

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.

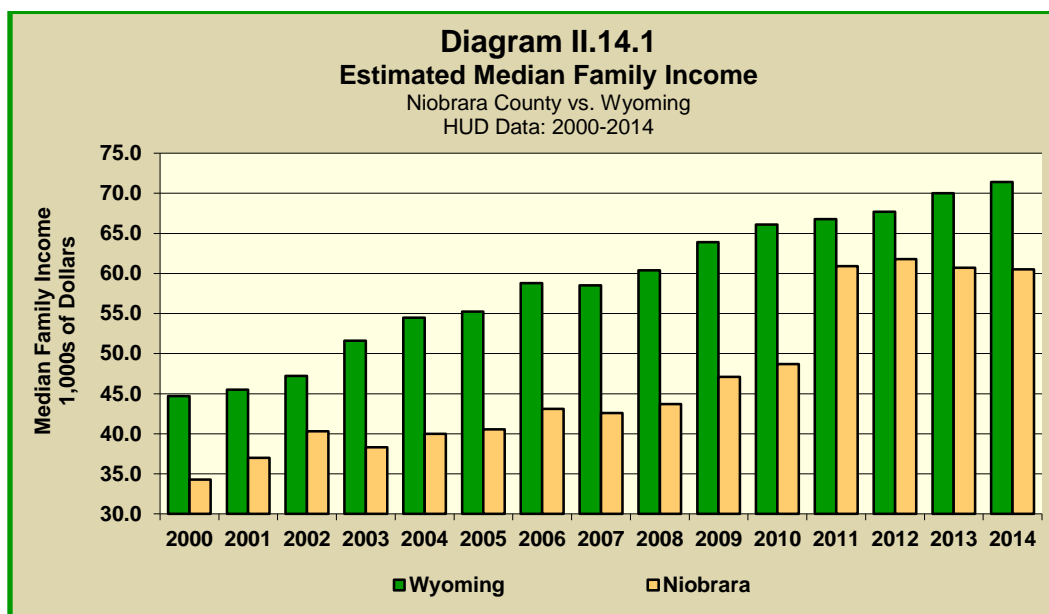
Table II.14.18 Median Rent Niobrara County 2008-2012 5-Year ACS Data	
Place	Rent
Niobrara County	\$403
State of Wyoming	\$618

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

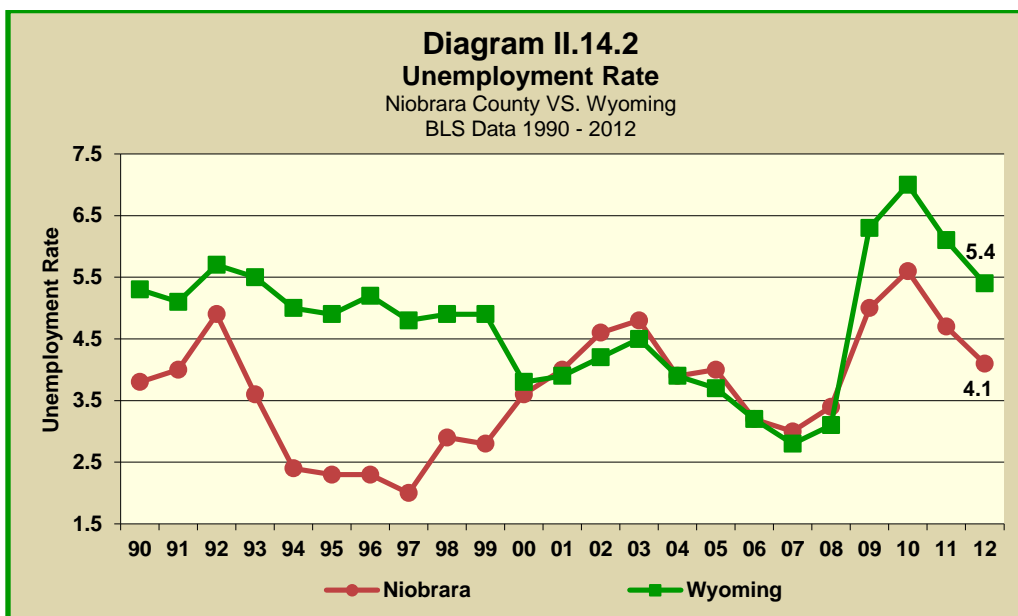
Economics

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.

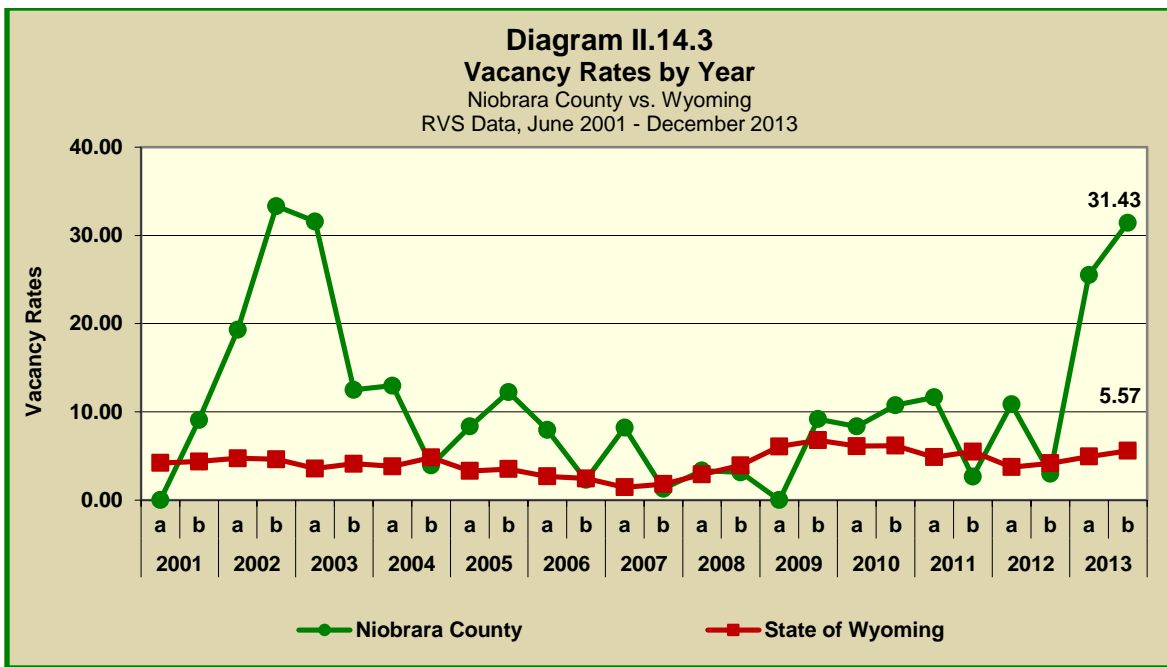
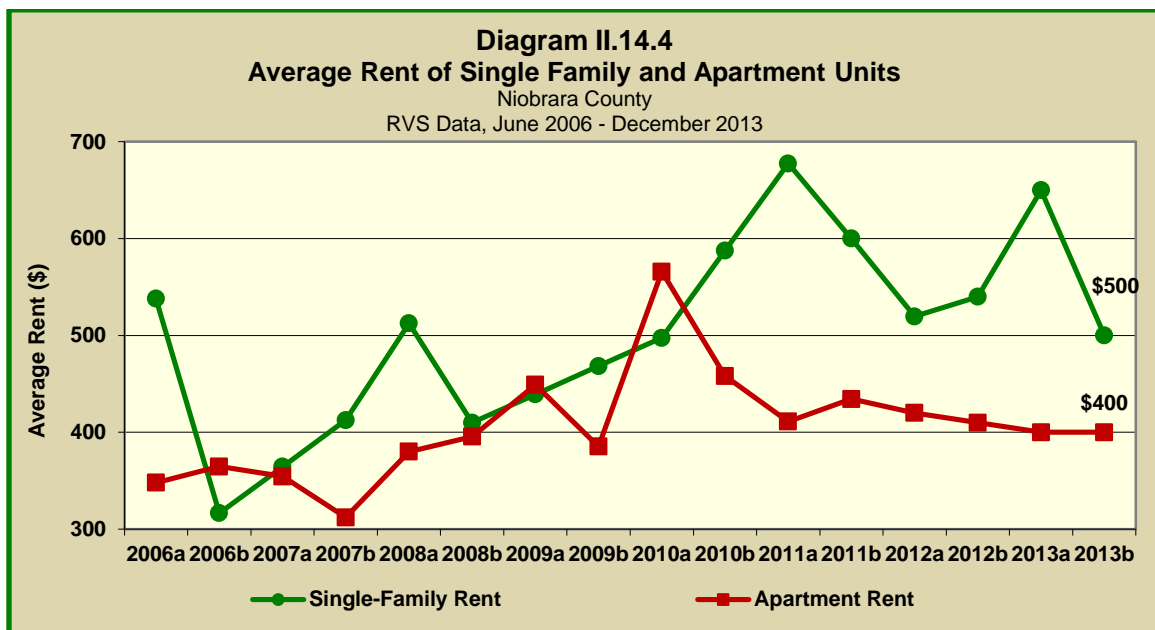


Diagram II.14.4, below, shows the average rent of single-family and apartment units in Niobrara County. In the second half of 2013, average rents for single-family units decreased to \$500.



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