479 | 100.0% |

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 \$109,100, while structures built between 1950 and 1959 had a median value of \$134,600 and those built between 1990 to 1999 had a median value of \$120,000. 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 \$267,300 and \$, respectively. The total average median value in Niobrara County was \$122,900, which compared to \$184,400 in the State of Wyoming.

| Table II.14.16 Median Value by Year Structure Built Niobrara County 2008-2012 5-Year ACS Data | | |
|--|-----------------|------------------|
| Year Built | Niobrara County | State of Wyoming |
| 1939 or earlier | 109,100 | 153,500 |
| 1940 to 1949 | 69,300 | 136,800 |
| 1950 to 1959 | 134,600 | 156,600 |
| 1960 to 1969 | 104,700 | 173,700 |
| 1970 to 1979 | 121,300 | 181,700 |
| 1980 to 1989 | 220,500 | 196,100 |
| 1990 to 1999 | 120,000 | 228,400 |
| 2000 to 2004 | 267,300 | 248,900 |
| Built 2005 or Later | | 221,600 |
| Total | 122,900 | 184,400 |

Household mortgage status is reported in Table II.14.17, below. In Niobrara County, households with a mortgage accounted for 42.3 percent of all households or 281 housing units, and the remaining 57.7 percent or 384 units had no mortgage. Of those units with a mortgage, 23 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 258 or 91.8 percent had no second mortgage or no home equity loan.

| Table II.14.17 Mortgage Status Niobrara County 2008-2012 5-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 | 281 | 42.3% | 94,301 | 60.6% |
| With either a second mortgage or home equity loan, but not both | 23 | 8.2% | 15,069 | 16.0% |
| Second mortgage only | 20 | 87.0% | 7,440 | 49.4% |
| Home equity loan only | 3 | 13.0% | 7,629 | 50.6% |
| Both second mortgage and home equity loan | 0 | .0% | 645 | .7% |
| No second mortgage and no home equity loan | 258 | 91.8% | 78,587 | 83.3% |
| Housing units without a mortgage | 384 | 57.7% | 61,358 | 39.4% |
| Total | 665 | 100.0% | 155,659 | 100.00% |

The median rent in Niobrara County was \$403 as compared to \$618 statewide, as seen in Table II.14.18, below.

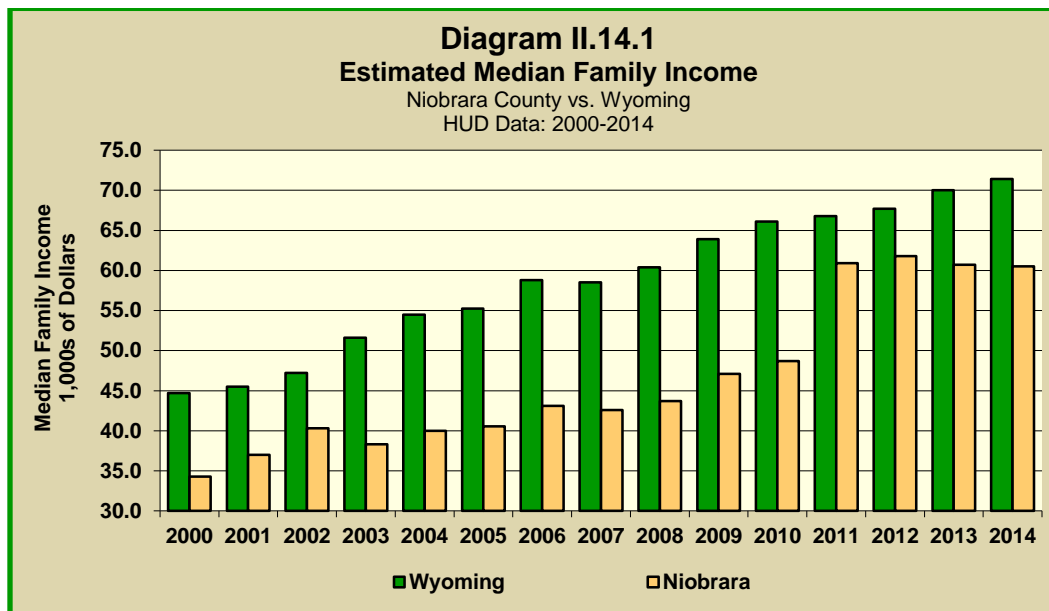
| Table II.14.18 Median Rent Niobrara County 2008-2012 5-Year ACS Data | |
|---|-------|
| Place | Rent |
| Niobrara County | \$403 |
| State of Wyoming | \$618 |

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 20 persons during 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 310 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 | 62 | 42 | 20 |
| Total | 922 | 612 | 310 |

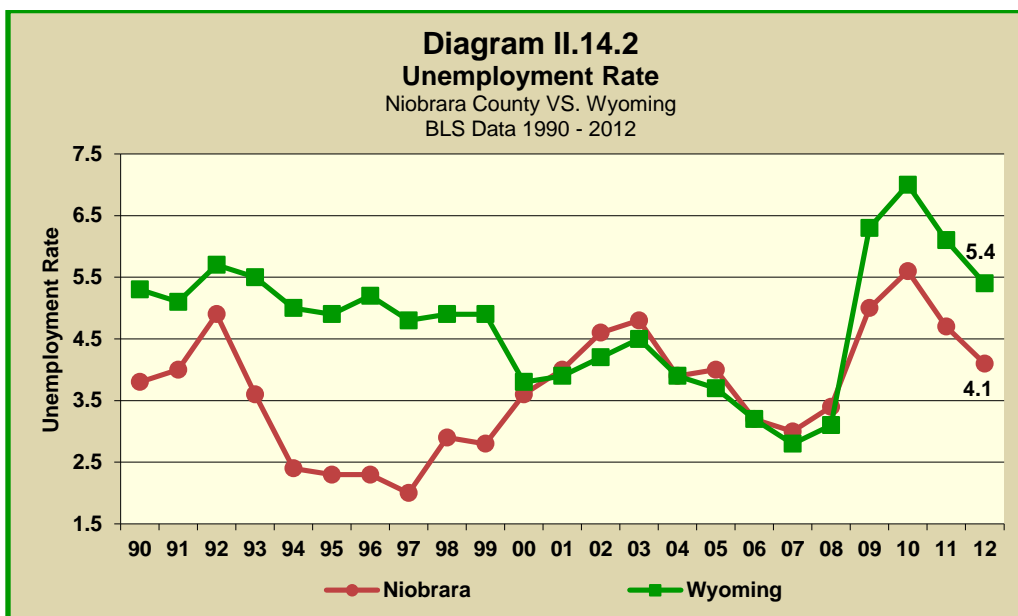
Economics

The HUD estimated MFI for Niobrara County was \$60,500 in 2014.¹¹⁸ This compares to Wyoming’s MFI of \$71,400. Diagram II.14.1, below, illustrates the estimated MFI for 2000 through 2014.



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 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.

¹¹⁸ 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.



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 3.58 percent between 2011 and 2012, from a total of 895 to 927 workers. Preliminary estimates shows total monthly employment increased to 984 persons in June 2013.

| Year | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013(p) |
|-----------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| Jan | 737 | 742 | 742 | 717 | 823 | 809 | 826 | 863 | 844 | 908 | 891 |
| Feb | 745 | 748 | 756 | 720 | 804 | 805 | 843 | 854 | 846 | 880 | 903 |
| Mar | 756 | 744 | 750 | 721 | 821 | 829 | 840 | 868 | 859 | 888 | 919 |
| Apr | 780 | 757 | 773 | 719 | 816 | 824 | 852 | 856 | 873 | 919 | 939 |
| May | 788 | 761 | 780 | 757 | 840 | 851 | 866 | 890 | 912 | 942 | 958 |
| Jun | 834 | 817 | 824 | 819 | 875 | 874 | 916 | 908 | 942 | 955 | 984 |
| Jul | 742 | 734 | -(ND) | 771 | 815 | 814 | 867 | 835 | 912 | 893 | . |
| Aug | 739 | 744 | -(ND) | 800 | 832 | 833 | 871 | 886 | 871 | 911 | . |
| Sep | 793 | 774 | -(ND) | 816 | 852 | 885 | 913 | 890 | 911 | 971 | . |
| Oct | 799 | 783 | -(ND) | 817 | 859 | 906 | 893 | 896 | 926 | 982 | . |
| Nov | 759 | 736 | -(ND) | 802 | 856 | 871 | 918 | 866 | 909 | 941 | . |
| Dec | 758 | 745 | -(ND) | 821 | 853 | 853 | 913 | 849 | 936 | 939 | . |
| Annual | 769 | 757 | 767 | 773 | 837 | 846 | 877 | 872 | 895 | 927 | . |
| % Change | -1.66 | -1.56 | 1.32 | 0.78 | 8.28 | 1.08 | 3.66 | -0.57 | 2.64 | 3.58 | . |

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. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$639.

| Table II.14.21 | | | | | | |
|-----------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| Average Weekly Wages | | | | | | |
| Niobrara County | | | | | | |
| BLS QCEW Data, 2001–2013(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 | 576 | 644 | 552 | 634 | 602 | 1.52 |
| 2013(p) | 606 | 639 | . | . | . | . |

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. Preliminary estimates indicate the total number of establishments increased to 143 in the second quarter of 2013.

| Table II.14.22 | | | | | | |
|---------------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| Number of Establishments | | | | | | |
| Niobrara County | | | | | | |
| BLS QCEW Data, 2001–2013(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 | 139 | 139 | 145 | 145 | 142 | 4.41 |
| 2013(p) | 142 | 143 | . | . | . | . |

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 \$470 in second quarter 2012 to \$506 in second quarter 2013, or by 7.7 percent. Detached single-family home rents increased from \$530 to \$594 between the second quarters of 2012 to 2013.

Niobrara County rental prices experienced average annualized increases of 4.2 percent for apartments and 3.6 percent for houses from fourth quarter 1998 through second quarter 2013.¹¹⁹ These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments and 3.7 percent for houses over the same period. Table II.14.23, at right, presents the Niobrara County data for each rental type.¹²⁰

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 | . |
| Q2.13 | 506 | . | 594 | . |

¹¹⁹ Data from 1986 to 1997 for Niobrara County is not reported by the EAD.

¹²⁰ 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.

| Table II.14.24 Building Permits and Valuation 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 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, below.

| Table II.14.25 Average Sales Prices 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 December 2013.¹²¹ During December 2013, a total of three surveys were completed by property managers in Niobrara County. Of the 35 rental units surveyed, 11 were vacant, indicating a vacancy rate of 31.43 percent. This compares to an 2.99 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 percent as shown in Table II.14.26, below.

| Table II.14.26 | | | | |
|--|---------------|--------------------|---------------------|---------------------|
| Total Units, Vacant Units, and Vacancy Rate | | | | |
| Niobrara County | | | | |
| RVS Data, June 2001 – December 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% |
| 2013b | 3 | 35 | 11 | 31.43% |

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.

¹²¹Those 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.

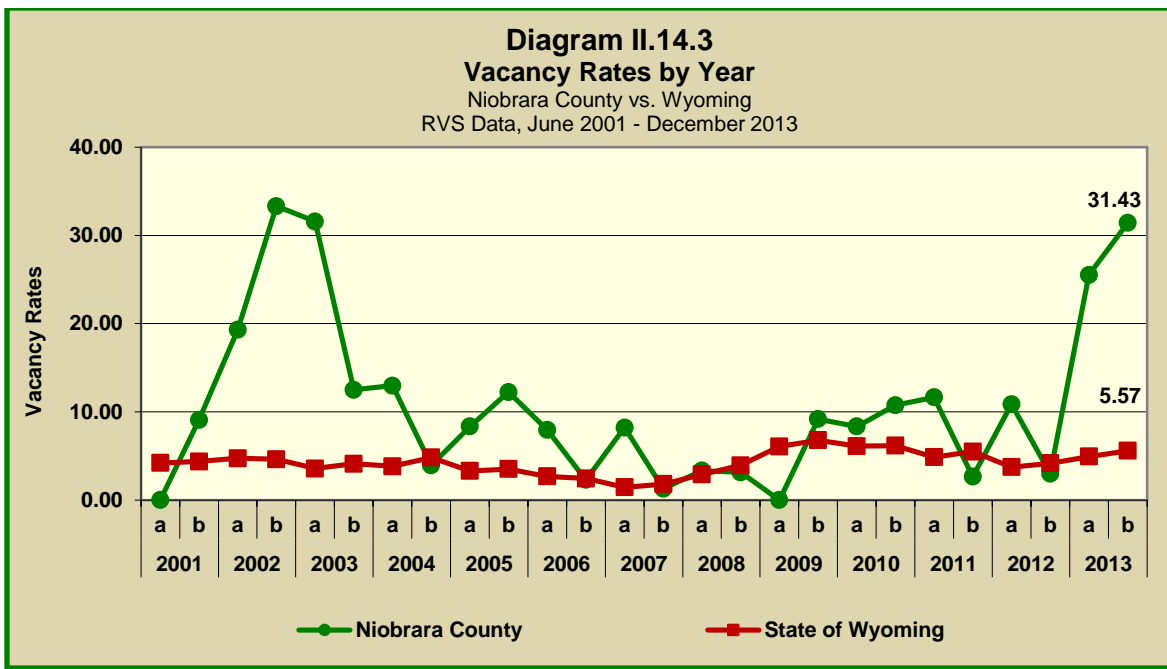
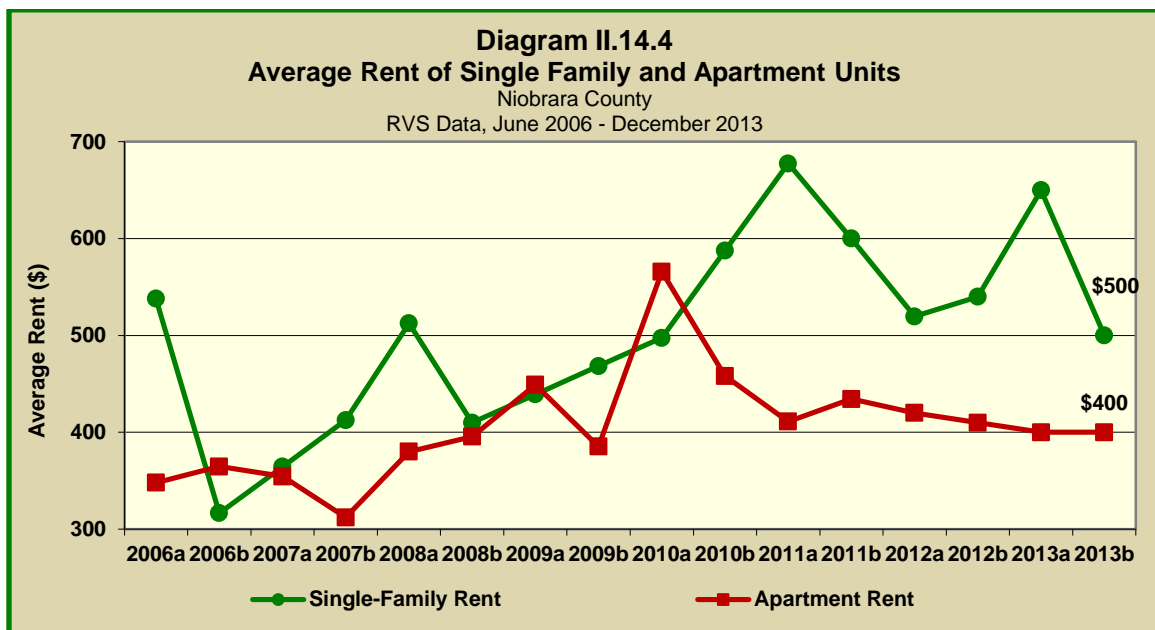


Diagram II.14.4, below, shows the average rent of single-family and apartment units in Niobrara County. In the second half of 2013, average rents for single-family units decreased to \$500.



The calendar 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 18 respondents in Niobrara County. Of the incoming population who were unsatisfied with their current housing, 33.3 percent said they were seeking to own a home and 66.7 percent of respondents wished to rent. Of those seeking to own a home, 100.0 percent wished to build existing units, of which 100.0 percent anticipated spending above \$250,000.

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

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 2012 5-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.

| Table II.14.27 | | | | |
|---|------------------------|---------------------|----------------------------|--------------|
| Overcrowding and Severe Overcrowding | | | | |
| Niobrara County | | | | |
| 2008-2012 5-Year ACS Data | | | | |
| Household | No Overcrowding | Overcrowding | Severe Overcrowding | Total |
| Niobrara County | | | | |
| Owner | | | | |
| Households | 665 | 0 | 0 | 665 |
| Percentage | 100.0% | .0% | .0% | 100.0% |
| Renter | | | | |
| Households | 348 | 0 | 0 | 348 |
| Percentage | 100.0% | .0% | .0% | 100.0% |
| Total | | | | |
| Households | 1,013 | 0 | 0 | 1,013 |
| Percentage | 100.0% | .0% | .0% | 100.0% |
| State of Wyoming | | | | |
| Owner | | | | |
| Households | 153,576 | 1,642 | 441 | 155,659 |
| Percentage | 98.7% | 1.1% | .3% | 100.0% |
| Renter | | | | |
| Households | 63,203 | 2,045 | 572 | 65,820 |
| Percentage | 96.0% | 3.1% | .9% | 100.0% |
| Total | | | | |
| Households | 216,779 | 3,687 | 1,013 | 221,479 |
| Percentage | 97.9% | 1.7% | .5% | 100.0% |

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

At the time of the 2012 5-year ACS, a total of 26 units or 1.9 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.

| Table II.14.28 Housing Units with Incomplete Kitchen Facilities Niobrara County 2008-2012 5-Year ACS Data | | |
|--|------------------------|-------------------------|
| Facilities | Niobrara County | State of Wyoming |
| Complete Kitchen Facilities | 1,312 | 253,942 |
| Lacking Complete Kitchen Facilities | 26 | 7,488 |
| Total Housing Units | 1,338 | 261,430 |
| Percent Lacking | 1.9% | 2.9% |

At the time of the 2012 ACS, a total of 40 units or 3.0 percent of all housing units in Niobrara County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.14.29, below.

| Table II.14.29 Housing Units with Incomplete Plumbing Facilities Niobrara County 2008-2012 5-Year ACS Data | | |
|---|------------------------|-------------------------|
| Facilities | Niobrara County | State of Wyoming |
| Complete Plumbing Facilities | 1,298 | 255,465 |
| Lacking Complete Plumbing Facilities | 40 | 5,965 |
| Total Households | 1,338 | 261,430 |
| Percent Lacking | 3.0% | 2.3% |

The third type of housing problem reported in the 2012 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, 12.8 percent of households had a cost burden and 10.0 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 17.8 percent of homeowners with a mortgage in Niobrara County experienced a cost burden and 8.9 percent experienced a severe cost burden, while 17.0 percent of renters had a cost burden and 15.2 percent had a severe cost burden, as seen in Table II.14.30, on the following page.

| Table II.14.30 | | | | | |
|---|------------------------|------------------|------------------|---------------------|--------------|
| Cost Burden and Severe Cost Burden by Tenure | | | | | |
| Niobrara County | | | | | |
| 2008-2012 5-Year ACS Data | | | | | |
| Households | Less Than 30.0% | 31% - 50% | Above 50% | Not Computed | Total |
| Niobrara County | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 203 | 50 | 25 | 3 | 281 |
| Percent | 72.2% | 17.8% | 8.9% | 1.1% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 340 | 21 | 23 | 0 | 384 |
| Percent | 88.5% | 5.5% | 6.0% | .0% | 100.0% |
| Renter | | | | | |
| Households | 161 | 59 | 53 | 75 | 348 |
| Percent | 46.3% | 17.0% | 15.2% | 21.6% | 100.0% |
| Total | | | | | |
| Households | 704 | 130 | 101 | 78 | 1,013 |
| Percent | 69.5% | 12.8% | 10.0% | 7.7% | 100.0% |
| State of Wyoming | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 69,166 | 16,223 | 8,723 | 189 | 94,301 |
| Percent | 73.3% | 17.2% | 9.3% | .2% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 55,107 | 3,594 | 2,253 | 404 | 61,358 |
| Percent | 89.8% | 5.9% | 3.7% | .7% | 100.0% |
| Renter | | | | | |
| Households | 35,072 | 12,067 | 11,011 | 7,670 | 65,820 |
| Percent | 53.3% | 18.3% | 16.7% | 11.7% | 100.0% |
| Total | | | | | |
| Households | 159,345 | 31,884 | 21,987 | 8,263 | 221,479 |
| Percent | 71.9% | 14.4% | 9.9% | 3.7% | 100.0% |

2014 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2014 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 387 households in Niobrara County, from 1,069 in 2010 to 1,456 in 2040. Homeowners are expected to increase from 770 households in 2010 to 1,079 by 2040. Renters are anticipated to increase from 299 households in 2010 to 377 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 23 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 18 households and by 42 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 17 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 30 to 50 percent of MHI is expected to increase by 13 households over the period. Table II.14.31, below, provides details of the household forecast by tenure and income.

| Table II.14.31 | | | | | | |
|---|--------------|---------------|---------------|---------------|-------------|--------------|
| Household Forecast by Tenure and Income | | | | | | |
| Niobrara County | | | | | | |
| Strong Growth Scenario | | | | | | |
| Year | 0-30% | 31-50% | 51-80% | 81-95% | 96+% | Total |
| Homeowners by Percent of Median Household Income | | | | | | |
| 2010 | 57 | 44 | 104 | 51 | 514 | 770 |
| 2015 | 57 | 44 | 104 | 51 | 516 | 772 |
| 2020 | 62 | 47 | 112 | 55 | 556 | 832 |
| 2025 | 66 | 51 | 120 | 59 | 595 | 891 |
| 2030 | 70 | 54 | 128 | 63 | 634 | 949 |
| 2035 | 75 | 58 | 137 | 67 | 678 | 1,015 |
| 2040 | 80 | 61 | 145 | 72 | 721 | 1,079 |
| Renters by Percent of Median Household Income | | | | | | |
| 2010 | 65 | 50 | 84 | 31 | 70 | 299 |
| 2015 | 63 | 49 | 82 | 30 | 69 | 293 |
| 2020 | 67 | 51 | 87 | 32 | 73 | 311 |
| 2025 | 71 | 54 | 91 | 34 | 77 | 327 |
| 2030 | 74 | 57 | 96 | 35 | 80 | 341 |
| 2035 | 78 | 60 | 101 | 37 | 85 | 360 |
| 2040 | 82 | 63 | 106 | 39 | 89 | 377 |
| Total Households by Percent of Median Household Income | | | | | | |
| 2010 | 122 | 93 | 187 | 82 | 585 | 1,069 |
| 2015 | 121 | 92 | 186 | 81 | 585 | 1,065 |
| 2020 | 129 | 99 | 199 | 87 | 629 | 1,142 |
| 2025 | 137 | 105 | 211 | 93 | 672 | 1,217 |
| 2030 | 144 | 110 | 223 | 98 | 714 | 1,291 |
| 2035 | 153 | 117 | 237 | 104 | 763 | 1,375 |
| 2040 | 162 | 124 | 251 | 110 | 810 | 1,456 |