

NIOBRARA 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 ¹³⁵	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

¹³⁵ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 572 family households, of which 513 housed married couple families and 59 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 10 families, or a female householder with no husband present, of which there were 49 families. There were also an estimated 443 “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 56.4 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Niobrara County, 89.7 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.14.4 Household Type by Tenure Niobrara County 2010-2014 5-Year ACS Data				
Family Type	Niobrara County		State of Wyoming	
	Niobrara County	% of Total	State of Wyoming	% of Total
Family households	572	56.4%	147,321	65.3%
Married-couple family	513	89.7%	117,624	79.8%
Owner-occupied housing units	393	76.6%	97,837	83.2%
Renter-occupied housing units	120	23.4%	19,787	16.8%
Other family	59	10.3%	29,697	20.2%
Male householder, no wife present	10	16.9%	9,885	33.3%
Owner-occupied housing units	2	20.0%	5,955	60.2%
Renter-occupied housing units	8	80.0%	3,930	39.8%
Female householder, no husband present	49	83.1%	19,812	66.7%
Owner-occupied housing units	12	24.5%	9,942	50.2%
Renter-occupied housing units	37	75.5%	9,870	49.8%
Nonfamily households	443	43.6%	78,193	34.7%
Owner-occupied housing units	230	51.9%	42,555	54.4%
Renter-occupied housing units	213	48.1%	35,638	45.6%
Total	1,015	100.0%	225,514	100.0%

Table II.14.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 340 two-person family households, 102 three-person family households and 90 four-person family households. One-person non-family households made up 81.3 percent of all non-family households or an estimated 360 households. Niobrara County’s two persons households made up 39.4 percent of total housing units and four person households made up an additional 10.0 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.14.5				
Household Type by Household Size				
Niobrara County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Niobrara County				
One Person	.	360	360	35.5%
Two Person	340	60	400	39.4%
Three Person	102	12	114	11.2%
Four Person	90	11	101	10.0%
Five Person	35	0	35	3.4%
Six Person	5	0	5	.5%
Seven Person	0	0	0	.0%
Total	572	443	1,015	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 400 two-person households, 291 were owner-occupied and 109 were renter-occupied. Of the 101 four-person households, 63 were owner-occupied and 38 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Niobrara County				
One Person	208	152	360	35.5%
Two Person	291	109	400	39.4%
Three Person	52	62	114	11.2%
Four Person	63	38	101	10.0%
Five Person	18	17	35	3.4%
Six Person	5	0	5	.5%
Seven Person or more	0	0	0	.0%
Total	637	378	1,015	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.14.7, on the following page, Niobrara County had a total of 1,315 housing units of which 1,015 or 77.2 percent were occupied. Of these occupied units, 62.8 percent, or 637 units were owner occupied, which compares to a statewide rate of 69.3. A total of 300 units or 22.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.14.7 Housing Units by Tenure Niobrara County 2010-2014 5-Year ACS Data				
Tenure	Niobrara County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,015	77.2%	225,514	85.0
Owner-Occupied	637	62.8%	156,289	69.3
Renter-Occupied	378	37.2%	69,225	30.7
Vacant Housing Units	300	22.8%	39,681	15.0
Total Housing Units	1,315	100.0%	265,195	100.0

Table II.14.8, below, shows that of the 300 housing units in Niobrara County as reported in the 2014 ACS data, 36 or 12.0 percent were for rent and 0 or .0 percent were for sale. An estimated 159 units were for seasonal, recreational, or occasional use, and 105 or 35.0 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 2010-2014 5-Year ACS Data				
Disposition	Niobrara County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	36	12.0%	5,921	14.9%
Rented, but not occupied	0	.0%	1,577	4.0%
For sale only	0	.0%	2,601	6.6%
Sold, but not occupied	0	.0%	802	2.0%
For seasonal, recreational, or occasional use	159	53.0%	17,496	44.1%
For migrant workers	0	.0%	362	.9%
Other vacant	105	35.0%	10,922	27.5%
Total	300	100.0%	39,681	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 \$59,500 compared to the statewide average of \$72,086. Per capita income for Niobrara County, which is calculated by dividing total income by population, was \$25,867, which compared to \$29,381 for the State of Wyoming.

Table II.14.9 Median and Per Capita Income Niobrara County 2010-2014 5-Year ACS Data		
Income Type	Niobrara County	Wyoming
Median Family Income	59,500	72,086
Median Household Income	39,567	58,252
Per Capita Income	25,867	29,381

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 144 households or 14.2 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 109 households that had incomes between \$35,000 and \$49,999, which accounted for 10.7 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 15.4 percent of total households and numbered 156 in Niobrara County.

Table II.14.10				
Households by Income				
Niobrara County				
2010-2014 5-Year ACS Data				
Income	Niobrara County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	144	14.2%	21,756	9.6%
15,000 - 19,999	117	11.5%	10,739	4.8%
20,000 - 24,999	65	6.4%	11,332	5.0%
25,000 - 34,999	155	15.3%	22,763	10.1%
35,000 - 49,999	109	10.7%	30,423	13.5%
50,000 - 74,999	175	17.2%	43,643	19.4%
75,000 - 99,999	94	9.3%	31,799	14.1%
100,000 and above	156	15.4%	53,059	23.5%
Total	1,015	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.14.11, below. In total, the poverty rate in Niobrara County was 17.6 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Niobrara County had a poverty rate of 16.2 percent and the female population had a poverty rate of 19.2 percent. There were 26 males and 14 females in poverty under the age of 5. Overall, 10.3 percent of persons in poverty in Niobrara County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 38 individuals with incomes below the poverty level which represented 9.8 percent of the total population in poverty. In the State of Wyoming there were 4,574 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.14.11				
Poverty by Age				
Niobrara County				
2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Niobrara County				
5 and Below	26	14	40	10.3%
6 to 17	50	20	70	18.0%
18 to 64	110	130	240	61.9%
65 and Older	0	38	38	9.8%
Total	186	202	388	100.0%
Poverty Rate	16.2%	19.2%	17.6%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 565 owner-occupied single-family units compared to 268 single-family rental units. In Niobrara County, single-family units comprised 82.1 percent of all households compared with 71.7 percent statewide. Niobrara County had a total of 58 apartment rental units and total apartment units accounted for 5.7 percent of all

households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 102 mobile homes in Niobrara County, which comprised 10.0 percent of all occupied housing units and compared to 13.0 statewide.

Table II.14.12 Households by Unit Type Niobrara County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Niobrara County				
Single-Family Unit	565	268	833	82.1%
Duplex	0	3	3	.3%
Tri- or Four-Plex	0	19	19	1.9%
Apartments	0	58	58	5.7%
Mobile Homes	72	30	102	10.0%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	637	378	1,015	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.14.13, below, shows the number of households by year of construction. As shown, 34.7 percent, or 352 units, were built in 1939 or earlier in the county, and another 135 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 59, which accounted for 5.8 percent of all households, and an additional 1 households, or .1 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.14.13 Households by Year Built Niobrara County 2010-2014 5-Year ACS Data				
Year Built	Niobrara County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	352	34.7%	24,514	10.9%
1940 to 1949	135	13.3%	10,454	4.6%
1950 to 1959	128	12.6%	22,142	9.8%
1960 to 1969	108	10.6%	18,728	8.3%
1970 to 1979	69	6.8%	49,663	22.0%
1980 to 1989	61	6.0%	32,994	14.6%
1990 to 1999	102	10.0%	26,751	11.9%
2000 to 2009	59	5.8%	35,858	15.9%
Built 2010 or Later	1	.1%	4,410	2.0%
Total	1,015	100.0%	225,514	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 23.1 and 12.5 percent, respectively. The median number of rooms in Niobrara County was 6 rooms, which compared to 6 statewide.

Table II.14.14 Housing Units by Number of Rooms Niobrara County 2010-2014 5-Year ACS Data				
Number of Rooms	Niobrara County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	5	.4%	4,521	1.7%
Two	23	1.7%	7,349	2.8%
Three	134	10.2%	20,368	7.7%
Four	193	14.7%	42,809	16.1%
Five	304	23.1%	53,147	20.0%
Six	164	12.5%	41,493	15.6%
Seven	184	14.0%	31,612	11.9%
Eight	169	12.9%	25,739	9.7%
Nine or more	139	10.6%	38,157	14.4%
Total	1,315	100.0%	265,195	100.0%
Median Rooms	6	.	6	.

Table II.14.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.7 percent of total households in Niobrara County, which compared to 24.4 percent statewide. In Niobrara County, the 466 households with three bedrooms accounted for 45.9 percent of all households, and there were only 41 five-bedroom or more households, which accounted for 4.0 percent of all households.

Table II.14.15 Households by Number of Bedrooms Niobrara County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Niobrara County				
None	0	0	0	.0%
One	25	87	112	11.0%
Two	105	125	230	22.7%
Three	328	138	466	45.9%
Four	141	25	166	16.4%
Five or more	38	3	41	4.0%
Total	637	378	1,015	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$145,800, while structures built between 1950 and 1959 had a median value of \$135,600 and those built between 1990 to 1999 had a median value of \$83,100. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$270,300 and \$258,900, respectively. The total average median value in Niobrara County was \$135,900, which compared to \$189,300 in the State of Wyoming.

Table II.14.16 Median Value by Year Structure Built Niobrara County 2010-2014 5-Year ACS Data		
Year Built	Niobrara County	State of Wyoming
1939 or earlier	145,800	153,700
1940 to 1949	67,700	140,900
1950 to 1959	135,600	158,200
1960 to 1969	153,100	177,300
1970 to 1979	162,500	184,100
1980 to 1989	166,900	197,900
1990 to 1999	83,100	233,600
2000 to 2009	270,300	252,800
Built 2010 or Later		258,900
Total	135,900	189,300

Household mortgage status is reported in Table II.14.17, below. In Niobrara County, households with a mortgage accounted for 45.7 percent of all households or 291 housing units, and the remaining 54.3 percent or 346 units had no mortgage. Of those units with a mortgage, 18 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 273 or 93.8 percent had no second mortgage or no home equity loan.

Table II.14.17 Mortgage Status Niobrara County 2010-2014 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	291	45.7%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	18	6.2%	12,104	13.1%
Second mortgage only	15	83.3%	5,864	48.4%
Home equity loan only	3	16.7%	6,240	51.6%
Both second mortgage and home equity loan	0	.0%	545	.6%
No second mortgage and no home equity loan	273	93.8%	80,039	86.4%
Housing units without a mortgage	346	54.3%	63,601	40.7%
Total	637	100.0%	156,289	100.00%

The median rent in Niobrara County was \$431 as compared to \$663 statewide, as seen in Table II.14.18, below.

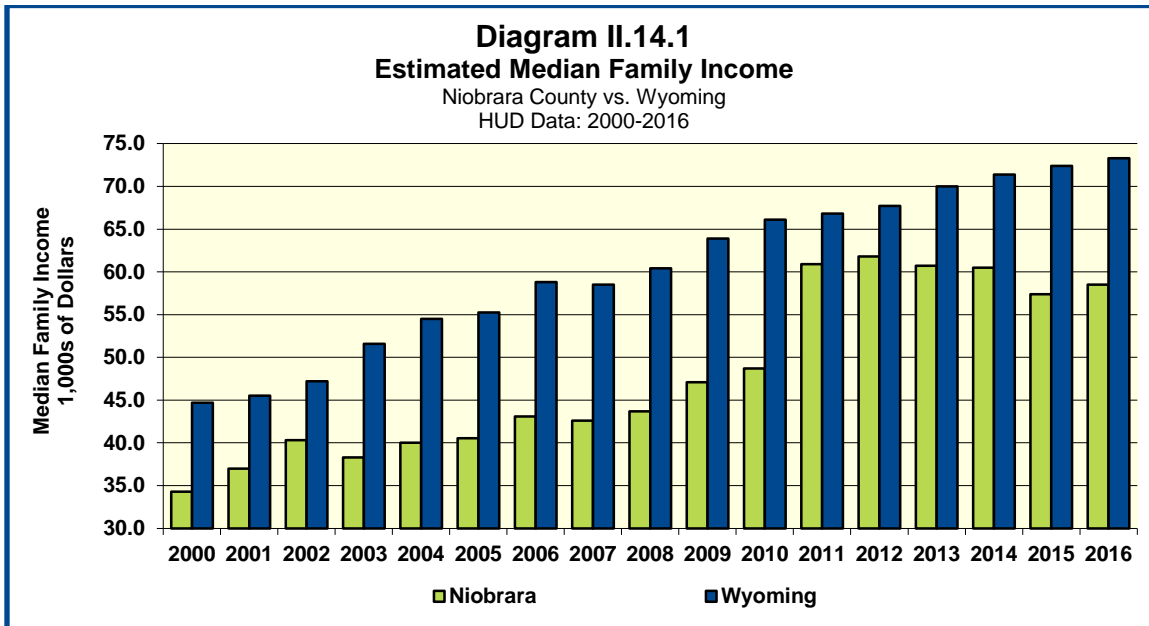
Table II.14.18 Median Rent Niobrara County 2010-2014 5-Year ACS Data	
Place	Rent
Niobrara County	\$431
State of Wyoming	\$663

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

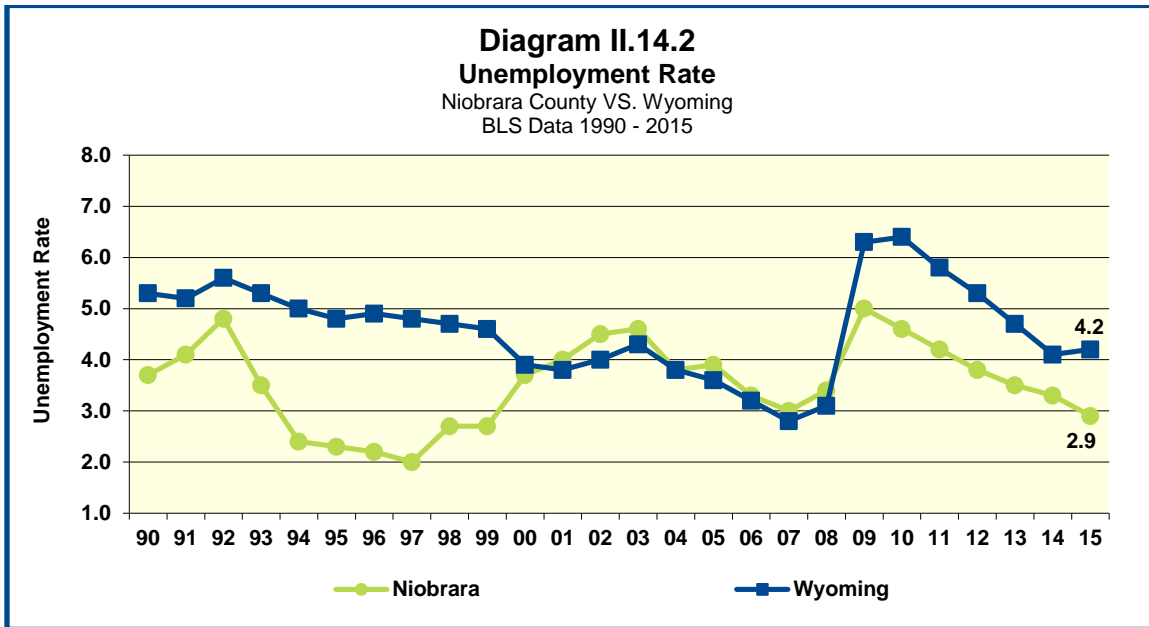
The HUD estimated MFI for Niobrara County was \$58,500 in 2016.¹³⁶ This compares to Wyoming’s MFI of \$73,300. Diagram II.14.1, below, illustrates the estimated MFI for 2000 through 2016.



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,

¹³⁶ 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, 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. Data from this series are from the period of January 2005 through December 2015 and are presented in Table II.14.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 904 persons in 2015; this figure was lower than the 2014 average by 42 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	742	717	823	809	826	863	844	908	891	944	891
Feb	756	720	804	805	843	854	846	880	903	942	888
Mar	750	721	821	829	840	868	859	888	919	926	893
Apr	773	719	816	824	852	856	873	919	940	975	900
May	780	757	840	851	866	890	912	942	961	963	928
Jun	824	819	875	874	916	908	942	955	988	1,001	947
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	907
Nov	0	802	856	871	918	866	909	941	982	941	896
Dec	0	821	853	853	913	849	936	939	1,012	930	904
Annual	767	773	837	846	877	872	895	927	950	946	904
% Change	1.32	.78	8.28	1.08	3.66	-.57	2.64	3.58	2.48	-.42	-4.44

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 1.48 over the prior year, rising to \$664. These data are shown in Table II.14.21, below.

Table II.14.21 Average Weekly Wages Niobrara County BLS QCEW Data, 2001–2015(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(p)	576	685	625	692	664	-1.48

Total business establishments reported by the QCEW are displayed in II.14.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming decreased by 0.74 percent to 136 establishments.

Table II.14.22 Number of Business Establishments Niobrara County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	135	137	134	134	134	
2002	135	134	133	132	132	-.74
2003	131	135	133	133	133	-.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(p)	132	133	137	136	136	-.74

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Niobrara County recorded 2,083 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 \$121,426,000, and real per capita income was \$49,300 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$37,075 in 2014, while Wyoming average earnings per job was \$53,171. 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 \$568 in fourth quarter 2014 to \$617 in fourth quarter 2015, or by 8.7 percent. Detached single-family home rents increased from \$635 to \$653 between the fourth quarter of 2014 and 2015.

Niobrara County rental prices experienced average annualized increases of 2.9 percent for apartments and 1.8 percent for houses from fourth quarter 1998 through fourth quarter 2015.¹³⁷ These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments and 1.4 percent for houses over the same period. Table II.14.23, at right, presents the Niobrara County data for each rental type.¹³⁸

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.

Table II.14.23				
Semiannual Average Monthly Rental Prices				
Niobrara County				
EAD Data, 1986:Q4 – 2015:Q4, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	.	150	.	.
Q4.98	366	146	470	.
Q2.99	367	151	474	.
Q4.99	0	178	411	.
Q2.00	363	.	429	.
Q4.00	379	161	440	.
Q2.01	367	.	412	.
Q4.01	.	.	457	.
Q2.02	358	.	394	.
Q4.02	336	.	457	.
Q2.03	433	.	432	.
Q4.03	370	.	491	.
Q2.04	413	.	490	.
Q4.04	400	.	549	.
Q2.05	415	.	566	.
Q4.05	459	.	610	.
Q2.06	453	151	570	.
Q4.06	453	151	612	.
Q2.07	410	158	550	.
Q4.07	441	.	576	.
Q2.08	463	.	565	.
Q4.08	461	.	572	.
Q2.09	465	.	604	.
Q4.09	475	.	622	.
Q2.10	470	.	588	.
Q4.10	472	.	631	.
Q2.11	445	.	563	.
Q4.11	444	.	563	.
Q2.12	490	.	553	.
Q4.12	507	.	626	.
Q2.13	519	.	610	.
Q4.13	588	.	629	.
Q2.14	585	.	684	.
Q4.14	568	.	635	.
Q2.15	564	.	644	.
Q4.15	617	.	653	.

¹³⁷ Data from 1986 to 1997 for Niobrara County is not reported by the EAD.

¹³⁸ 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 June 2016.¹³⁹ During June 2016, a total of five surveys were completed by property managers in Niobrara County. Of the 42 rental units surveyed, none were vacant, indicating a vacancy rate of 0.0 percent. This compares to a 23.4 percent vacancy rate one year ago and a statewide June 2016 vacancy rate of 8.6 percent as shown in Table II.14.26, at right. 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 the December 2014 survey.

Table II.14.26 Total Units, Vacant Units, and Vacancy Rate Niobrara County RVS Data, June 2001–June 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%

¹³⁹Those 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.

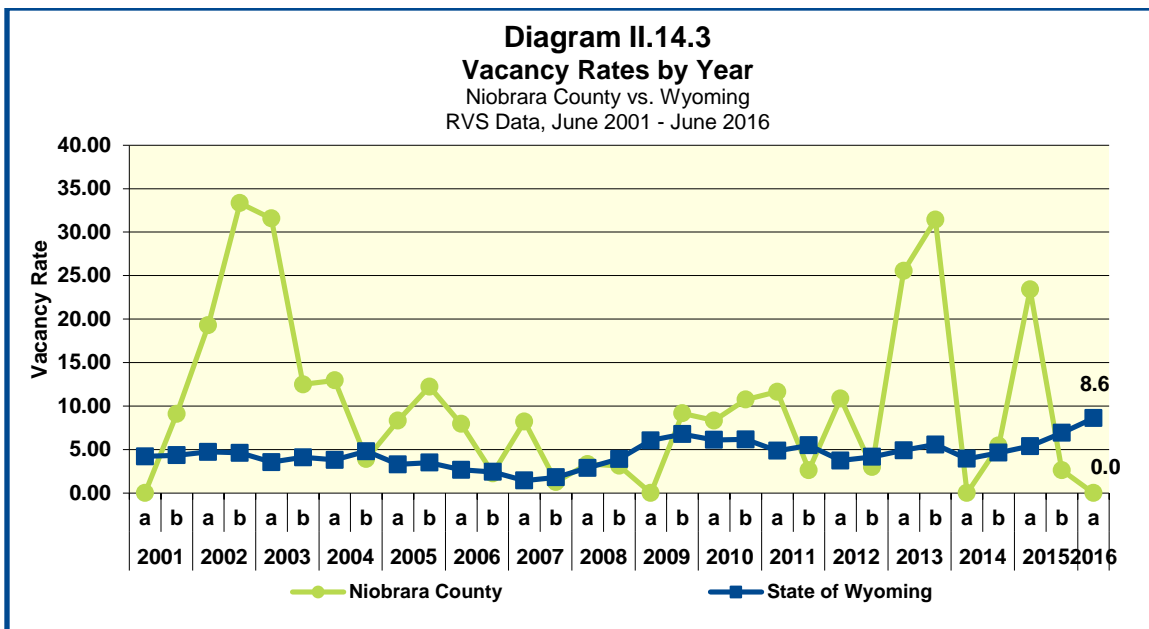
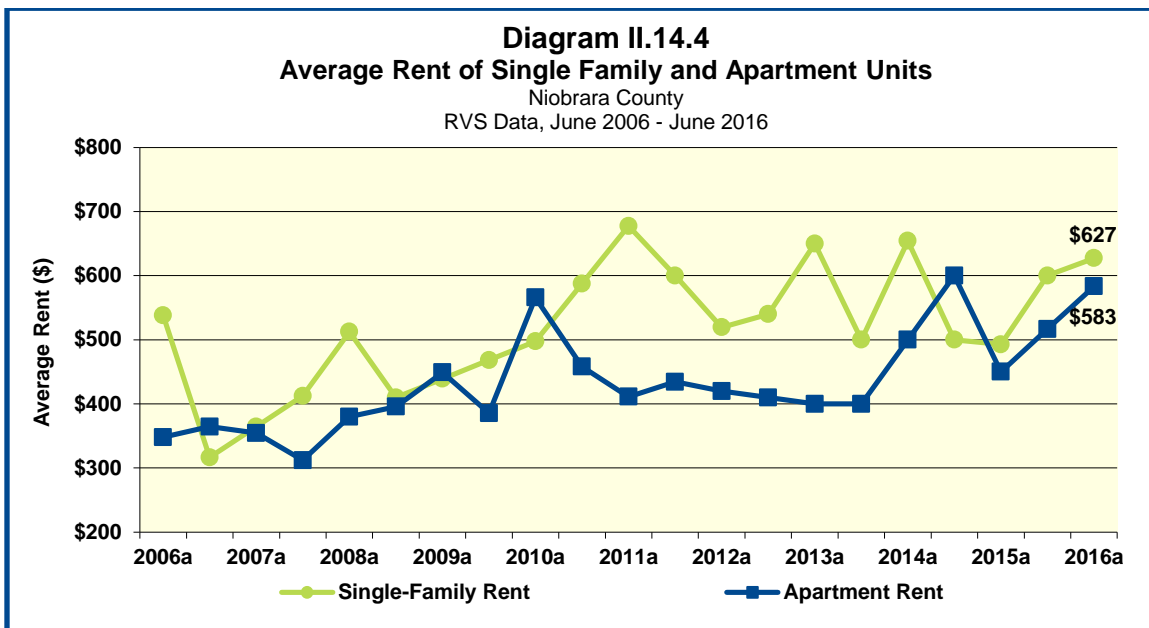


Diagram II.14.4, below, shows the average rent of single-family and apartment units in Niobrara County. In 2016, average rents for single-family units increased to \$627.



Table, II.14.40, on the following page, shows the most common answers from the 2016 fiscal 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 6 respondents, with an average persons per household of 3.0 people. Of new residents to Niobrara County, 50.0 percent were not married and the most common age group arriving in the state was 65 years or older. 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 50.0 percent of respondents renting their residence. The average mortgage payment in Niobrara County was \$ and the average rent was \$375. When

asked if they were satisfied with their current housing, 66.7 percent said they were satisfied with thier current housing.

Table II.14.40 Most Replied Response Niobrara County HNA Survey: Fiscal Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	6
Number of persons in household (Average)	3.0
Current age	65 years or older (50.0%)
Marital status	Not Married (50.0%)
Primary reason for moving to Wyoming	New job (33.3%)
In which industry are you primarily employed	Retired (50.0%)
Highest education level completed	College Graduate (50.0%)
Total household income from all sources	Less than \$10,000 dollars (100.0%)
Current Housing Characteristics	
Current Residence	Single family home (83.3%)
Do you own or rent	Rent (50.0%)
How many bedrooms (Average)	3.3
How many full bathrooms (Average)	2.0
Average mortgage payment	\$
Average rental payment	\$375
Are you satisfied with your current housing	Satisfied with current housing (66.7%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Need more bedrooms (50.0%)
Are you seeking to change your housing situation	Not seeking different housing (66.7%)
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, 0.0 percent wanted to buy and 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 Appendix¹⁴⁰**.

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 2014 5-year ACS data, 1 or .1 percent of households in Niobrara County were overcrowded and another 0 or .0 percent of units were severely overcrowded, as shown in Table II.14.28, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

¹⁴⁰ 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.

Table II.14.28				
Overcrowding and Severe Overcrowding				
Niobrara County				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Niobrara County				
Owner				
Households	636	1	0	637
Percentage	99.8%	.2%	.0%	100.0%
Renter				
Households	378	0	0	378
Percentage	100.0%	.0%	.0%	100.0%
Total				
Households	1,014	1	0	1,015
Percentage	99.9%	.1%	.0%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 47 units or 3.6 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.

Table II.14.29		
Housing Units with Incomplete Kitchen Facilities		
Niobrara County		
2010-2014 5-Year ACS Data		
Facilities	Niobrara County	State of Wyoming
Complete Kitchen Facilities	1,268	258,329
Lacking Complete Kitchen Facilities	47	6,866
Total Housing Units	1,315	265,195
Percent Lacking	3.6%	2.6%

At the time of the 2014 ACS, a total of 40 units or 3.0 percent of all housing units in Niobrara County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.14.30, below.

Table II.14.30 Housing Units with Incomplete Plumbing Facilities Niobrara County 2010-2014 5-Year ACS Data		
Facilities	Niobrara County	State of Wyoming
Complete Plumbing Facilities	1,275	259,378
Lacking Complete Plumbing Facilities	40	5,817
Total Households	1,315	265,195
Percent Lacking	3.0%	2.2%

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, 12.2 percent of households had a cost burden and 12.9 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 18.6 percent of homeowners with a mortgage in Niobrara County experienced a cost burden and 15.5 percent experienced a severe cost burden, while 12.2 percent of renters had a cost burden and 20.4 percent had a severe cost burden, as seen in Table II.14.31, on the following page.

Table II.14.31					
Cost Burden and Severe Cost Burden by Tenure					
Niobrara County					
2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Niobrara County					
Owner With a Mortgage					
Households	187	54	45	5	291
Percent	64.3%	18.6%	15.5%	1.7%	100.0%
Owner Without a Mortgage					
Households	313	24	9	0	346
Percent	90.5%	6.9%	2.6%	.0%	100.0%
Renter					
Households	157	46	77	98	378
Percent	41.5%	12.2%	20.4%	25.9%	100.0%
Total					
Households	657	124	131	103	1,015
Percent	64.7%	12.2%	12.9%	10.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 104 loans purchased in Niobrara County between 1979 and 2016, with 1 occurring in fiscal 2016. The average home size over the period was 1,274 square feet and 1,271 square feet in fiscal 2016. For homes receiving a WCDA loan in fiscal 2016, the average year a home was built was 1939. The average household income in fiscal 2016 in nominal terms, without the effects of inflation being taken into consideration, was \$42,389. The average purchase price in fiscal 2016 was \$69,000. In fiscal 2016, 0.0 percent of loans purchased were for new construction, and 100.0 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**