

NIORRARA COUNTY

Demographics

The Census Bureau's current census estimates indicate that Niobrara County's population increased from 2,484 in 2010 to 2,542 in 2015, or by 2.3 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 10.3 percent, and the number of people from 55 to 64 years of age increased by 6.0 percent. The white population remained unchanged, while the black population increased by 333.3 percent. The Hispanic population increased from 52 to 75 people between 2010 and 2015 or by 44.2 percent. These data are presented in Table II.14.1, below.

Table II.14.1						
Profile of Population Characteristics						
Niobrara County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Niobrara County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	2,484	2,542	2.3%	563,626	586,107	4.0%
Age						
Under 14 years	378	403	6.6%	113,371	116,880	3.1%
15 to 24 years	237	287	21.1%	78,460	78,529	0.1%
25 to 44 years	590	651	10.3%	144,615	153,641	6.2%
45 to 54 years	402	291	-27.6%	83,577	71,070	-15.0%
55 to 64 years	364	386	6.0%	73,513	81,288	10.6%
65 and Over	513	524	2.1%	70,090	84,699	20.8%
Race						
White	2,412	2,412	.0%	529,110	543,292	2.7%
Black	6	26	333.3%	5,135	8,286	61.4%
American Indian and Alaskan Native	21	32	52.4%	14,457	15,757	9.0%
Asian	9	16	77.8%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	0	0	%	521	676	29.8%
Two or more races	36	56	55.6%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	52	75	44.2%	50,231	58,207	15.9%

Table II.14.2, on the following page, presents the population of Niobrara County by age and gender from the 2010 Census and 2015 current census estimates. 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 2015, the number of males rose to 1,175 persons, and accounted for 46.2 percent of the population, with the remaining 53.8 percent, or 1,367 persons being female.

Table II.14.2 Population by Age and Gender Niobrara County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	206	172	378	231	172	403	6.6%
15 to 24 years	116	121	237	138	149	287	21.1%
25 to 44 years	236	354	590	251	400	651	10.3%
45 to 54 years	181	221	402	118	173	291	-27.6%
55 to 64 years	185	179	364	187	199	386	6.0%
65 and Over	235	278	513	250	274	524	2.1%
Total	1,159	1,325	2,484	1,175	1,367	2,542	2.3%
% of Total	46.7%	53.3%	.	46.2%	53.8%	.	

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 ¹³⁶	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

¹³⁶ 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 594 family households, of which 545 housed married couple families and 49 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 19 families, or a female householder with no husband present, of which there were 30 families. There were also an estimated 451 “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 56.8 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Niobrara County, 91.8 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.14.4 Household Type by Tenure Niobrara County 2010-2015 5-Year ACS Data				
Family Type	Niobrara County		State of Wyoming	
	Niobrara County	% of Total	State of Wyoming	% of Total
Family households	594	56.8%	147,229	64.9%
Married-couple family	545	91.8%	117,355	79.7%
Owner-occupied housing units	465	85.3%	97,628	83.2%
Renter-occupied housing units	80	14.7%	19,727	16.8%
Other family	49	8.2%	29,874	20.3%
Male householder, no wife present	19	38.8%	10,771	36.1%
Owner-occupied housing units	12	63.2%	6,308	58.6%
Renter-occupied housing units	7	36.8%	4,463	41.4%
Female householder, no husband present	30	61.2%	19,103	63.9%
Owner-occupied housing units	10	33.3%	9,562	50.1%
Renter-occupied housing units	20	66.7%	9,541	49.9%
Nonfamily households	451	43.2%	79,636	35.1%
Owner-occupied housing units	228	50.6%	43,177	54.2%
Renter-occupied housing units	223	49.4%	36,459	45.8%
Total	1,045	100.0%	226,865	100.0%

Table II.14.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 345 two-person family households, 100 three-person family households and 93 four-person family households. One-person non-family households made up 86.0 percent of all non-family households or an estimated 388 households. Niobrara County’s two persons households made up 36.7 percent of total housing units and four person households made up an additional 10.0 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.14.5				
Household Type by Household Size				
Niobrara County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Niobrara County				
One Person	.	388	388	37.1%
Two Person	345	39	384	36.7%
Three Person	100	12	112	10.7%
Four Person	93	12	105	10.0%
Five Person	35	0	35	3.3%
Six Person	21	0	21	2.0%
Seven Person	0	0	0	.0%
Total	594	451	1,045	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 384 two-person households, 313 were owner-occupied and 71 were renter-occupied. Of the 105 four-person households, 86 were owner-occupied and 19 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				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Niobrara County				
One Person	214	174	388	37.1%
Two Person	313	71	384	36.7%
Three Person	57	55	112	10.7%
Four Person	86	19	105	10.0%
Five Person	24	11	35	3.3%
Six Person	21	0	21	2.0%
Seven Person or more	0	0	0	.0%
Total	715	330	1,045	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.14.7, on the following page, Niobrara County had a total of 1,321 housing units of which 1,045 or 79.1 percent were occupied. Of these occupied units, 68.4 percent, or 715 units were owner occupied, which compares to a statewide rate of 69.1. A total of 276 units or 20.9 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.14.7 Housing Units by Tenure Niobrara County 2010-2015 5-Year ACS Data				
Tenure	Niobrara County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,045	79.1%	226,865	85.1
Owner-Occupied	715	68.4%	156,675	69.1
Renter-Occupied	330	31.6%	70,190	30.9
Vacant Housing Units	276	20.9%	39,765	14.9
Total Housing Units	1,321	100.0%	266,630	100.0

Table II.14.8, below, shows that of the 276 housing units in Niobrara County as reported in the 2014 ACS data, 35 or 12.7 percent were for rent and 0 or 0.0 percent were for sale. An estimated 134 units were for seasonal, recreational, or occasional use, and 107 or 38.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.14.8 Disposition of Vacant Housing Units Niobrara County 2010-2015 5-Year ACS Data				
Disposition	Niobrara County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	35	12.7%	6,460	16.2%
Rented, but not occupied	0	.0%	1,371	3.4%
For sale only	0	.0%	2,571	6.5%
Sold, but not occupied	0	.0%	931	2.3%
For seasonal, recreational, or occasional use	134	48.6%	17,209	43.3%
For migrant workers	0	.0%	302	.8%
Other vacant	107	38.8%	10,921	27.5%
Total	276	100.0%	39,765	100.0%

Table II.14.9, at right, presents different income statistics for Niobrara County. According to the 2014 ACS data averages, median family income for Niobrara County was \$59,821 compared to the statewide average of \$73,194.

Table II.14.9 Median and Per Capita Income Niobrara County 2010-2015 5-Year ACS Data		
Income Type	Niobrara County	Wyoming
Median Family Income	59,821	73,194
Median Household Income	40,398	58,840

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 162 households or 15.5 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 99 households that had incomes between \$35,000 and \$49,999, which accounted for 9.5 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 15.3 percent of total households and numbered 160 in Niobrara County.

Table II.14.10				
Households by Income				
Niobrara County				
2010-2015 5-Year ACS Data				
Income	Niobrara County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	162	15.5%	21,426	9.4%
15,000 - 19,999	97	9.3%	10,358	4.6%
20,000 - 24,999	71	6.8%	11,900	5.2%
25,000 - 34,999	168	16.1%	22,435	9.9%
35,000 - 49,999	99	9.5%	30,775	13.6%
50,000 - 74,999	185	17.7%	43,104	19.0%
75,000 - 99,999	103	9.9%	32,540	14.3%
100,000 and above	160	15.3%	54,327	23.9%
Total	1,045	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.14.11, below. In total, the poverty rate in Niobrara County was 15 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Niobrara County had a poverty rate of 13 percent and the female population had a poverty rate of 16 percent. There were 12 males and 0 females in poverty under the age of 5. Overall, 3.7 percent of persons in poverty in Niobrara County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 58 individuals with incomes below the poverty level which represented 17.7 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.14.11				
Poverty by Age				
Niobrara County				
2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Niobrara County				
5 and Below	12	0	12	3.7%
6 to 17	47	16	63	19.2%
18 to 64	88	107	195	59.5%
65 and Older	7	51	58	17.7%
Total	154	174	328	100.0%
Poverty Rate	13%	16%	15%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.14.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Niobrara County saw an average of 647 owner-occupied single-family units compared to 238 single-family rental units. In Niobrara County, single-family units comprised 84.7 percent of all households compared with 71.8 percent statewide. Niobrara County had a total of 52 apartment rental units and total apartment units accounted for 5.0 percent of all

households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 81 mobile homes in Niobrara County, which comprised 7.8 percent of all occupied housing units and compared to 12.9 statewide.

Table II.14.12 Households by Unit Type Niobrara County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Niobrara County				
Single-Family Unit	647	238	885	84.7%
Duplex	6	3	9	.9%
Tri- or Four-Plex	0	18	18	1.7%
Apartments	0	52	52	5.0%
Mobile Homes	62	19	81	7.8%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	715	330	1,045	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.14.13, below, shows the number of households by year of construction. As shown, 35.8 percent, or 374 units, were built in 1939 or earlier in the county, and another 122 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 53, which accounted for 5.1 percent of all households, and an additional 5 households, or .5 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.14.13 Households by Year Built Niobrara County 2010-2015 5-Year ACS Data				
Year Built	Niobrara County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	374	35.8%	24,616	10.9%
1940 to 1949	122	11.7%	10,203	4.5%
1950 to 1959	139	13.3%	21,453	9.5%
1960 to 1969	105	10.0%	18,653	8.2%
1970 to 1979	78	7.5%	48,616	21.4%
1980 to 1989	92	8.8%	33,033	14.6%
1990 to 1999	77	7.4%	26,955	11.9%
2000 to 2009	53	5.1%	36,947	16.3%
Built 2010 or Later	5	.5%	6,389	2.8%
Total	1,045	100.0%	226,865	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 accounted for only .4 percent of total housing units, while households with five and six rooms accounted for 21.3 and 15.1 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 2010-2015 5-Year ACS Data				
Number of Rooms	Niobrara County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	5	.4%	4,535	1.7%
Two	23	1.7%	7,317	2.7%
Three	94	7.1%	20,228	7.6%
Four	199	15.1%	41,849	15.7%
Five	282	21.3%	54,574	20.5%
Six	199	15.1%	42,082	15.8%
Seven	180	13.6%	31,471	11.8%
Eight	176	13.3%	25,750	9.7%
Nine or more	163	12.3%	38,824	14.6%
Total	1,321	100.0%	266,630	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 20.3 percent of total households in Niobrara County, which compared to 24.3 percent statewide. In Niobrara County, the 506 households with three bedrooms accounted for 48.4 percent of all households, and there were only 37 five-bedroom or more households, which accounted for 3.5 percent of all households.

Table II.14.15 Households by Number of Bedrooms Niobrara County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Niobrara County				
None	0	0	0	.0%
One	24	74	98	9.4%
Two	92	120	212	20.3%
Three	408	98	506	48.4%
Four	154	38	192	18.4%
Five or more	37	0	37	3.5%
Total	715	330	1,045	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	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 \$166,200, while structures built between 1950 and 1959 had a median value of \$140,600 and those built between 1990 to 1999 had a median value of \$122,900. The newest structures tended to have the highest values and those built between 2000 and 2009 had a median value of \$269,700. The total average median value in Niobrara County was \$157,900, which compared to \$194,800 in the State of Wyoming.

Table II.14.16 Median Value by Year Structure Built Niobrara County 2010-2015 5-Year ACS Data		
Year Built	Niobrara County	State of Wyoming
1939 or earlier	166,200	156,400
1940 to 1949	110,400	145,000
1950 to 1959	140,600	159,900
1960 to 1969	104,500	182,000
1970 to 1979	233,300	188,100
1980 to 1989	163,500	205,600
1990 to 1999	122,900	236,200
2000 to 2009	269,700	253,100
2010 to 2013	.	272,200
2014 to Later	.	284,800
Total	157,900	194,800

Household mortgage status is reported in Table II.14.17, below. In Niobrara County, households with a mortgage accounted for 48.4 percent of all households or 346 housing units, and the remaining 51.6 percent or 369 units had no mortgage. Of those units with a mortgage, 20 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 326 or 94.2 percent had no second mortgage or no home equity loan.

Table II.14.17 Mortgage Status Niobrara County 2010-2015 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	346	48.4%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	20	5.8%	10,910	11.8%
Second mortgage only	16	80.0%	5,021	46.0%
Home equity loan only	4	20.0%	5,889	54.0%
Both second mortgage and home equity loan	0	.0%	514	.6%
No second mortgage and no home equity loan	326	94.2%	81,121	87.7%
Housing units without a mortgage	369	51.6%	64,130	40.9%
Total	715	100.0%	156,675	100.00%

The median rent in Niobrara County was \$491 as compared to \$674 statewide, as seen in Table II.14.18, below.

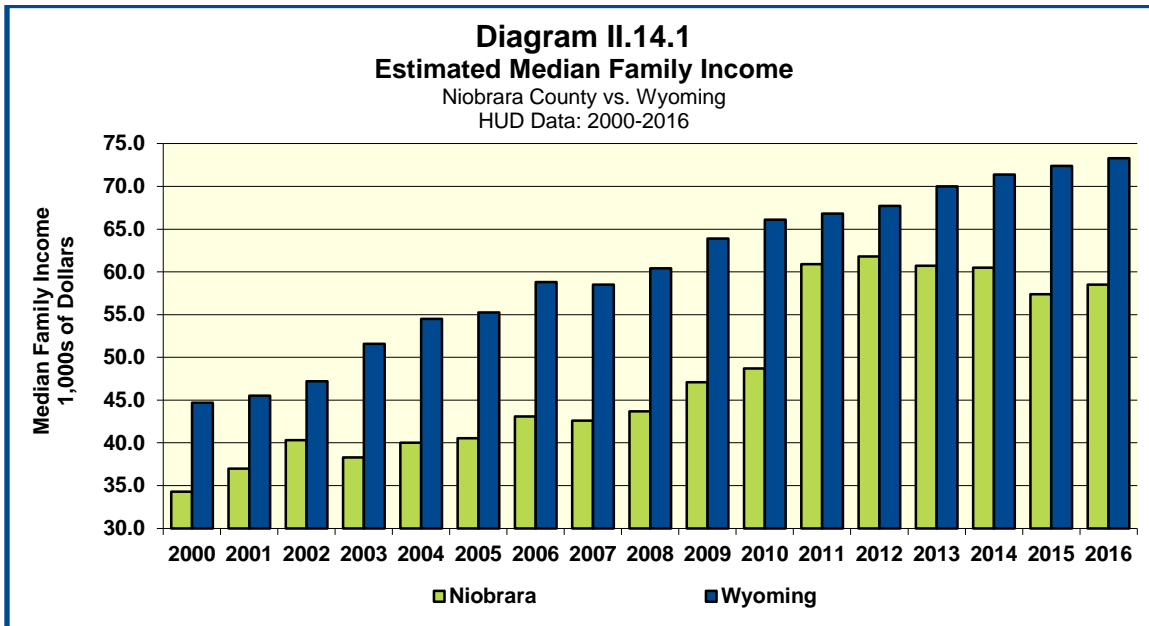
Table II.14.18 Median Rent Niobrara County 2010-2015 5-Year ACS Data	
Place	Rent
Niobrara County	\$491
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 2 persons during the first half of 2016. 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 323 persons over the time period.

Table II.14.19			
Driver’s Licenses Exchanged and Surrendered			
Niobrara County			
WYDOT Data, 2000 – First Half of 2016			
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
2014	54	61	-7
2015	69	51	18
2016 – First Half	32	30	2
Total	1,077	754	323

Economics

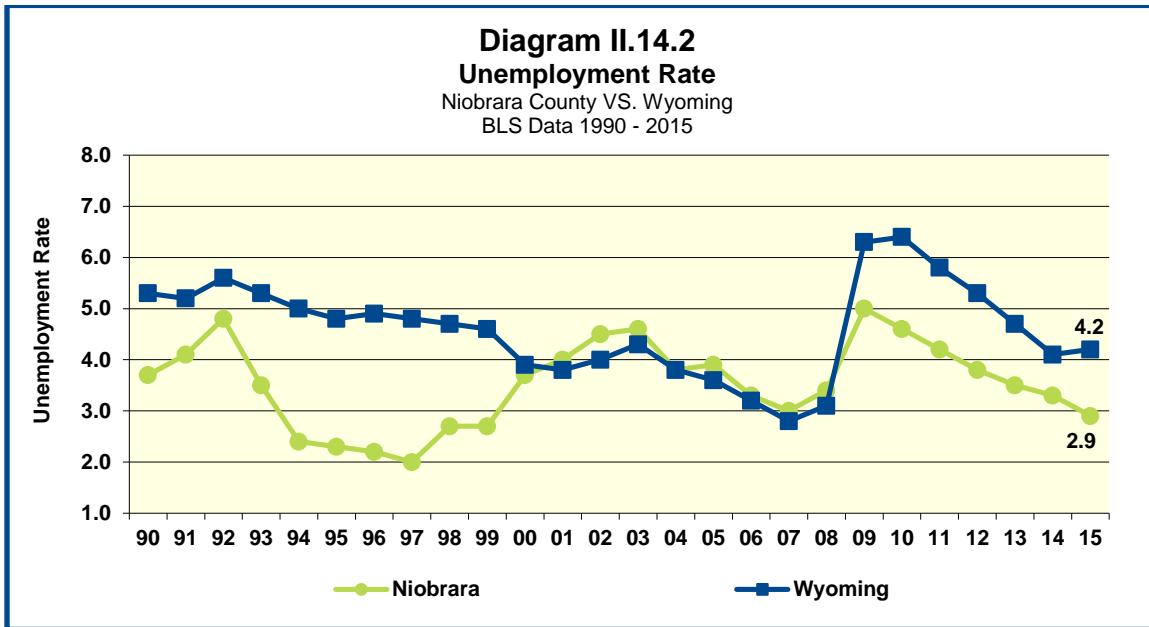
The HUD estimated MFI for Niobrara County was \$58,500 in 2016.¹³⁷ This compares to Wyoming’s MFI of \$73,300. Diagram II.14.1, below, illustrates the estimated MFI for 2000 through 2016.



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,

¹³⁷ 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.

decreased by 36 persons, from 1,354 in 2014 to 1,318 in 2015. Employment decreased by 29 persons; unemployment decreased by 7 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 3.3 percent in 2014 to 2.9 percent in 2015, as shown in Diagram II.14.,below.



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.14.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 907 persons in 2015; this figure was lower than the 2014 average by 39 jobs. In June total preliminary monthly employment was estimated to be 968 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	742	717	823	809	826	863	844	908	891	944	891	893
Feb	756	720	804	805	843	854	846	880	903	942	888	892
Mar	750	721	821	829	840	868	859	888	919	926	893	899
Apr	773	719	816	824	852	856	873	919	940	975	900	906
May	780	757	840	851	866	890	912	942	961	963	928	913
Jun	824	819	875	874	916	908	942	955	988	1,001	947	968
Jul	0	771	815	814	867	835	912	893	926	925	902	.
Aug	0	800	832	833	871	886	871	911	903	902	849	.
Sep	0	816	852	885	913	890	911	971	944	943	940	.
Oct	0	817	859	906	893	896	926	982	1,026	958	928	.
Nov	0	802	856	871	918	866	909	941	982	941	901	.
Dec	0	821	853	853	913	849	936	939	1,012	930	911	.
Annual	767	773	837	846	877	872	895	927	950	946	907	.
% Change	1.32%	.78%	8.28%	1.08%	3.66%	-.57%	2.64%	3.58%	2.48%	-.42%	-4.12%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$674 in 2014. In 2015, average weekly wages saw a decrease of 1.78 over the prior year, rising to \$662. The most recent preliminary estimates show average weekly wages were 703 in the second quarter on 2016. These data are shown in Table II.14.21, below.

Table II.14.21 Average Weekly Wages Niobrara County BLS QCEW Data, 2001–2016(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	0	0	440	5.26%
2006	466	490	482	498	484	10.00%
2007	496	517	496	522	508	4.96%
2008	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	606	638	602	745	650	7.97%
2014	709	697	610	680	674	3.69%
2015	654	685	625	685	662	-1.78%
2016(p)	665	703				

Total business establishments reported by the QCEW are displayed in Table II.14.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming decreased by 0.74 percent to 136 establishments. The most recent preliminary estimates show the number of business establishments were 137 in the second quarter on 2016.

Table II.14.22 Number of Business Establishments Niobrara County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	135	137	134	134	134	
2002	135	134	133	132	132	-0.74%
2003	131	135	133	133	133	-0.75%
2004	128	129	128	126	126	-3.76%
2005	125	126	126	124	124	-2.34%
2006	125	124	125	128	128	.80%
2007	126	129	129	134	134	3.17%
2008	133	132	133	133	133	2.31%
2009	137	138	135	132	132	2.26%
2010	132	133	132	131	131	-2.94%
2011	132	132	139	141	141	3.03%
2012	139	139	145	145	145	4.41%
2013	142	141	142	136	136	-1.41%
2014	133	136	138	135	135	-2.86%
2015	132	133	137	136	136	-0.74%
2016	136	137				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Niobrara County recorded 1,823 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 \$117,799,000, and real per capita income was \$46,341 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$39,540 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix**.

Housing

According to the Wyoming Cost of Living Index, real average apartment rent in Niobrara County increased from \$571 in second quarter 2015 to \$594 in second quarter 2016, or by 4.0 percent. Detached single-family home rents decreased from \$652 to \$606 between the second quarter of 2015 and 2016.

Niobrara County rental prices experienced average annualized increases of 2.6 percent for apartments and 1.3 percent for houses from fourth quarter 1998 through second quarter 2016.¹³⁸ These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments and 1.3 percent for houses over the same period. Table II.14.23, at right, presents the Niobrara County data for each rental type.¹³⁹

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Niobrara County increased from 1 authorizations in 2014 to 2 in 2015.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	.	153	.	.
Q4.98	372	148	478	.
Q2.99	373	153	482	.
Q4.99	0	181	418	.
Q2.00	369	0	436	.
Q4.00	385	163	446	.
Q2.01	373	.	418	.
Q4.01	.	.	464	.
Q2.02	363	.	400	.
Q4.02	341	.	464	.
Q2.03	439	.	438	.
Q4.03	375	.	499	.
Q2.04	419	.	498	.
Q4.04	406	.	558	.
Q2.05	422	.	574	.
Q4.05	466	.	619	.
Q2.06	460	153	578	.
Q4.06	460	153	622	.
Q2.07	417	160	559	.
Q4.07	448	.	585	.
Q2.08	471	.	574	.
Q4.08	468	.	581	.
Q2.09	473	.	613	.
Q4.09	483	.	632	.
Q2.10	477	.	597	.
Q4.10	479	.	641	.
Q2.11	452	.	572	.
Q4.11	451	.	572	.
Q2.12	498	.	561	.
Q4.12	515	.	636	.
Q2.13	527	.	619	.
Q4.13	597	.	639	.
Q2.14	593	.	693	.
Q4.14	576	.	644	.
Q2.15	571	.	652	.
Q4.15	625	.	662	.
Q2.16	594	.	606	.

¹³⁸ Data from 1986 to 1997 for Niobrara County is not reported by the EAD.

¹³⁹ 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.

The real value of single-family building permits increased from \$37,368 in 2014 to \$150,000 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.14.24, below.

Table II.14.24 Building Permits and Valuation Niobrara County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	.	.	.	.	.	.	.
1981	.	.	.	.	.	.	.
1982	.	.	.	.	.	.	.
1983	5	.	.	6	11	99.2	54.6
1984	3	.	.	.	3	100.4	.
1985	3	.	.	.	3	159.8	.
1986	3	.	.	.	3	156.6	.
1987	.	.	.	.	.	.	.
1988	1	.	.	.	1	106.3	.
1989	1	.	.	.	1	85.2	.
1990	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.
1992	3	.	.	.	3	78.0	.
1993	1	.	.	.	1	83.6	.
1994	1	.	.	.	1	337.7	.
1995	4	.	.	.	4	185.8	.
1996	.	.	.	.	.	.	.
1997	2	.	.	.	2	211.1	.
1998	.	.	.	.	.	.	.
1999	.	.	.	.	.	.	.
2000	.	.	.	.	.	.	.
2001	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.
2003	1	.	.	.	1	88.6	.
2004	4	.	.	.	4	104.7	.
2005	4	.	.	.	4	178.8	.
2006	3	.	.	.	3	179.4	.
2007	.	.	.	.	.	.	.
2008	3	.	.	.	3	159.3	.
2009	3	.	.	.	3	166.5	.
2010	4	.	.	.	4	86.8	.
2011	3	.	.	.	3	33.5	.
2012	2	.	.	.	2	234.9	.
2013	5	.	.	.	5	33.1	.
2014	1	.	.	.	1	37.4	.
2015	2	.	3	6	11	150.0	41.7

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Niobrara County was \$114,538. This represented a decrease of 9.2 percent from the previous year. In contrast, Wyoming’s average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.14.25, on the following page.

Table II.14.25 Average Sales Prices Niobrara County vs. Wyoming DOR Data, 2000–2015				
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
2013	118,495	48.2	281,345	5.6
2014	126,167	6.5	263,432	-6.4
2015	114,538	-9.2	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000 with the most recent survey conducted in December 2016.¹⁴⁰ During December 2016, a total of five surveys were completed by property managers in Niobrara County. Of the 88 rental units surveyed, 11 were vacant, indicating a vacancy rate of 12.5 percent, as shown in Table II.14.26, at right. This compares to a 2.6% percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent. The small sample size leads to a high volatility in the vacancy rate.

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 and another period between 2015 and 2016.

Table II.14.26 Total Units, Vacant Units, and Vacancy Rate Niobrara County RVS Data, June 2001– December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	42	0	0.0%
2001b	2	11	1	9.1%
2002a	4	57	11	19.3%
2002b	3	21	7	33.3%
2003a	6	76	24	31.6%
2003b	7	96	12	12.5%
2004a	8	108	14	13.0%
2004b	8	102	4	3.9%
2005a	6	96	8	8.3%
2005b	5	49	6	12.2%
2006a	5	88	7	8.0%
2006b	5	88	2	2.3%
2007a	4	73	6	8.2%
2007b	4	78	1	1.3%
2008a	5	90	3	3.3%
2008b	3	64	2	3.1%
2009a	2	60	0	0.0%
2009b	4	120	11	9.2%
2010a	4	72	6	8.3%
2010b	4	93	10	10.8%
2011a	6	103	12	11.7%
2011b	4	76	2	2.6%
2012a	5	46	5	10.9%
2012b	4	67	2	3.0%
2013a	4	47	12	25.5%
2013b	3	35	11	31.4%
2014a	3	32	0	0.0%
2014b	4	55	3	5.5%
2015a	5	47	11	23.4%
2015b	5	38	1	2.6%
2016a	4	42	0	0.0%
2016b	5	88	11	12.5%

¹⁴⁰Those 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.

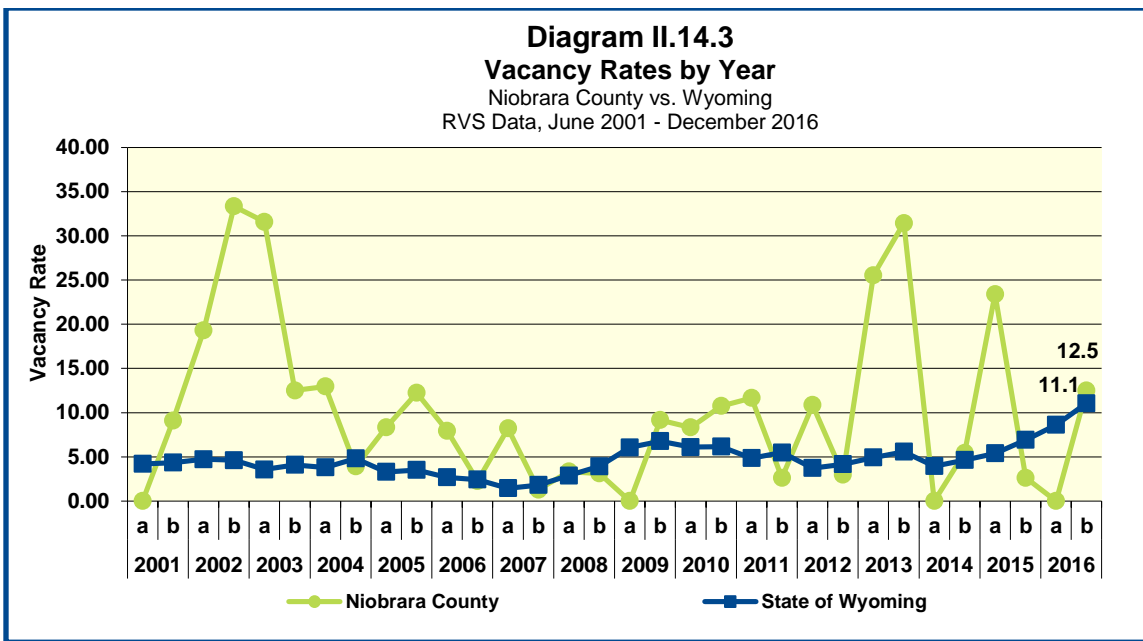


Diagram II.14.4, below, shows the average rent of single-family and apartment units in Niobrara County. In 2016, average rents for single-family units increased to \$712 while rents for apartment units fell to \$515.

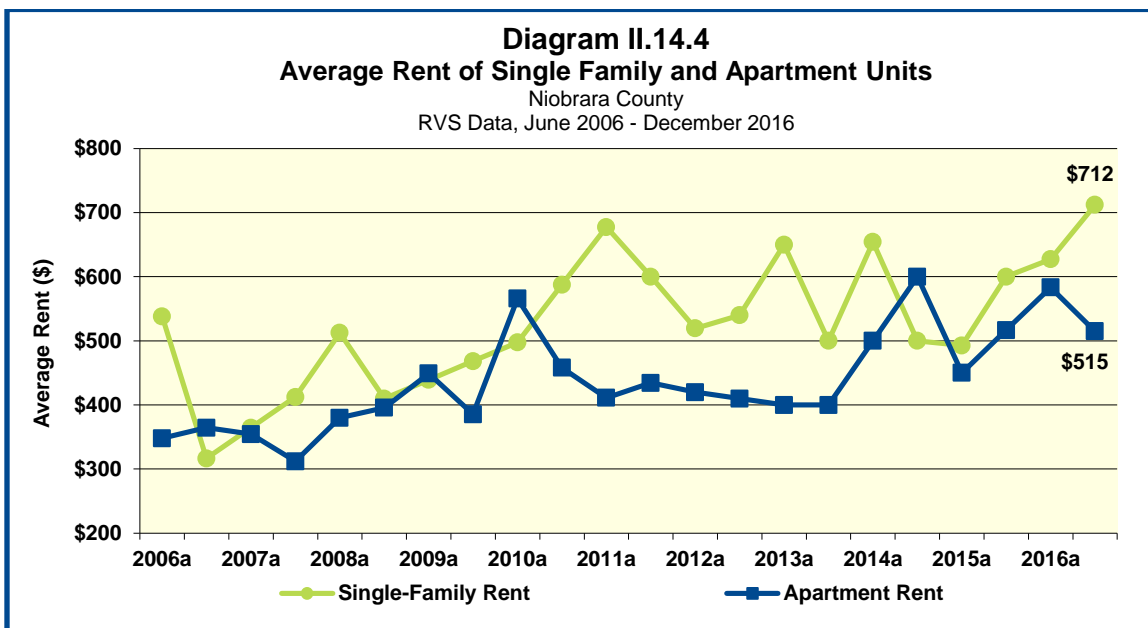


Table II.14.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 12 single family units in Niobrara County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Niobrara County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 39 apartment units reported in the survey, with 6 of them available, which resulted in a vacancy rate of 15.4 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.14.27			
Rental Vacancy Survey by Type			
Niobrara County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	12	0	.0%
Duplex units	22	2	9.1%
Apartments	39	6	15.4%
Mobile Homes	0	0	%
"Other" Units	0	0	%
Don't Know	15	3	20.0%
Total	88	11	12.5%

Table II.14.28 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 5 units. The most common apartment units were one bedroom units, with 30 units. Additional details of unit types by bedrooms are reported below.

Table II.14.28							
Rental Units by Number of Bedrooms							
Niobrara County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	0	.	0
One	2	2	30	0	0	.	34
Two	3	11	9	0	0	.	23
Three	5	9	0	0	0	.	14
Four	2	0	0	0	0	.	2
Five	0	0	0	0	0	.	0
Don't Know	0	0	0	0	0	15	15
Total	12	22	39	0	0	15	88

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.14.29, on the following page, one bedroom apartments were the most available apartment units, with five bedroom units being the most available single family units.

Table II.14.29							
Available Rental Units by Number of Bedrooms							
Niobrara County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	6	0	0	.	6
Two	0	0	0	0	0	.	0
Three	0	1	0	0	0	.	1
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	1	0	0	0	3	4
Total	0	2	6	0	0	3	11

Table II.14.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with one bedroom had the highest vacancy rate at 20.0 percent, with four bedroom single family units having the highest vacancy rate at 0.0 percent.

Table II.14.30							
Vacancy Rates by Number of Bedrooms							
Niobrara County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		%
One	.0%	.0%	20.0%	%	%		17.6%
Two	.0%	.0%	.0%	%	%		.0%
Three	.0%	11.1%	%	%	%		7.1%
Four	.0%	%	%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	%	%	%	%	%	20.0%	26.7%
Total	.0%	9.1%	15.4%	%	%	20.0%	12.5%

Average market-rate rents by unit type are shown in Table II.14.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.14.31						
Average Market Rate Rents by Number of Bedrooms						
Niobrara County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$450	\$400	\$475	\$	\$	\$442
Two	\$625	\$636	\$555	\$	\$	\$615
Three	\$792	\$754	\$	\$	\$	\$773
Four	\$1,005	\$	\$	\$	\$	\$1,005
Five	\$	\$	\$	\$	\$	\$
Total	\$712	\$655	\$515	\$	\$	\$635

Table II.14.32, below, shows vacancy rates for single family units by average rental rates for Niobrara County. Single family units with the lowest vacancy rate had an average rent of 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

Table II.14.32			
Single Family Market Rate Rents by Vacancy Status			
Niobrara County			
RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	12	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	12	0	.0%

The availability of apartment units by average rent is displayed in Table II.14.33 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 15.4 percent.

Table II.14.33			
Apartment Market Rate Rents by Vacancy Status			
Niobrara County			
RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	39	6	15.4%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	39	6	15.4%

Table II.14.34, below, shows the condition of rental units by unit type for Niobrara County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported below, most single family units were in average condition, with most apartments being in excellent condition. Details by unit type and condition are displayed below.

Table II.14.34							
Condition by Unit Type							
Niobrara County							
RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	6	6	0	0	0	.	12
Good	2	0	0	0	0	.	2
Excellent	4	16	39	0	0	.	59
Don’t Know	0	0	0	0	0	15	15
Total	12	22	39	0	0	15	88

The availability of single family units based on their condition is displayed in Table II.14.35, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.14.35 Condition of Single Family Units by Vacancy Status Niobrara County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	6	0	.0%
Good	2	0	.0%
Excellent	4	0	.0%
Don't Know	0	0	%
Total	12	0	.0%

Table II.14.36, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 15.4 percent.

Table II.14.36 Condition of Apartment Units by Vacancy Status Niobrara County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	0	0	%
Good	0	0	%
Excellent	39	6	15.4%
Don't Know	0	0	%
Total	39	6	15.4%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.14.37, below, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table II.14.37 If you had the opportunity to own/manage more units, how many would you prefer Niobrara County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	2
Total	2

Table, II.14.38, on the following page, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Niobrara

County had a total of 4 respondents, with an average persons per household of 3.8 people. Of new residents to Niobrara County, 50.0 percent were married and the most common age group arriving in the state was 18 to 24 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 75.0 percent of respondents renting their residence. The average rent in Niobrara County was \$375. When asked if they were satisfied with their current housing, 75.0 percent said they were satisfied with thier current housing.

Table II.14.38 Most Replied Response Niobrara County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	4
Number of persons in household (Average)	3.8
Current age	18 to 24 years old (50.0%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	New job (50.0%)
In which industry are you primarily employed	Health care and social assistance (25.0%)
Highest education level completed	College Graduate (50.0%)
Total household income from all sources	Less than \$10,000 dollars (%)
Current Housing Characteristics	
Current Residence	Single family home (75.0%)
Do you own or rent	Rent (75.0%)
How many bedrooms (Average)	3.5
How many full bathrooms (Average)	
Average mortgage payment	\$
Average rental payment	\$375
Are you satisfied with your current housing	Satisfied with current housing (75.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Need more bedrooms (50.0%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to rent (100.0%)
Expected rental price	\$501 to \$600 dollars (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because they need more bedrooms. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent 100.0 wanted to rent their next residence. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$501 to \$600 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**¹⁴¹

¹⁴¹ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

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 2015 5-year ACS data, 1 or .1 percent of households in Niobrara County were overcrowded and another 0 or 0.0 percent of units were severely overcrowded, as shown in Table II.14.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.14.39				
Overcrowding and Severe Overcrowding				
Niobrara County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Niobrara County				
Owner				
Households	714	1	0	715
Percentage	99.9%	.1%	.0%	100.0%
Renter				
Households	330	0	0	330
Percentage	100.0%	.0%	.0%	100.0%
Total				
Households	1,044	1	0	1,045
Percentage	99.9%	.1%	.0%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 41 units or 3.1 percent of all housing units in Niobrara County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.14.40, at right.

Table II.14.40 Housing Units with Incomplete Kitchen Facilities Niobrara County 2010-2015 5-Year ACS Data		
Facilities	Niobrara County	State of Wyoming
Complete Kitchen Facilities	1,280	259,728
Lacking Complete Kitchen Facilities	41	6,902
Total Housing Units	1,321	266,630
Percent Lacking	3.1%	2.6%

At the time of the 2015 ACS, a total of 54 units or 4.1 percent of all housing units in Niobrara County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.14.41, below.

Table II.14.41 Housing Units with Incomplete Plumbing Facilities Niobrara County 2010-2015 5-Year ACS Data		
Facilities	Niobrara County	State of Wyoming
Complete Plumbing Facilities	1,267	260,327
Lacking Complete Plumbing Facilities	54	6,303
Total Households	1,321	266,630
Percent Lacking	4.1%	2.4%

The third type of housing problem reported in the 2014 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, 12.4 percent of households had a cost burden and 14.4 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 14.7 percent of homeowners with a mortgage in Niobrara County experienced a cost burden and 13.6 percent experienced a severe cost burden, while 10.3 percent of renters had a cost burden and 24.2 percent had a severe cost burden, as seen in Table II.14.42, on the following page.

Table II.14.42 Cost Burden and Severe Cost Burden by Tenure Niobrara County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Niobrara County					
Owner With a Mortgage					
Households	239	51	47	9	346
Percent	69.1%	14.7%	13.6%	2.6%	100.0%
Owner Without a Mortgage					
Households	300	45	24	0	369
Percent	81.3%	12.2%	6.5%	.0%	100.0%
Renter					
Households	140	34	80	76	330
Percent	42.4%	10.3%	24.2%	23.0%	100.0%
Total					
Households	679	130	151	85	1,045
Percent	65.0%	12.4%	14.4%	8.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 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 *2016 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 74 households in Niobrara County, from 1,069 in 2010 to 1,143 in 2040. Homeowners are expected to increase from 770 households in 2010 to 830 by 2040. Renters are anticipated to increase from 299 households in 2010 to 314 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 4 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 5 households and by 13 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 4 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 4 households over the period. Table II.14.43, below, provides details of the household forecast by tenure and income.

Table II.14.43						
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	46	61	169	54	440	770
2015	43	57	157	50	409	715
2020	47	63	174	56	453	792
2025	49	65	179	57	466	815
2030	49	66	182	58	474	828
2035	49	66	182	58	474	830
2040	49	66	182	58	474	830
Renters by Percent of Median Household Income						
2010	76	71	32	14	105	299
2015	84	78	36	16	116	330
2020	79	73	33	15	108	309
2025	81	75	34	15	111	316
2030	81	76	35	15	112	319
2035	81	75	34	15	111	317
2040	80	75	34	15	110	314
Total Households by Percent of Median Household Income						
2010	122	132	201	68	545	1,069
2015	127	135	192	66	525	1,045
2020	126	136	207	71	561	1,101
2025	129	140	213	72	577	1,131
2030	131	142	216	74	586	1,148
2035	130	141	216	74	586	1,147
2040	129	140	216	73	584	1,143

