

## NIOBRARA COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Niobrara County's population increased from 2,484 in 2010 to 2,541 in 2013, or by 2.3 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 12.7 percent, and the number of people from 55 to 64 years of age increased by 17.9 percent. The white population increased by 0.8 percent, while the black population increased by 316.7 percent. The Hispanic population increased from 52 to 75 people between 2010 and 2013 or by 44.2 percent. These data are presented in Table II.14.1, below.

<b>Table II.14.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Niobrara County						
2010 Census and 2013 Current Census Estimates						
Subject	Niobrara County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
<b>Population</b>	<b>2,484</b>	<b>2,541</b>	<b>2.3%</b>	<b>563,626</b>	<b>582,658</b>	<b>3.4%</b>
<b>Age</b>						
Under 14 years	378	362	-4.2%	113,371	115,337	1.7%
15 to 24 years	237	266	12.2%	78,460	80,908	3.1%
25 to 44 years	590	665	12.7%	144,615	151,055	4.5%
45 to 54 years	402	303	-24.6%	83,577	76,258	-8.8%
55 to 64 years	364	429	17.9%	73,513	80,411	9.4%
65 and Over	513	516	.6%	70,090	78,689	12.3%
<b>Race</b>						
White	2,412	2,431	.8%	529,110	539,936	2.0%
Black	6	25	316.7%	5,135	10,186	98.4%
American Indian and Alaskan Native	21	26	23.8%	14,457	15,258	5.5%
Asian	9	9	.0%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	0	0	%	521	630	20.9%
Two or more races	36	50	38.9%	9,754	11,142	14.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	52	75	44.2%	50,231	56,363	12.2%

Table II.14.2, on the following page, presents the population of Niobrara County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 1,168 persons, and accounted for 46.0 percent of the population, with the remaining 54.0 percent, or 1,373 persons being female.

<b>Table II.14.2</b> <b>Population by Age and Gender</b> Niobrara County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	206	172	378	201	161	362	-4.2%
15 to 24 years	116	121	237	123	143	266	12.2%
25 to 44 years	236	354	590	260	405	665	12.7%
45 to 54 years	181	221	402	138	165	303	-24.6%
55 to 64 years	185	179	364	204	225	429	17.9%
65 and Over	235	278	513	242	274	516	.6%
<b>Total</b>	<b>1,159</b>	<b>1,325</b>	<b>2,484</b>	<b>1,168</b>	<b>1,373</b>	<b>2,541</b>	<b>2.3%</b>
% of Total	46.7%	53.3%	.	46.0%	54.0%	.	.

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.

<b>Table II.14.3</b> <b>Group Quarters Population</b> Niobrara County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>124</sup>	100	214	114.0%
Juvenile Facilities	.	.	.
Nursing Homes	.	.	.
Other Institutions	.	.	.
<b>Total</b>	<b>100</b>	<b>214</b>	<b>114.0%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	1	.	-100.0%
<b>Total</b>	<b>1</b>	<b>.</b>	<b>-100.0%</b>
<b>Group Quarters Population</b>	<b>101</b>	<b>214</b>	<b>111.9%</b>

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

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

<sup>124</sup> 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 600 family households, of which 533 housed married couple families and 67 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 7 families, or a female householder with no husband present, of which there were 60 families. There were also an estimated 445 “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 57.4 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Niobrara County, 88.8 percent were married households, which compared to 80.3 percent in the State of Wyoming.

<b>Table II.14.4</b>				
<b>Household Type by Tenure</b>				
Niobrara County 2009-2013 5-Year ACS Data				
Family Type	Niobrara County		State of Wyoming	
	Niobrara County	% of Total	State of Wyoming	% of Total
Family households	600	57.4%	147,018	66.0%
Married-couple family	533	88.8%	118,096	80.3%
Owner-occupied housing units	412	77.3%	98,615	83.5%
Renter-occupied housing units	121	22.7%	19,481	16.5%
Other family	67	11.2%	28,922	19.7%
Male householder, no wife present	7	1.2%	9,489	32.8%
Owner-occupied housing units	7	100.0%	5,628	59.3%
Renter-occupied housing units	0	.0%	3,861	40.7%
Female householder, no husband present	60	10.0%	19,433	67.2%
Owner-occupied housing units	14	23.3%	9,887	50.9%
Renter-occupied housing units	46	76.7%	9,546	49.1%
Nonfamily households	445	42.6%	75,828	34.0%
Owner-occupied housing units	217	48.8%	42,072	55.5%
Renter-occupied housing units	228	51.2%	33,756	44.5%
<b>Total</b>	<b>1,045</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Table II.14.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 349 two-person family households, 95 three-person family households and 113 four-person family households. One-person non-family households made up 80.0 percent of all non-family households or an estimated 356 households. Niobrara County’s two persons households made up 39.7 percent of total housing units and four person households made up an additional 11.8 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

<b>Table II.14.5</b>				
<b>Household Type by Household Size</b>				
Niobrara County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Niobrara County</b>				
One Person	.	356	356	34.1%
Two Person	349	66	415	39.7%
Three Person	95	13	108	10.3%
Four Person	113	10	123	11.8%
Five Person	36	0	36	3.4%
Six Person	7	0	7	.7%
Seven Person	0	0	0	.0%
<b>Total</b>	<b>600</b>	<b>445</b>	<b>1,045</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
<b>Total</b>	<b>147,018</b>	<b>75,828</b>	<b>222,846</b>	<b>100.0%</b>

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 415 two-person households, 291 were owner-occupied and 124 were renter-occupied. Of the 123 four-person households, 71 were owner-occupied and 52 were renter-occupied. Further household size data by tenure are presented in Table II.14.6, below.

<b>Table II.14.6</b>				
<b>Tenure by Household Size</b>				
Niobrara County				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Niobrara County</b>				
One Person	198	158	356	34.1%
Two Person	291	124	415	39.7%
Three Person	65	43	108	10.3%
Four Person	71	52	123	11.8%
Five Person	18	18	36	3.4%
Six Person	7	0	7	.7%
Seven Person or more	0	0	0	.0%
<b>Total</b>	<b>650</b>	<b>395</b>	<b>1,045</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

As seen in Table II.14.7, on the following page, Niobrara County had a total of 1,331 housing units of which 1,045 or 78.5 percent were occupied. Of these occupied units, 62.2 percent, or 650 units were owner occupied, which compares to a statewide rate of 70.1. A total of 286 units or 21.5 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.14.7 Housing Units by Tenure</b> Niobrara County 2009-2013 5-Year ACS Data				
Tenure	Niobrara County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,045	78.5%	222,846	84.7
Owner-Occupied	650	62.2%	156,202	70.1
Renter-Occupied	395	37.8%	66,644	29.9
Vacant Housing Units	286	21.5%	40,194	15.3
<b>Total Housing Units</b>	<b>1,331</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0</b>

Table II.14.8, below, shows that of the 286 housing units in Niobrara County as reported in the 2013 ACS data, 35 or 12.2 percent were for rent and 3 or 1.0 percent were for sale. An estimated 166 units were for seasonal, recreational, or occasional use, and 82 or 28.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

<b>Table II.14.8 Disposition of Vacant Housing Units</b> Niobrara County 2009-2013 5-Year ACS Data				
Disposition	Niobrara County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	35	12.2%	5,920	14.7%
Rented, but not occupied	0	.0%	1,757	4.4%
For sale only	3	1.0%	2,733	6.8%
Sold, but not occupied	0	.0%	774	1.9%
For seasonal, recreational, or occasional use	166	58.0%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	82	28.7%	10,684	26.6%
<b>Total</b>	<b>286</b>	<b>100.0%</b>	<b>40,194</b>	<b>100.0%</b>

Table II.14.9, at right, presents different income statistics for Niobrara County. According to the 2013 ACS data averages, median family income for Niobrara County was \$57,024 compared to the statewide average of \$70,868. Per capita income for Niobrara County, which is calculated by dividing total income by population, was \$26,797, which compared to \$28,902 for the State of Wyoming.

<b>Table II.14.9 Median and Per Capita Income</b> Niobrara County 2009-2013 5-Year ACS Data		
Income Type	Niobrara County	Wyoming
Median Family Income	57,024	70,868
Median Household Income	38,438	57,406
Per Capita Income	26,797	28,902

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 158 households or 15.1 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 125 households that had incomes between \$35,000 and \$49,999, which accounted for 12.0 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 15.2 percent of total households and numbered 159 in Niobrara County.

<b>Table II.14.10 Households by Income</b> Niobrara County 2009-2013 5-Year ACS Data				
Income	Niobrara County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	158	15.1%	21,737	9.8%
15,000 - 19,999	68	6.5%	10,770	4.8%
20,000 - 24,999	80	7.7%	10,936	4.9%
25,000 - 34,999	197	18.9%	22,748	10.2%
35,000 - 49,999	125	12.0%	30,917	13.9%
50,000 - 74,999	154	14.7%	43,782	19.6%
75,000 - 99,999	104	10.0%	32,050	14.4%
100,000 and above	159	15.2%	49,906	22.4%
<b>Total</b>	<b>1,045</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.14.11, below. In total, the poverty rate in Niobrara County was 16.3 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Niobrara County had a poverty rate of 15.6 percent and the female population had a poverty rate of 17.0 percent. There were 9 males and 8 females in poverty under the age of 5. Overall, 4.7 percent of persons in poverty in Niobrara County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 46 individuals with incomes below the poverty level which represented 12.6 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.14.11 Poverty by Age</b> Niobrara County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Niobrara County</b>				
5 and Below	9	8	17	4.7%
6 to 18	78	20	98	26.8%
18 to 64	98	106	204	55.9%
65 and Older	0	46	46	12.6%
<b>Total</b>	<b>185</b>	<b>180</b>	<b>365</b>	<b>100.0%</b>
Poverty Rate	15.6%	17.0%	16.3%	.
<b>State of Wyoming</b>				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
<b>Total</b>	<b>28,711</b>	<b>35,032</b>	<b>63,743</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11.5%	.

Table II.14.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Niobrara County saw an average of 588 owner-occupied single-family units compared to 254 single-family rental units. In Niobrara County, single-family units comprised 80.6 percent of all households compared with 71.8 percent statewide. Niobrara County had a total of 79 apartment rental units and total apartment units accounted for 7.6 percent of all

households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 100 mobile homes in Niobrara County, which comprised 9.6 percent of all occupied housing units and compared to 13.4 statewide.

<b>Table II.14.12 Households by Unit Type</b>				
Niobrara County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Niobrara County</b>				
Single-Family Unit	588	254	842	80.6%
Duplex	0	3	3	.3%
Tri- or Four-Plex	0	21	21	2.0%
Apartments	0	79	79	7.6%
Mobile Homes	62	38	100	9.6%
Boat, RV, Van, Etc.	0	0	0	.0%
<b>Total</b>	<b>650</b>	<b>395</b>	<b>1,045</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

Table II. 14.13, below, shows the number of households by year of construction. As shown, 35.3 percent, or 369 units, were built in 1939 or earlier in the county, and another 125 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 35, which accounted for 3.3 percent of all households, and an additional 1 households, or .1 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

<b>Table II.14.13 Households by Year Built</b>				
Niobrara County 2009-2013 5-Year ACS Data				
Year Built	Niobrara County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	369	35.3%	24,806	11.1%
1940 to 1949	125	12.0%	10,660	4.8%
1950 to 1959	151	14.4%	22,003	9.9%
1960 to 1969	95	9.1%	18,965	8.5%
1970 to 1979	74	7.1%	50,045	22.5%
1980 to 1989	88	8.4%	33,947	15.2%
1990 to 1999	107	10.2%	26,271	11.8%
2000 to 2004	35	3.3%	33,516	15.0%
Built 2005 or Later	1	.1%	2,633	1.2%
<b>Total</b>	<b>1,045</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>



Table II.14.14, below, displays housing units for Niobrara County and the State of Wyoming. The number of rooms in Niobrara County varied between households. Households with one room accounting for only .0 percent of total housing units, while households with five and six rooms accounted for 18.2 and 12.8 percent, respectively. The median number of rooms in Niobrara County was 6 rooms, which compared to 6 statewide.

<b>Table II.14.14 Housing Units by Number of Rooms</b> Niobrara County 2009-2013 5-Year ACS Data				
Number of Rooms	Niobrara County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	0	.0%	4,380	1.7%
Two	15	1.1%	6,986	2.7%
Three	153	11.5%	19,468	7.4%
Four	262	19.7%	43,545	16.6%
Five	242	18.2%	52,356	19.9%
Six	170	12.8%	40,659	15.5%
Seven	160	12.0%	32,683	12.4%
Eight	195	14.7%	25,669	9.8%
Nine or more	134	10.1%	37,294	14.2%
<b>Total</b>	<b>1,331</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0%</b>
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 24.2 percent of total households in Niobrara County, which compared to 24.2 percent statewide. In Niobrara County, the 448 households with three bedrooms accounted for 42.9 percent of all households, and there were only 45 five-bedroom or more households, which accounted for 4.3 percent of all households.

<b>Table II.14.15 Households by Number of Bedrooms</b> Niobrara County 2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Niobrara County</b>				
None	0	0	0	.0%
One	29	90	119	11.4%
Two	110	143	253	24.2%
Three	313	135	448	42.9%
Four	155	25	180	17.2%
Five or more	43	2	45	4.3%
<b>Total</b>	<b>650</b>	<b>395</b>	<b>1,045</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>



The age of a structure influences its value. As shown in Table II.14.16, at right, structures built in 1939 or earlier had a median value of \$156,900, while structures built between 1950 and 1959 had a median value of \$125,800 and those built between 1990 to 1999 had a median value of \$120,800. 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 \$275,000 and \$, respectively. The total average median value in Niobrara County was \$147,700, which compared to \$185,900 in the State of Wyoming.

<b>Table II.14.16</b> <b>Median Value by Year Structure Built</b> Niobrara County 2009-2013 5-Year ACS Data		
Year Built	Niobrara County	State of Wyoming
1939 or earlier	156,900	154,300
1940 to 1949	49,500	136,700
1950 to 1959	125,800	156,800
1960 to 1969	116,100	176,000
1970 to 1979	183,300	182,000
1980 to 1989	208,300	196,100
1990 to 1999	120,800	225,600
2000 to 2004	275,000	253,100
Built 2005 or Later		239,800
<b>Total</b>	<b>147,700</b>	<b>185,900</b>

Household mortgage status is reported in Table II.14.17, below. In Niobrara County, households with a mortgage accounted for 39.2 percent of all households or 255 housing units, and the remaining 60.8 percent or 395 units had no mortgage. Of those units with a mortgage, 27 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 228 or 89.4 percent had no second mortgage or no home equity loan.

<b>Table II.14.17</b> <b>Mortgage Status</b> Niobrara County 2009-2013 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	255	39.2%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	27	10.6%	13,352	14.3%
Second mortgage only	24	88.9%	6,691	50.1%
Home equity loan only	3	11.1%	6,661	49.9%
Both second mortgage and home equity loan	0	.0%	598	.6%
No second mortgage and no home equity loan	228	89.4%	79,545	85.1%
Housing units without a mortgage	395	60.8%	62,707	40.1%
<b>Total</b>	<b>650</b>	<b>100.0%</b>	<b>156,202</b>	<b>100.00%</b>

The median rent in Niobrara County was \$403 as compared to \$647 statewide, as seen in Table II.14.18, below.

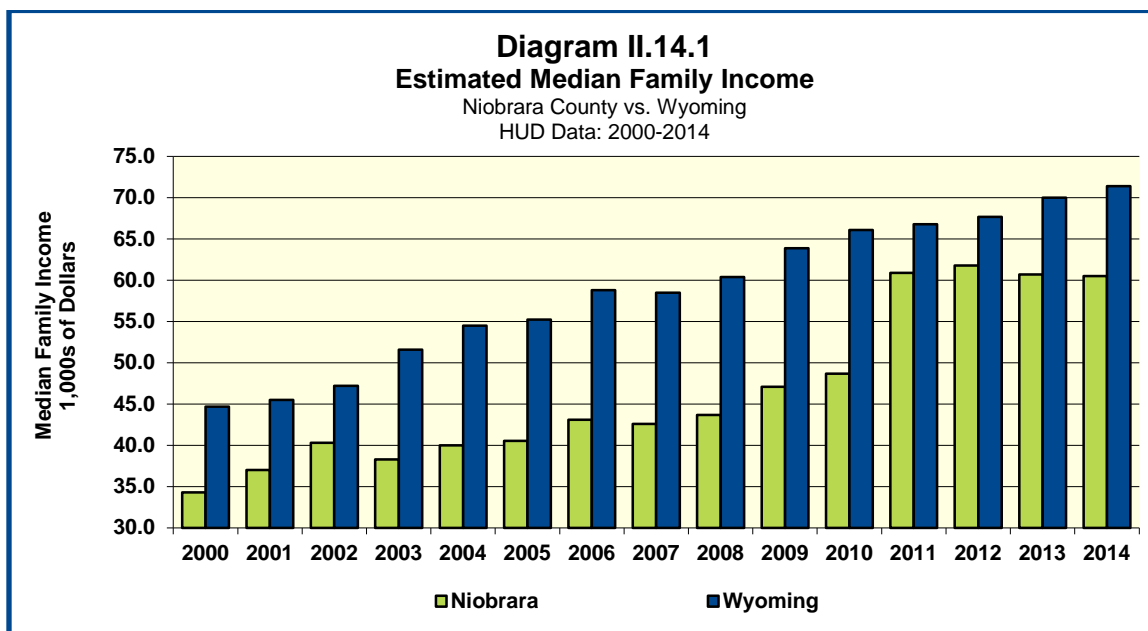
<b>Table II.14.18</b> <b>Median Rent</b> Niobrara County 2009-2013 5-Year ACS Data	
Place	Rent
Niobrara County	\$403
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 7 persons during 2014. 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 303 persons over the time period.

<b>Table II.14.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Niobrara County			
WYDOT Data, 2000–2014			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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
<b>Total</b>	<b>976</b>	<b>673</b>	<b>303</b>

**Economics**

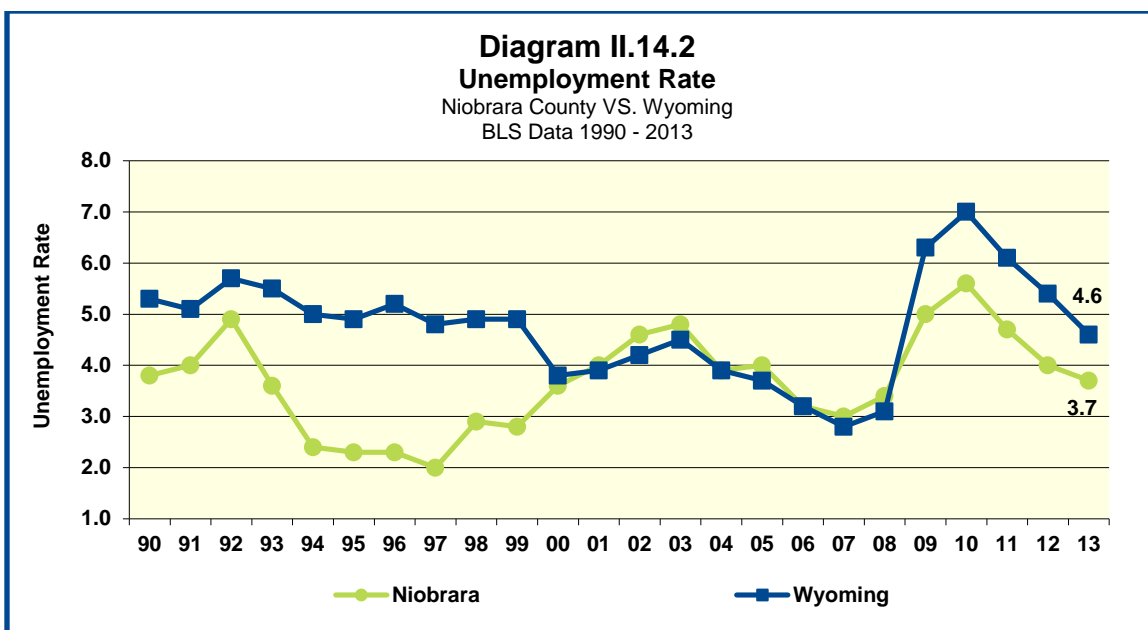
The HUD estimated MFI for Niobrara County was \$60,500 in 2014.<sup>125</sup> This compares to Wyoming’s MFI of \$71,400. Diagram II.14.1, below, illustrates the estimated MFI for 2000 through 2014.



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, decreased by 28 persons, from 1,362 in 2012 to 1,334 in 2012. Employment decreased by 23 persons; unemployment decreased by five persons; and the unemployment rate, the number of

<sup>125</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

unemployed persons as a percentage of the labor force, decreased from 4.0 percent in 2012 to 3.7 percent in 2013, as shown in Diagram II.14.,below.



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 2.48 percent between 2012 and 2013, from a total of 927 to 950 workers. Preliminary estimates shows employment increased to 999 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	742	742	717	823	809	826	863	844	908	891	944
Feb	748	756	720	804	805	843	854	846	880	903	942
Mar	744	750	721	821	829	840	868	859	888	919	926
Apr	757	773	719	816	824	852	856	873	919	940	973
May	761	780	757	840	851	866	890	912	942	961	961
Jun	817	824	819	875	874	916	908	942	955	988	999
Jul	734	(-ND)	771	815	814	867	835	912	893	926	.
Aug	744	(-ND)	800	832	833	871	886	871	911	903	.
Sep	774	(-ND)	816	852	885	913	890	911	971	944	.
Oct	783	(-ND)	817	859	906	893	896	926	982	1,026	.
Nov	736	(-ND)	802	856	871	918	866	909	941	982	.
Dec	745	(-ND)	821	853	853	913	849	936	939	1,012	.
<b>Annual</b>	<b>757</b>	<b>767</b>	<b>773</b>	<b>837</b>	<b>846</b>	<b>877</b>	<b>872</b>	<b>895</b>	<b>927</b>	<b>950</b>	.
% Change	-1.56	1.32	0.78	8.28	1.08	3.66	-0.57	2.64	3.58	2.48	.

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 7.97 percent between 2012 and

2013, from a total of \$602 to \$650. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$696.

<b>Table II.14.21</b> <b>Average Weekly Wages</b> Niobrara County BLS QCEW Data, 2001–2014(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
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(p)	709	696	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.14.22. Annual establishments decreased by 1.41 percent between 2012 and 2013, from a total of 142 to 140 establishments. Preliminary estimates indicate the total number of establishments decreased to 135 in the second quarter of 2014.

<b>Table II.14.22</b> <b>Number of Establishments</b> Niobrara County BLS QCEW Data, 2001–2014(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	142	141	142	136	140	-1.41
2014(p)	133	135	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Niobrara County recorded 2,095 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 \$129,966,000, and real per capita income was \$51,148 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$35,218 in 2013, while Wyoming average earnings per job was \$52,420. 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 \$506 in second quarter 2013 to \$579 in second quarter 2014, or by 14.4 percent. Detached single-family home rents increased from \$594 to \$677 between the second quarter of 2013 and 2014.

Niobrara County rental prices experienced average annualized increases of 5.1 percent for apartments and 4.4 percent for houses from fourth quarter 1998 through second quarter 2014.<sup>126</sup> These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments and 3.8 percent for houses over the same period. Table II.14.23, at right, presents the Niobrara County data for each rental type.<sup>127</sup>

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

<b>Table II.14.23</b>				
<b>Semiannual Average Monthly Rental Prices</b>				
Niobrara County				
EAD Data, Fourth Quarter 1986–Second Quarter 2014				
<b>Quarter Year</b>	<b>Apartments</b>	<b>Mobile Home Lot</b>	<b>House</b>	<b>Mobile Home</b>
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	.
Q4.13	573	.	613	.
Q2.14	579	.	677	.

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.

<sup>126</sup> Data from 1986 to 1997 for Niobrara County is not reported by the EAD.

<sup>127</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

<b>Table II.14.24</b> <b>Building Permits and Valuation</b> Niobrara County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit, Value: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	.	.	.	.	.	.	.	.	.
1981	.	.	.	.	.	.	.	.	.
1982	.	.	.	.	.	.	.	.	.
1983	5	.	.	.	11	.	.	96.2	53.0
1984	3	.	.	.	3	.	.	97.4	.
1985	3	.	.	.	3	.	.	155.0	.
1986	3	.	.	.	3	.	.	151.9	.
1987	.	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	.	.	103.1	.
1989	1	.	.	.	1	.	.	82.7	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	3	.	.	.	3	.	.	75.7	.
1993	1	.	.	.	1	.	.	81.0	.
1994	1	.	.	.	1	.	.	327.5	.
1995	4	.	.	.	4	.	.	180.2	.
1996	.	.	.	.	.	.	.	.	.
1997	2	.	.	.	2	.	.	204.7	.
1998	.	.	.	.	.	.	.	.	.
1999	.	.	.	.	.	.	.	.	.
2000	.	.	.	.	.	.	.	.	.
2001	.	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	1	.	.	.	1	.	.	86.0	.
2004	4	.	.	.	4	.	.	101.6	.
2005	4	.	.	.	4	.	.	173.6	.
2006	3	.	.	.	3	.	.	174.2	.
2007	.	.	.	.	.	.	.	.	.
2008	3	.	.	.	3	.	.	154.6	.
2009	3	.	.	.	3	.	.	161.6	.
2010	4	.	.	.	4	.	.	84.2	.
2011	3	.	.	.	3	.	.	32.5	.
2012	2	.	.	.	2	.	.	228.5	.
2013	5	.	.	.	5	.	.	32.3	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Niobrara County was \$118,495. This represented an increase of 48.2 percent from the previous year. In contrast, Wyoming’s average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.14.25, on the following page.

<b>Table II.14.25</b> <b>Average Sales Prices</b> Niobrara County vs. Wyoming DOR Data, 1999–2013				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000 with the most recent survey conducted in December 2014.<sup>128</sup> During December 2014, a total of three surveys were completed by property managers in Niobrara County. Of the 55 rental units surveyed, 3 were vacant, indicating a vacancy rate of 5.5 percent. This compares to a 31.4 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 4.6 percent as shown in Table II.14.26, below. The small sample size leads to a high volatility in the vacancy rate.

<b>Table II.14.26</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Niobrara County RVS Data, June 2001–December 2014				
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%

<sup>128</sup>Those signified as a in the “year” column of Table II.14.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.



Diagram II.14.3, below, 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 the December 2014 survey.

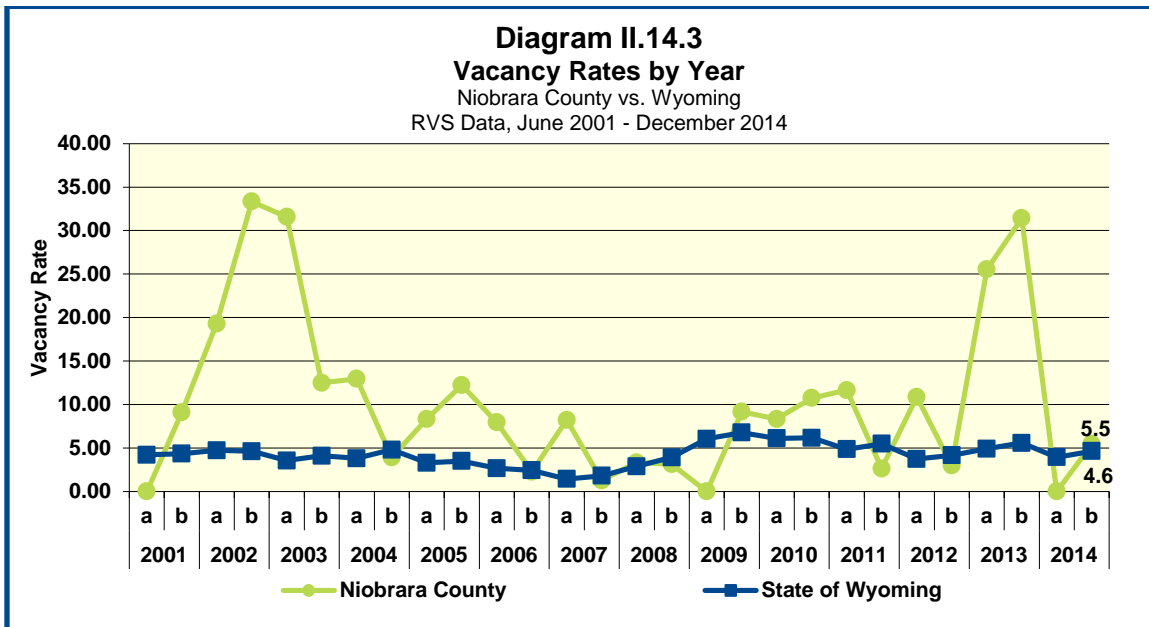
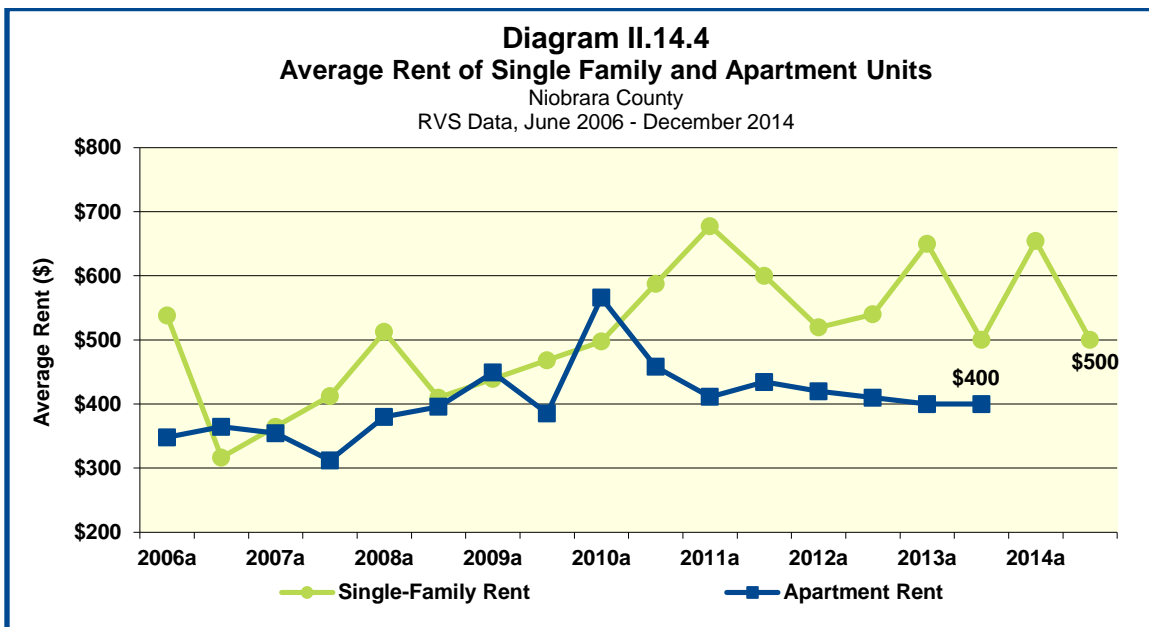


Diagram II.14.4, below, shows the average rent of single-family and apartment units in Niobrara County. In 2014, average rents for single-family units decreased to \$500.



Table, II.14.38, on the following page shows the most common answers from the 2014 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 8 respondents, with an average persons per household of 2.8 people. Of new residents to Niobrara County, 37.5 percent were married and the most common age group arriving

in the state was 55 to 64 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 62.5 percent of respondents renting their residence. The average rent was \$410. When asked if they were satisfied with their current housing, 87.5 percent said they were satisfied with thier current housing.

<b>Table II.14.38</b> <b>Most Replied Response</b> Niobrara County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	8
Number of persons in household (Average)	2.8
Current age	55 to 64 years old (37.5%)
Marital status	Married (37.5%)
Primary reason for moving to Wyoming	Other reason (62.5%)
In which industry are you primarily employed	Retired (37.5%)
Highest education level completed	High School Diploma/GED (37.5%)
Total household income from all sources	\$10,000 to \$19,999 dollars (33.3%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (75.0%)
Do you own or rent	Rent (62.5%)
How many bedrooms (Average)	2.6
How many full bathrooms (Average)	1.8
Average mortgage payment	.
Average rental payment	\$410
Are you satisfied with your current housing	Satisfied with current housing (87.5%)
<b>Housing Demand (if unsatisfied with current housing)</b>	
Reason you are unsatisfied	Housing unit is too small (100.0%)
Are you seeking to change your housing situation	Don't know (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the housing unit is too small. Additional survey data are presented in **Volume II. Technical Appendix**<sup>129</sup>.

### 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 2013 5-year ACS data, 0 or 0.0 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.14.28, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<sup>129</sup> 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.

<b>Table II.14.28</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Niobrara County 2009-2013 5-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Niobrara County</b>				
<b>Owner</b>				
Households	650	0	0	650
Percentage	100.0%	.0%	.0%	100.0%
<b>Renter</b>				
Households	395	0	0	395
Percentage	100.0%	.0%	.0%	100.0%
<b>Total</b>				
Households	1,045	0	0	1,045
Percentage	100.0%	.0%	.0%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
<b>Renter</b>				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
<b>Total</b>				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 24 units or 1.8 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.14.29, at right.

<b>Table II.14.29</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Niobrara County 2009-2013 5-Year ACS Data		
<b>Facilities</b>	<b>Niobrara County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	1,307	256,276
Lacking Complete Kitchen Facilities	24	6,764
<b>Total Housing Units</b>	<b>1,331</b>	<b>263,040</b>
Percent Lacking	1.8%	2.6%

At the time of the 2013 ACS, a total of 29 units or 2.2 percent of all housing units in Niobrara County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.14.30, on the following page.

<b>Table II.14.30</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Niobrara County 2009-2013 5-Year ACS Data		
<b>Facilities</b>	<b>Niobrara County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	1,302	257,728
Lacking Complete Plumbing Facilities	29	5,312
<b>Total Households</b>	<b>1,331</b>	<b>263,040</b>
Percent Lacking	2.2%	2.0%

The third type of housing problem reported in the 2013 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, 12.2 percent of households had a cost burden and 10.5 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 18.0 percent of homeowners with a mortgage in Niobrara County experienced a cost burden and 17.6 percent experienced a severe cost burden, while 17.0 percent of renters had a cost burden and 13.4 percent had a severe cost burden, as seen in Table II.14.31, on the following page.

<b>Table II.14.31</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Niobrara County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Niobrara County</b>					
<b>Owner With a Mortgage</b>					
Households	158	46	45	6	255
Percent	62.0%	18.0%	17.6%	2.4%	100.0%
<b>Owner Without a Mortgage</b>					
Households	369	14	12	0	395
Percent	93.4%	3.5%	3.0%	.0%	100.0%
<b>Renter</b>					
Households	191	67	53	84	395
Percent	48.4%	17.0%	13.4%	21.3%	100.0%
<b>Total</b>					
Households	718	127	110	90	1,045
Percent	68.7%	12.2%	10.5%	8.6%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
<b>Renter</b>					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
<b>Total</b>					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

### 2015 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 *2015 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 134 households in Niobrara County, from 1,069 in 2010 to 1,203 in 2040. Homeowners are expected to increase from 770 households in 2010 to 899 by 2040. Renters are anticipated to increase from 299 households in 2010 to 304 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 6 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 8 households and by 22 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 1 household 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 1 household over the period. Table II.1.32, below, provides details of the household forecast by tenure and income.

<b>Table II.1.32</b>						
<b>Household Forecast by Tenure and Income</b>						
Niobrara County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	39	49	134	64	485	770
2015	39	50	136	65	492	782
2020	40	51	140	67	508	807
2025	42	53	144	69	523	831
2030	43	54	148	71	536	851
2035	44	56	151	72	550	873
2040	45	57	156	75	566	899
<b>Renters by Percent of Median Household Income</b>						
2010	61	46	69	32	90	299
2015	59	45	66	31	87	287
2020	60	45	67	31	88	291
2025	60	46	68	31	88	293
2030	61	46	68	31	89	295
2035	61	46	69	32	90	298
2040	62	47	70	32	92	304
<b>Total Households by Percent of Median Household Income</b>						
2010	100	95	202	96	575	1,069
2015	98	94	202	96	579	1,069
2020	100	97	207	98	596	1,098
2025	102	98	212	100	612	1,124
2030	103	100	216	102	625	1,146
2035	105	102	220	104	640	1,171
2040	108	104	226	107	658	1,203

