

NIOBRARA COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Niobrara County's population increased from 2,484 in 2010 to 2,491 in 2011, or by 0.3 percent. This compares to a statewide population growth of 0.8 percent over the period.¹³³ The number of people from 15 to 24 years of age increased by 3.4 percent, and the number of people from 55 to 64 years of age increased by 9.6 percent. The white population decreased by 0.2 percent, while the black population increased by 83.3 percent. The Hispanic population increased from 52 to 68 people between 2010 and 2011 or by 30.8 percent. These data are presented in Table II.14.1, below.

Subject	Albany County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	2,484	2,491	0.3%	563,626	568,158	0.8%
Age						
Under 14 years	378	361	-4.5%	113,371	113,462	0.1%
15 to 24 years	237	245	3.4%	78,460	78,704	0.3%
25 to 44 years	590	604	2.4%	144,615	145,669	0.7%
45 to 54 years	402	357	-11.2%	83,577	80,936	-3.2%
55 to 64 years	364	399	9.6%	73,513	77,120	4.9%
65 and Over	513	525	2.3%	70,090	72,267	3.1%
Race						
White	2,412	2,406	-0.2%	529,110	531,484	0.4%
Black	6	11	83.3%	5,135	6,024	17.3%
American Indian and Alaskan Native	21	26	23.8%	14,457	14,774	2.2%
Asian	9	9	0.0%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	0	0	.	521	551	5.8%
Two or more races	36	39	8.3%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	52	68	30.8%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Niobrara County's population increased from 2,407 persons in 2000 to 2,484 in 2010, or by 3.2 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 1.6 percent, while the black population increased by 66.7 percent. The Hispanic population increased from 36 to 52 persons between 2000 and 2010, or by 44.4 percent. These data are presented in Table II.14.2, on the following page.

¹³³ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.14.2					
Population by Race and Ethnicity					
Niobrara County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	2,360	98.0%	2,397	96.5%	1.6%
Black	3	0.1%	5	0.2%	66.7%
American Indian	12	0.5%	21	0.8%	75.0%
Asian	3	0.1%	9	0.4%	200.0%
Native Hawaiian/Pacific Islander	.	.	.	.	.
Other	12	0.5%	13	0.5%	8.3%
Two or More Races	17	0.7%	39	1.6%	129.4%
Total	2,407	100.0%	2,484	100.0%	3.2%
Hispanic (Ethnicity)	36	1.5%	52	2.1%	44.4%

Table II.14.3, below, presents the population of Niobrara County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 3.2 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 69 persons, or by 23.4 percent. In 2010, the largest age group in Niobrara County was the group aged 35 to 54, which accounted for 28.7 percent of the entire population. 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.

Table II.14.3							
Population by Age and Gender							
Niobrara County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	60	55	115	46	50	96	-16.5%
5 to 19	268	219	487	236	178	414	-15.0%
20 to 24	32	56	88	40	65	105	19.3%
25 to 34	102	124	226	102	178	280	23.9%
35 to 54	373	372	745	315	397	712	-4.4%
55 to 64	134	161	295	185	179	364	23.4%
65 and Over	205	246	451	235	278	513	13.7%
Total	1,174	1,233	2,407	1,159	1,325	2,484	3.2%

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 II.14.4, on the following page.

Table II.14.4			
Group Quarters Population			
Niobrara County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹³⁴	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%

Table II.14.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 659 family households, 539 of which housed married couple families and 120 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 41 families, or a female householder with no husband present, of which there were 79 families. There were also an estimated 410 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households decreased by 2.9 percent, and the number of married couple families decreased by 7.4 percent. The number of male households with no wife present increased by 13.9 percent, the number of female households with no husband present increased by 29.5 percent, and non-family households increased by 23.5 percent.

Table II.14.5			
Household Type by Tenure			
Niobrara County			
2000 SF1 and 2010 Census Data			
Family Type	2000	2010	% Change 00-10
Family households	679	659	-2.9%
Married couple family	582	539	-7.4%
Owner-occupied housing units	470	456	-3.0%
Renter-occupied housing units	112	83	-25.9%
Other family	97	120	23.7%
Male householder, no wife present	36	41	13.9%
Owner-occupied housing units	23	30	30.4%
Renter-occupied housing units	13	11	-15.4%
Female householder, no husband present	61	79	29.5%
Owner-occupied housing units	37	36	-2.7%
Renter-occupied housing units	24	43	79.2%
Non-family households	332	410	23.5%
Owner-occupied housing units	207	248	19.8%
Renter-occupied housing units	125	162	29.6%
Total	1,011	1,069	5.7%

¹³⁴ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.14.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 393 two-person family households, 117 three-person family households, and 90 four-person family households. One-person non-family households made up 90 percent of all non-family households, or an estimated 369 households. Between 2000 and 2010, the number of four-person households decreased by 15.7 percent, or from 108 to 91 households.

Table II.14.6¹³⁵							
Household Type by Household Size							
Niobrara County							
2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	298	298	.	369	369	23.8%
Two Person	378	29	407	393	39	432	6.1%
Three Person	122	3	125	117	1	118	-5.6%
Four Person	106	2	108	90	1	91	-15.7%
Five Person	56	0	56	41	.	41	-26.8%
Six Person	13	0	13	14	.	14	7.7%
Seven Person	4	0	4	4	.	4	0.0%
Total	679	332	1,011	659	410	1,069	5.7%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 432 two-person households, 354 were owner-occupied and 78 were renter-occupied. Of the 91 four-person households, 66 were owner-occupied and 25 were renter-occupied. Further household size data by tenure are presented in Table II.14.7, below.

Table II.14.7							
Tenure by Household Size							
Niobrara County							
2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	188	110	298	227	142	369	23.8%
Two Person	322	85	407	354	78	432	6.1%
Three Person	94	31	125	80	38	118	-5.6%
Four Person	78	30	108	66	25	91	-15.7%
Five Person	42	14	56	32	9	41	-26.8%
Six Person	10	3	13	8	6	14	7.7%
Seven Person or More	3	1	4	3	1	4	0.0%
Total	737	274	1,011	770	299	1,069	5.7%

¹³⁵ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.14.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 4.5 percent, or from 737 to 770 households. The number of renter units increased from 274 to 299 households, or by 9.1 percent. In 2010, Niobrara County had a total of 1,338 housing units, of which 1,069, or 79.9 percent, were occupied. A total of 269 units, or 20.1 percent of all units, were vacant, which was a decrease of 17.7 percent from the 2000 Census.

Table II.14.8			
Housing Units by Tenure			
Niobrara County			
2000 SF1 and 2010 Census Data			
Tenure	2000	2010	% Change 00-10
Occupied Housing Units	1,011	1,069	5.7%
Owner-Occupied	737	770	4.5%
Renter-Occupied	274	299	9.1%
Vacant Housing Units	327	269	-17.7%
Total Housing Units	1,338	1,338	0.0%
Homeownership Rate	72.9%	72.0%	.

Table II.14.9, below, shows that, of the 269 vacant housing units in Niobrara County at the time of the 2010 Census, 25, or 9.3 percent, were for rent and 11, or 4.1 percent, were for sale. An estimated 70 units were for seasonal, recreational, or occasional use, and 148, or 55 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied increased from 11 to 14 units, or by 27.3 percent, and units listed as “other vacant” increased from 101 to 148 units, or by 46.5 percent.

Table II.14.9			
Disposition of Vacant Housing Units			
Niobrara County			
2000 SF1 and 2010 Census Data			
Disposition	2000	2010	% Change 00-10
For rent	61	25	-59.0%
For sale only	60	11	-81.7%
Rented or sold but not occupied	11	14	27.3%
For seasonal, recreational, or occasional use	94	70	-25.5%
For migrant workers	0	1	NA
Other vacant	101	148	46.5%
Total	327	269	-17.7%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming’s more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.14.10, below, presents different income statistics for Niobrara County. According to the 2010 ACS data averages, Median Family Income (MFI) for Niobrara County was \$57,153 compared to the statewide average of \$65,964. Per capita income for Niobrara County, which is calculated by dividing total income by population, was \$22,885, which compared to \$27,860 for the State of Wyoming.

Table II.14.10		
Median and Per Capita Income		
Niobrara County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Niobrara County	Wyoming
Median Family Income	57,153	65,964
Median Household Income	45,813	53,802
Per Capita Income	22,885	27,860

Table II.14.11, below, shows households by income for Niobrara County and the State of Wyoming in 2010. In Niobrara County, there were a total of 115 households, or 12.2 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 113 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 12 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 14.9 percent of total households and numbered 140 in Niobrara County.

Table II.14.11				
Households by Income				
Niobrara County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Niobrara County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	115	12.2%	21,963	10.1%
\$15,000–\$19,999	48	5.1%	10,477	4.8%
\$20,000–\$24,999	67	7.1%	11,850	5.4%
\$25,000–\$34,999	152	16.2%	23,902	11.0%
\$35,000–\$49,999	113	12.0%	32,677	15.0%
\$50,000–\$74,999	192	20.4%	44,279	20.3%
\$75,000–\$99,999	112	11.9%	30,595	14.1%
\$100,000 and Above	140	14.9%	41,945	19.3%
Total	939	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.14.12, on the following page. In total, the poverty rate in Niobrara County was 11.5 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Niobrara County had a poverty rate of 11.7 percent, and the female population had a poverty rate

of 11.4 percent. There were six males and 17 females in poverty aged 5 and under. Overall, 9.3 percent of persons in poverty in Niobrara County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 46 persons, which represented 18.5 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.14.12				
Poverty by Age				
Niobrara County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Niobrara County				
5 and Under	6	17	23	9.3%
6 to 17	54	11	65	26.2%
18 to 64	61	53	114	46.0%
65 and Older	1	45	46	18.5%
Total	122	126	248	100.0%
Poverty Rate	11.7%	11.4%	11.5%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.14.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Niobrara County saw an average of 544 owner-occupied single-family units compared to 251 single-family rental units. In Niobrara County, single-family units represented 84.7 percent of all households compared to 70.8 percent statewide. Niobrara County had a total of 46 apartment rental units, and total apartment units accounted for 4.9 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 78 mobile homes in Niobrara County, which made up 8.3 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.14.13				
Households by Unit Type				
Niobrara County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Niobrara County				
Single-Family Unit	544	251	795	84.7%
Duplex	0	18	18	1.9%
Tri- or Four-Plex	2	0	2	.2%
Apartment	0	46	46	4.9%
Mobile Home	53	25	78	8.3%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	599	340	939	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	.1%
Total	152,806	64,882	217,688	100.0%

Table II.14.14, below, shows the number of households by year of construction. As shown, 39 percent, or 366 units, were built in 1939 or earlier in the county, and another 8.3 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was seven, which accounted for 0.7 percent of all households, and an additional 18 households, or 1.9 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.14.14				
Households by Year Built				
Niobrara County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Niobrara County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	366	39.0%	25,116	11.5%
1940 to 1949	78	8.3%	11,481	5.3%
1950 to 1959	147	15.7%	21,920	10.1%
1960 to 1969	75	8.0%	19,433	8.9%
1970 to 1979	75	8.0%	53,519	24.6%
1980 to 1989	109	11.6%	34,949	16.1%
1990 to 1999	64	6.8%	26,791	12.3%
2000 to 2004	7	.7%	14,090	6.5%
2005 or Later	18	1.9%	10,389	4.8%
Total	939	100.0%	217,688	100.0%

Table II.14.15, on the following page, displays housing units for Niobrara County and the State of Wyoming. The number of rooms in Niobrara County varied between households. There were no households with only one room, while households with five and six rooms accounted for 12.8 and 15.3 percent, respectively, in the county. The median number of rooms in Niobrara County was six rooms, the same as the statewide median number of rooms.

Table II.14.15				
Housing Units by Number of Rooms				
Niobrara County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Niobrara County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	0	.0%	3,804	1.5%
Two	10	.8%	6,391	2.5%
Three	112	8.8%	18,634	7.3%
Four	327	25.7%	45,335	17.8%
Five	163	12.8%	52,421	20.5%
Six	195	15.3%	39,475	15.5%
Seven	156	12.3%	31,509	12.4%
Eight	144	11.3%	25,135	9.9%
Nine or More	165	13.0%	32,392	12.7%
Total	1,272	100.0%	255,096	100.0%
Median Rooms	6	.	6	.

Table II.14.16, below, shows households in the county by number of bedrooms and tenure. There were no rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.7 percent of total households in Niobrara County, which compared to 25.5 percent statewide. In Niobrara County, the 375 households with three bedrooms accounted for 39.9 percent of all households, and there were only 52 five-bedroom or more households, which accounted for 5.5 percent of all households.

Table II.14.16				
Households by Number of Bedrooms				
Niobrara County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Niobrara County				
None	0	0	0	.0%
One	5	55	60	6.4%
Two	126	134	260	27.7%
Three	262	113	375	39.9%
Four	159	33	192	20.4%
Five or More	47	5	52	5.5%
Total	599	340	939	100.0%
State of Wyoming				
None	275	1,668	1,943	.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.14.17, at right, structures built in 1939 or earlier had a median value of \$79,200, while structures built between 1950 and 1959 had a median value of \$107,500 and those built between 1990 and 1999 had a median value of \$197,900. The newest structures tended to have the highest values, and those built between 2000 and 2004 had a median value of \$1,000,001. The median value in Niobrara County was \$107,500, which compared to \$174,000 in the State of Wyoming.

Table II.14.17 Median Value by Year Structure Built Niobrara County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Niobrara County	State of Wyoming
1939 or Earlier	79,200	141,200
1940 to 1949	92,700	129,500
1950 to 1959	107,500	151,800
1960 to 1969	112,000	166,500
1970 to 1979	114,200	169,900
1980 to 1989	133,000	187,000
1990 to 1999	197,900	224,000
2000 to 2004	1,000,001	243,500
2005 or Later	.	244,600
Median Value	107,500	174,000

Household mortgage status is reported in Table II.14.18, below. In Niobrara County, households with a mortgage accounted for 40.6 percent of all households, or 243 housing units, and the remaining 59.4 percent, or 356 units, had no mortgage. Of those units with a mortgage, 27 had either a second mortgage or home equity loan, no units had both a second mortgage and home equity loan, and 216, or 88.9 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.14.18 Mortgage Status Niobrara County and the State of Wyoming 2010 Five-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	243	40.6%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	27	11.1%	17,932	19.1%
Second mortgage only	12	44.4%	8,629	48.1%
Home equity loan only	15	55.6%	9,303	51.9%
Both second mortgage and home equity loan	0	.0%	741	.8%
No second mortgage and no home equity loan	216	88.9%	75,088	80.1%
Housing units without a mortgage	356	59.4%	59,045	38.6%
Total	599	100.0%	152,806	100.00%

The median rent in Niobrara County was \$353 compared to \$552 statewide, as shown in Table II.14.19, below. These figures show that rents in Niobrara County were significantly lower than rents statewide.

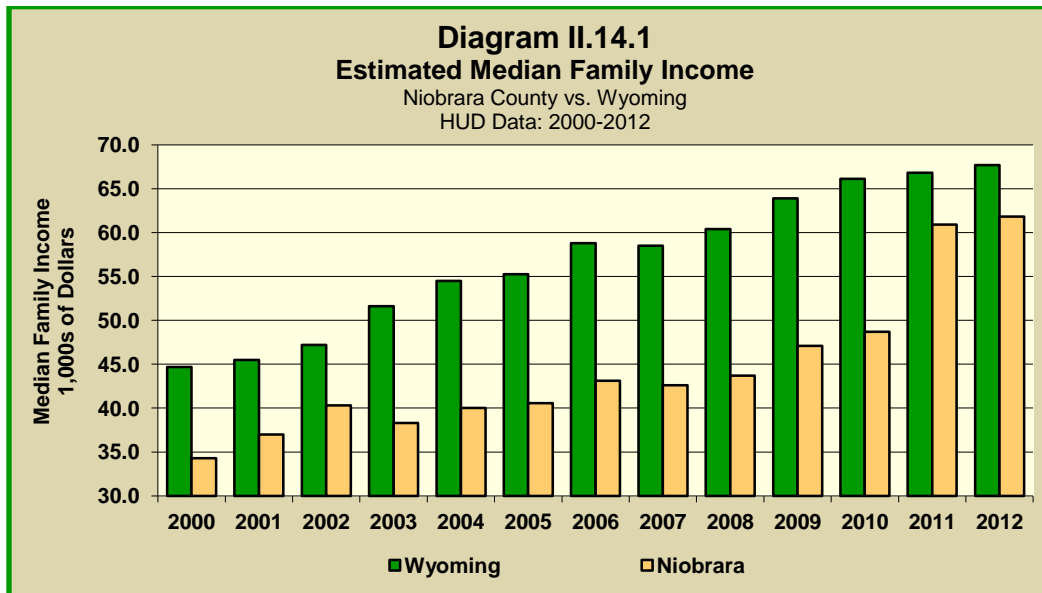
Table II.14.19 Median Rent Niobrara County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Niobrara County	\$353
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 26 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Niobrara County are presented in Table II.14.20, below, and indicate a net increase of 293 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	73	55	18
2001	82	47	35
2002	57	52	5
2003	58	37	21
2004	49	51	-2
2005	61	42	19
2006	54	43	11
2007	81	50	31
2008	75	35	40
2009	82	37	45
2010	58	32	26
2011	65	47	18
2012 – First Half	41	15	26
Total	836	543	293

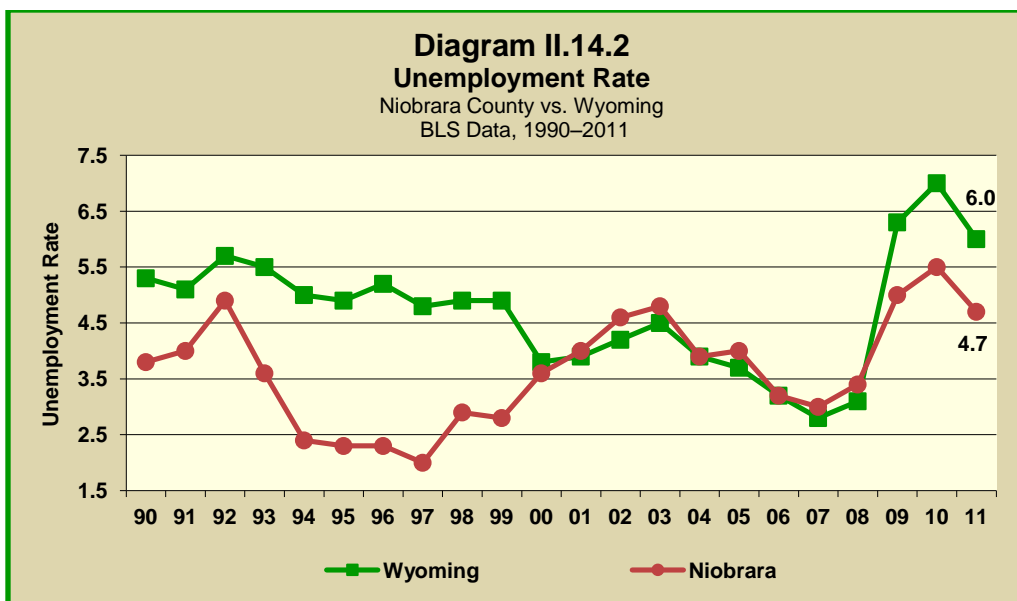
Economics

The HUD estimated MFI for Niobrara County was \$61,800 in 2012.¹³⁶ This compares to Wyoming’s MFI of \$67,700. Diagram II.14.1, below, illustrates the estimated MFI for 2000 through 2012.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Niobrara County’s labor force, defined as the number of persons working or actively seeking work, increased by 9 persons, from 1,298 in 2010 to 1,307 in 2011. Employment increased by 20 persons; unemployment decreased by eleven persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.5 percent in 2010 to 4.7 percent in 2011, as shown in Diagram II.14.2.

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.



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.14.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 2.52 percent between 2010 and 2011, from a total of 872 to 894 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	729	723	737	742	742	717	823	809	826	863	844
Feb	727	774	745	748	756	720	804	805	843	854	846
Mar	764	765	756	744	750	721	821	829	840	868	859
Apr	785	751	780	757	773	719	816	824	852	856	873
May	825	786	788	761	780	757	840	851	866	890	912
Jun	853	845	834	817	824	819	875	874	916	908	942
Jul	818	795	742	734	.	771	815	814	867	835	912
Aug	812	796	739	744	.	800	832	833	871	886	871
Sep	800	818	793	774	.	816	852	885	913	890	911
Oct	783	798	799	783	.	817	859	906	893	896	922
Nov	736	764	759	736	.	802	856	871	918	866	905
Dec	740	766	758	745	.	821	853	853	913	849	930
Annual	781	782	769	757	767	773	837	846	877	872	894
% Change	.	0.13	-1.66	-1.56	1.32	0.78	8.28	1.08	3.66	0.57	2.52

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.14.22, on the following page, annual average weekly wages increased by 3.50 percent between 2010 and 2011, from a total of \$572 to \$592.

Table II.14.22						
Average Weekly Wages						
Niobrara County						
BLS QCEW Data, 2001–2011(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	.	.	440	5.26
2006	466	490	482	498	484	10.00
2007	496	517	496	522	508	4.96
2008p	514	526	508	536	521	2.56
2009	543	555	549	585	559	7.29
2010	546	586	545	608	572	2.33
2011(p)	572	614	571	611	592	3.50

Total business establishments reported by the QCEW are displayed below in Table II.14.23. Annual establishments increased by 3.03 percent between 2010 and 2011, from a total of 132 to 136 establishments.

Table II.14.23						
Number of Establishments						
Niobrara County						
BLS QCEW Data, 2001–2011(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(p)	132	132	139	141	136	3.03

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Niobrara County recorded 1,830 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 \$99,775,000, and real per capita income was \$40,070 in 2010. Average earnings per job in the county was \$29,721 in 2010. 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 decreased from \$435 in second quarter 2010 to \$418 in fourth quarter 2011, or by 3.9 percent. Detached single-family home rents decreased by 8.9 percent.

Niobrara County rental prices experienced average annualized increases of 3.6 percent for apartments and 3.5 percent for houses from fourth quarter 1998 through fourth quarter 2011.¹³⁷ These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments and 4 percent for houses over the same period. Table II.14.24, 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. Total residential units authorized in Niobrara County decreased from four units in 2010 to three in 2011.

The real value of single-family building permits decreased from \$81,700 in 2010 \$31,500 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$170,200 in 2006 to a low of \$31,500 in 2011. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.14.25, on the following page.

Table II.14.24				
Semiannual Average Monthly Rental Prices				
Niobrara County				
EAD Data, Fourth Quarter 1986–Fourth Quarter 2011				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
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	.

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.

Table II.14.25 Building Permits and Valuation Niobrara County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit, Value: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four- Plex Units	Multi- Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	.	.	.	.	.	.	.	.
1981	.	.	.	.	.	.	.	.
1982	.	.	.	.	.	.	.	.
1983	5	.	.	6	11	.	.	95.2
1984	3	.	.	.	3	.	.	96.2
1985	3	.	.	.	3	.	.	153.3
1986	3	.	.	.	3	.	.	150.0
1987	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	.	.	101.4
1989	1	.	.	.	1	.	.	81.5
1990	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.
1992	3	.	.	.	3	.	.	74.2
1993	1	.	.	.	1	.	.	79.6
1994	1	.	.	.	1	.	.	321.9
1995	4	.	.	.	4	.	.	177.1
1996	.	.	.	.	.	.	.	.
1997	2	.	.	.	2	.	.	200.9
1998	.	.	.	.	.	.	.	.
1999	.	.	.	.	.	.	.	.
2000	.	.	.	.	.	.	.	.
2001	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.
2003	1	.	.	.	1	.	.	84.3
2004	4	.	.	.	4	.	.	99.6
2005	4	.	.	.	4	.	.	169.9
2006	3	.	.	.	3	.	.	170.2
2007	.	.	.	.	.	.	.	.
2008	3	.	.	.	3	.	.	150.3
2009	3	.	.	.	3	.	.	156.7
2010	4	.	.	.	4	.	.	81.7
2011	3	.	.	.	3	.	.	31.5

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Niobrara County was \$113,708. This represented an increase of 12.1 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.14.26, below.

Table II.14.26 Average Sales Prices Niobrara County vs. Wyoming DOR Data, 1999–2011				
Year	Niobrara County Average Price (\$)	Niobrara County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	47,987	16.82	101,517	4.76
2000	58,804	22.54	111,437	9.77
2001	48,391	-17.71	116,469	4.52
2002	45,490	-5.99	121,140	4.01
2003	53,370	17.32	132,708	9.55
2004	57,155	7.09	142,501	7.38
2005	69,218	21.11	159,776	12.12
2006	81,420	17.63	187,869	17.58
2007	83,988	3.15	265,044	41.08
2008	98,935	17.8	256,045	-3.4
2009	96,643	-2.3	241,622	-5.6
2010	101,450	4.97	250,958	3.9
2011	113,708	12.1	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000 with the most recent survey conducted in June 2012.¹³⁹ During June 2012, a total of five surveys were completed by property managers in Niobrara County. Of the 46 rental units surveyed, five were vacant, indicating a vacancy rate of 10.87 percent. This compares to an 11.65 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent as shown in Table II.12.27, below.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	42	.	.
2001b	2	11	1	9.09
2002a	4	57	11	19.30
2002b	3	21	7	33.33
2003a	6	76	24	31.58
2003b	7	96	12	12.50
2004a	8	108	14	12.96
2004b	8	102	4	3.92
2005a	6	96	8	8.33
2005b	5	49	6	12.24
2006a	5	88	7	7.95
2006b	5	88	2	2.27
2007a	4	73	6	8.22
2007b	4	78	1	1.28
2008a	5	90	3	3.33
2008b	3	64	2	3.13
2009a	2	60	0	0.00
2009b	4	120	11	9.17
2010a	4	72	6	8.33
2010b	4	93	10	10.75
2011a	6	103	12	11.65
2011b	4	76	2	2.63
2012a	5	46	5	10.87

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.

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.

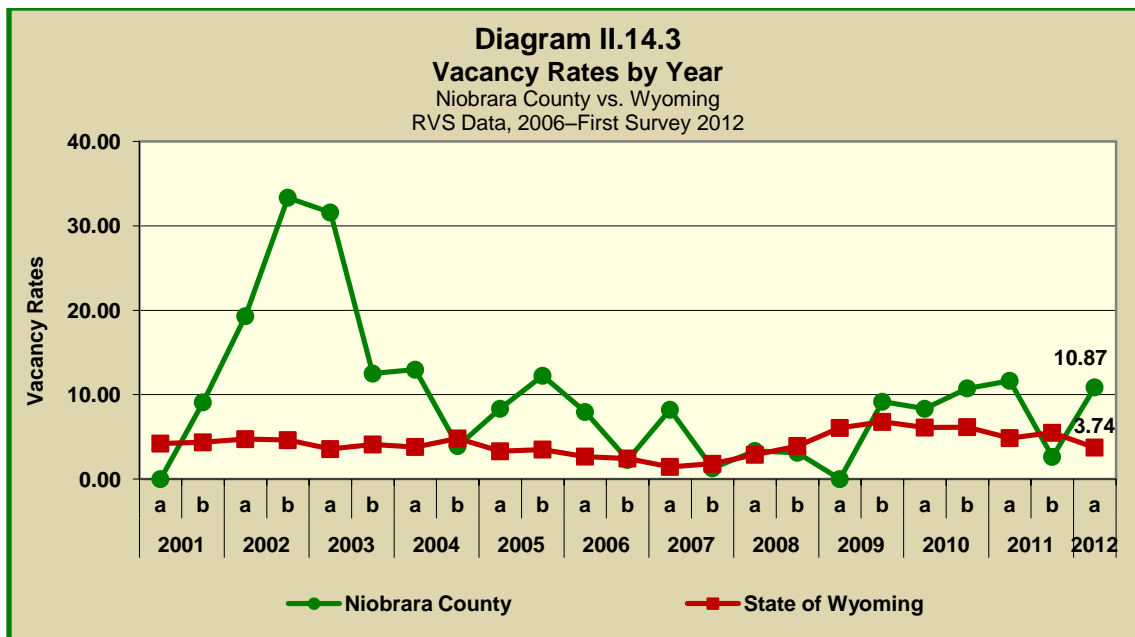
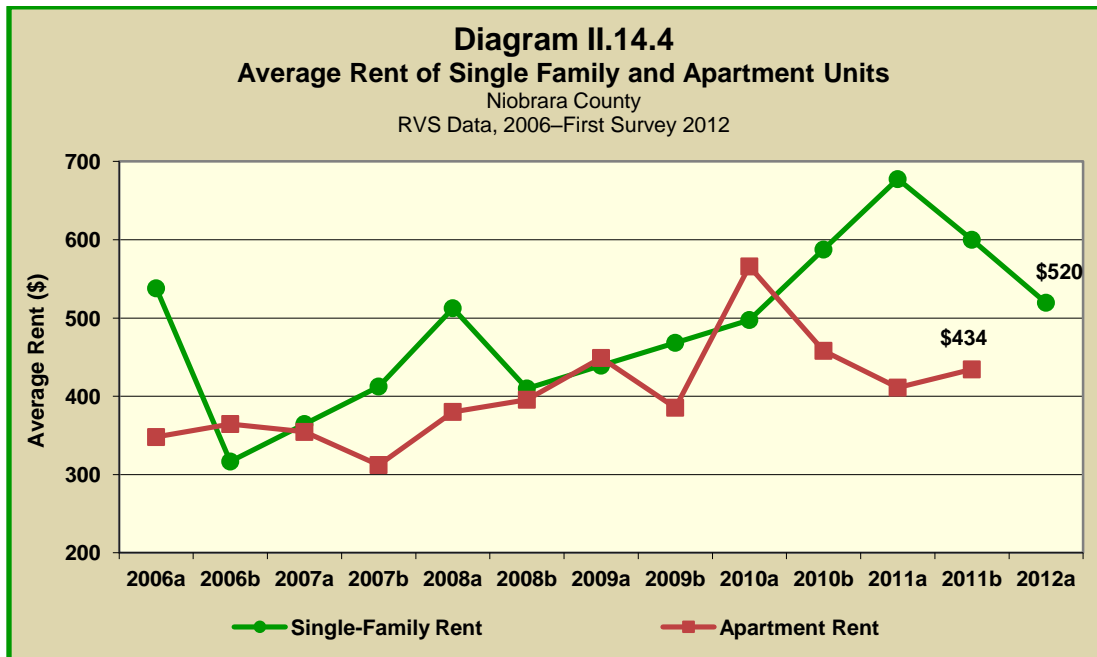


Diagram II.14.4, below, shows the average rent of single-family and apartment units in Niobrara County. In the first half of 2012, average rents for single-family units decreased to \$520.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 9 respondents in Niobrara County. Of the incoming population who were unsatisfied with their current housing, 100 percent of respondents wished to rent.

Of those respondents who were seeking to rent, 100 percent anticipated spending above \$850.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 102 loans purchased in Niobrara County between 1979 and 2012, with two occurring in fiscal 2012. The average home size over the period was 1,279 square feet and 1,015 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1949. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$33,342. The average purchase price in fiscal 2012 was \$61,750. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

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 more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, three, or 0.3 percent of households in Niobrara County, were overcrowded and no 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 compared to owner households.

Table II.14.28 Overcrowding and Severe Overcrowding Niobrara County and the State of Wyoming 2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Niobrara County				
Owner				
Households	599	0	0	599
Percentage	100.0%	0.0%	0.0%	100.0%
Renter				
Households	337	3	0	340
Percentage	99.1%	0.9%	0.0%	100.0%
Total				
Households	936	3	0	939
Percentage	99.7%	0.3%	0.0%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 2010 ACS, a total of 80 units, or 6.3 percent of all housing units in Niobrara County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.14.29, page.

Table II.14.29 Housing Units with Incomplete Kitchen Facilities Niobrara County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Niobrara County	State of Wyoming
Complete Kitchen Facilities	1,192	247,608
Lacking Complete Kitchen Facilities	80	7,488
Total Housing Units	1,272	255,096
Percent Lacking	6.3%	2.9%

At the time of the 2010 ACS, a total of 83 units, or 6.5 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.14.30, on the following page.

Table II.14.30 Housing Units with Incomplete Plumbing Facilities Niobrara County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Niobrara County	State of Wyoming
Complete Plumbing Facilities	1,189	249,046
Lacking Complete Plumbing Facilities	83	6,050
Total Households	1,272	255,096
Percent Lacking	6.5%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 8.5 percent of households had a cost burden and 8.2 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 9.5 percent of homeowners with a mortgage in Niobrara County experienced a cost burden and 7.8 percent experienced a severe cost burden, while 10.6 percent of renters had a cost burden and 11.8 percent had a severe cost burden, as shown in Table II.14.31, below.

Table II.14.31 Cost Burden and Severe Cost Burden by Tenure Niobrara County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Niobrara County					
Owner with a Mortgage					
Households	198	23	19	3	243
Percent	81.5%	9.5%	7.8%	1.2%	100.0%
Owner without a Mortgage					
Households	317	21	18	0	356
Percent	89.0%	5.9%	5.1%	0.0%	100.0%
Renter					
Households	195	36	40	69	340
Percent	57.4%	10.6%	11.8%	20.3%	100.0%
Total					
Households	710	80	77	72	939
Percent	75.6%	8.5%	8.2%	7.7%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	0.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%