

NIOBRARA COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Niobrara County’s population decreased from 2,484 in 2010 to 2,480 in 2016, or by 0.2 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 13.6 percent, and the number of people from 55 to 64 years of age increased by 7.1 percent. The white population decreased by 2.9 percent, while the black population increased by 233.3 percent. The Hispanic population increased from 52 to 85 people between 2010 and 2016 or by 63.5 percent. These data are presented in Table II.14.1.

Table II.14.1						
Profile of Population Characteristics						
Niobrara County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Niobrara County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	2,484	2,480	-0.2%	563,626	585,501	3.9%
Age						
Under 14 years	378	358	-5.3%	113,371	116,796	3.0%
15 to 24 years	237	286	20.7%	78,460	77,293	-1.5%
25 to 34 years	280	318	13.6%	77,649	81,948	5.5%
35 to 44 years	310	332	7.1%	66,966	71,334	6.5%
45 to 54 years	402	282	-29.9%	83,577	69,052	-17.4%
55 to 64 years	364	390	7.1%	73,513	81,266	10.5%
65 and Over	513	514	0.2%	70,090	87,812	25.3%
Race						
White	2,412	2,341	-2.9%	529,110	543,387	2.7%
Black	6	20	233.3%	5,135	7,753	51.0%
American Indian and Alaskan Native	21	41	95.2%	14,457	15,762	9.0%
Asian	9	15	66.7%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	0	0	0%	521	673	29.2%
Two or more races	36	63	75.0%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	52	85	63.5%	50,231	58,413	16.3%

Table II.14.2, presents the population of Niobrara County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 1,132 persons, and accounted for 45.6 percent of the population, with the remaining 54.4 percent, or 1,348 persons being female.

Table II.14.2 Population by Age and Gender Niobrara County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	206	172	378	200	158	358	-5.3%
15 to 24 years	116	121	237	128	158	286	20.7%
25 to 44 years	102	178	280	118	200	318	13.6%
45 to 54 years	134	176	310	136	196	332	7.1%
55 to 64 years	181	221	402	110	172	282	-29.9%
65 and Over	185	179	364	192	198	390	7.1%
Total	1,159	1,325	2,484	1,132	1,348	2,480	-0.2%
% of Total	46.7%	53.3%	.	45.6%	54.4%	.	

At the time of the 2010 Census, there were 214 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 111.9 percent, as shown in Table II.14.3.

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 ¹⁰⁰	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.

¹⁰⁰ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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 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, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 572 family households, of which 514 housed married couple families and 58 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 25 families, or a female householder with no husband present, of which there were 33 families. There were also an estimated 409 “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 58.3 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Niobrara County, 89.9 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Table II.14.4				
Household Type by Tenure				
Niobrara County				
2011-2016 5-Year ACS Data				
Household Type	Niobrara County		State of Wyoming	
	Niobrara County	% of Total	State of Wyoming	% of Total
Family households	572	58.3%	147,961	65.2%
Married-couple family	514	89.9%	117,587	79.5%
Owner-occupied housing units	436	84.8%	97,431	82.9%
Renter-occupied housing units	78	15.2%	20,156	17.1%
Other family	58	10.1%	30,374	20.5%
Male householder, no wife present	25	43.1%	11,235	37.0%
Owner-occupied housing units	18	72.0%	6,473	57.6%
Renter-occupied housing units	7	28.0%	4,762	42.4%
Female householder, no husband present	33	56.9%	19,139	63.0%
Owner-occupied housing units	11	33.3%	9,691	50.6%
Renter-occupied housing units	22	66.7%	9,448	49.4%
Nonfamily households	409	41.7%	79,024	34.8%
Owner-occupied housing units	224	54.8%	42,146	53.3%
Renter-occupied housing units	185	45.2%	36,878	46.7%
Total	981	100.0%	226,985	100.0%

Table II.14.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 316 two-person family households, 85 three-person family households and 100 four-person family households. One-person non-family households made up 84.6 percent of all non-family households or an estimated 346 households. Niobrara County’s two person households made up 36.0 percent of total housing units and four person households made up an additional 11.1 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.14.5 Household Type by Household Size Niobrara County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Niobrara County				
One Person	.	346	346	35.3%
Two Person	316	37	353	36.0%
Three Person	85	17	102	10.4%
Four Person	100	9	109	11.1%
Five Person	41	0	41	4.2%
Six Person	22	0	22	2.2%
Seven Person	8	0	8	.8%
Total	572	409	981	100.0%
State of Wyoming				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
Total	147,961	79,024	226,985	100.0%

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 353 two-person households, 288 were owner-occupied and 65 were renter-occupied. Of the 109 four-person households, 88 were owner-occupied and 21 were renter-occupied. Further household size data by tenure are presented in Table II.14.6.

Table II.14.6 Tenure by Household Size Niobrara County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Niobrara County				
One Person	208	138	346	35.3%
Two Person	288	65	353	36.0%
Three Person	43	59	102	10.4%
Four Person	88	21	109	11.1%
Five Person	32	9	41	4.2%
Six Person	22	0	22	2.2%
Seven Person or more	8	0	8	.8%
Total	689	292	981	100.0%
State of Wyoming				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
Total	155,741	71,244	226,985	100.0%

As seen in Table II.14.7, Niobrara County had a total of 1,281 housing units of which 981 or 76.6 percent were occupied. Of these occupied units, 70.2 percent, or 689 units were owner occupied,

which compares to a statewide rate of 68.6. A total of 300 units or 23.4 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.14.7 Housing Units by Tenure Niobrara County 2011-2016 5-Year ACS Data				
Tenure	Niobrara County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	981	76.6%	226,985	84.7
Owner-Occupied	689	70.2%	155,741	68.6
Renter-Occupied	292	29.8%	71,244	31.4
Vacant Housing Units	300	23.4%	41,002	15.3
Total Housing Units	1,281	100.0%	267,987	100.0

Table II.14.8, shows that of the 300 vacant housing units in Niobrara County as reported in the 2016 ACS data, 28 or 9.3 percent were for rent and 0 or 0 percent were for sale. An estimated 111 units were for seasonal, recreational, or occasional use, and 151 or 50.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.14.8 Disposition of Vacant Housing Units Niobrara County 2011-2016 5-Year ACS Data				
Disposition	Niobrara County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	28	9.3%	6,818	16.6%
Rented, but not occupied	0	.0%	1,397	3.4%
For sale only	0	.0%	2,584	6.3%
Sold, but not occupied	10	3.3%	945	2.3%
For seasonal, recreational, or occasional use	111	37.0%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	151	50.3%	11,512	28.1%
Total	300	100.0%	41,002	100.0%

Table II.14.9, at right, presents different income statistics for Niobrara County. According to the 2016 ACS data averages, median family income for Niobrara County was \$58,333 compared to the statewide average of \$73,654.

Table II.14.9 Median and Per Capita Income Niobrara County 2011-2016 5-Year ACS Data		
Income Type	Niobrara County	Wyoming
Median Family Income	58,333	73,654
Median Household Income	40,640	59,143

Table II.14.10, shows households by income for Niobrara County and the State of Wyoming. In Niobrara County, there were a total of 137 households or 14.0 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 107 households that had incomes between \$35,000 and \$49,999, which accounted for 10.9 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 14.4 percent of total households and numbered 141 in Niobrara County.

Table II.14.10 Households by Income Niobrara County 2011-2016 5-Year ACS Data				
Income	Niobrara County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	137	14.0%	21,545	9.5%
15,000 - 19,999	94	9.6%	10,637	4.7%
20,000 - 24,999	75	7.6%	11,410	5.0%
25,000 - 34,999	137	14.0%	22,140	9.8%
35,000 - 49,999	107	10.9%	30,946	13.6%
50,000 - 74,999	186	19.0%	42,533	18.7%
75,000 - 99,999	104	10.6%	32,162	14.2%
100,000 and above	141	14.4%	55,612	24.5%
Total	981	100.0%	226,985	100.0%

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.14.11. In total, the poverty rate in Niobrara County was 14 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Niobrara County had a poverty rate of 12 percent and the female population had a poverty rate of 16 percent. There were 14 males and 0 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 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 61 individuals with incomes below the poverty level which represented 20.6 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

Table II.14.11 Poverty by Age Niobrara County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Niobrara County				
5 and Below	14	0	14	4.7%
6 to 17	26	17	43	14.5%
18 to 64	82	96	178	60.1%
65 and Older	8	53	61	20.6%
Total	130	166	296	100.0%
Poverty Rate	12%	16%	14%	.
State of Wyoming				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
Total	29,598	36,164	65,762	100.0%
Poverty Rate	10%	13%	12%	.

Table II.14.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Niobrara County saw an average of 613 owner-occupied single-family units compared to 223 single-family rental units. In Niobrara County, single-family units comprised 85.2 percent of

all households compared with 71.9 percent statewide. Niobrara County had a total of 33 apartment rental units and total apartment units accounted for 3.4 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 85 mobile homes in Niobrara County, which comprised 8.7 percent of all occupied housing units and compared to 12.9 statewide.

Table II.14.12 Households by Unit Type				
Niobrara County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Niobrara County				
Single-Family Unit	613	223	836	85.2%
Duplex	5	0	5	.5%
Tri- or Four-Plex	0	17	17	1.7%
Apartments	0	33	33	3.4%
Mobile Homes	66	19	85	8.7%
Boat, RV, Van, Etc.	5	0	5	.5%
Total	689	292	981	100.0%
State of Wyoming				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
Total	155,741	71,244	226,985	100.0%

Table II.14.13, shows the number of households by year of construction. As shown, 36.1 percent, or 354 units, were built in 1939 or earlier in the county, and another 129 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 71, which accounted for 7.2 percent of all households, and an additional 5 households, or .5 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

Table II.14.13				
Households by Year Built				
Niobrara County 2011-2016 5-Year ACS Data				
Year Built	Niobrara County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	354	36.1%	24,398	10.7%
1940 to 1949	129	13.1%	10,195	4.5%
1950 to 1959	135	13.8%	20,926	9.2%
1960 to 1969	94	9.6%	18,850	8.3%
1970 to 1979	60	6.1%	47,644	21.0%
1980 to 1989	68	6.9%	32,639	14.4%
1990 to 1999	65	6.6%	26,757	11.8%
2000 to 2009	71	7.2%	37,104	16.3%
Built 2010 or Later	5	.5%	8,472	3.7%
Total	981	100.0%	226,985	100.0%

Table II.14.14, 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 19.5 and 17.7 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 2011-2016 5-Year ACS Data				
Number of Rooms	Niobrara County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	5	.4%	4,703	1.8%
Two	29	2.3%	6,989	2.6%
Three	80	6.2%	19,621	7.3%
Four	166	13.0%	42,956	16.0%
Five	250	19.5%	52,646	19.6%
Six	227	17.7%	43,710	16.3%
Seven	168	13.1%	31,960	11.9%
Eight	168	13.1%	25,568	9.5%
Nine or more	188	14.7%	39,834	14.9%
Total	1,281	100.0%	267,987	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 21.3 percent of total households in Niobrara County, which compared to 23.9 percent statewide. In Niobrara County, the 464 households with three bedrooms accounted for 47.3 percent of all households, and there were only 43 five-bedroom or more households, which accounted for 4.4 percent of all households.

Table II.14.15				
Households by Number of Bedrooms				
Niobrara County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Niobrara County				
None	0	0	0	.0%
One	18	47	65	6.6%
Two	93	116	209	21.3%
Three	380	84	464	47.3%
Four	159	41	200	20.4%
Five or more	39	4	43	4.4%
Total	689	292	981	100.0%
State of Wyoming				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
Total	155,741	71,244	226,985	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 \$156,300, while structures built between 1950 and 1959 had a median value of \$149,100. The total median value in Niobrara County was \$155,200, which compared to \$199,900 in the State of Wyoming.

Table II.14.16 Median Value by Year Structure Built Niobrara County 2011-2016 5-Year ACS Data		
Year Built	Niobrara County	State of Wyoming
1939 or earlier	156,300	157,900
1940 to 1949	131,300	152,100
1950 to 1959	149,100	163,300
1960 to 1969	100,000	185,100
1970 to 1979	192,500	191,500
1980 to 1989	160,100	209,600
1990 to 1999		245,200
2000 to 2009	253,800	260,000
2010 to 2013		288,500
2014 to Later		289,400
Total	155,200	199,900

Household mortgage status is reported in Table II.14.17. In Niobrara County, households with a mortgage accounted for 51.5 percent of all households or 355 housing units, and the remaining 48.5 percent or 334 units had no mortgage. Of those units with a mortgage, 16 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 339 or 95.5 percent had no second mortgage or no home equity loan.

Table II.14.17 Mortgage Status Niobrara County 2011-2016 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	355	51.5%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	16	4.5%	9,772	10.8%
Second mortgage only	16	100.0%	3,961	40.5%
Home equity loan only	0	.0%	5,811	59.5%
Both second mortgage and home equity loan	0	.0%	359	.4%
No second mortgage and no home equity loan	339	95.5%	79,941	88.8%
Housing units without a mortgage	334	48.5%	65,669	42.2%
Total	689	100.0%	155,741	100.00%

The median rent in Niobrara County was \$510 as compared to \$686 statewide, as seen in Table II.14.18.

Table II.14.18 Median Rent Niobrara County 2011-2016 5-Year ACS Data	
Place	Rent
Niobrara County	\$510
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 6 persons during 2017. The driver’s license total exchanges since 2000 for Niobrara County are presented in Table II.14.19, and indicate a net increase of 318 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	73	55	18
2001	82	47	35
2002	57	52	5
2003	58	37	21
2004	49	51	-2
2005	61	42	19
2006	54	43	11
2007	81	50	31
2008	75	35	40
2009	82	37	45
2010	58	32	26
2011	65	47	18
2012	65	42	23
2013	62	42	20
2014	54	61	-7
2015	69	51	18
2016	63	72	-9
2017	70	64	6
Total	1,178	860	318

Economics

The HUD estimated MFI for Niobrara County was \$58,500 in 2017. This compares to Wyoming’s MFI of \$73,300. Diagram II.14.1, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.14.1
Estimated Median Family Income
Niobrara County vs. Wyoming
HUD Data: 2000-2017**

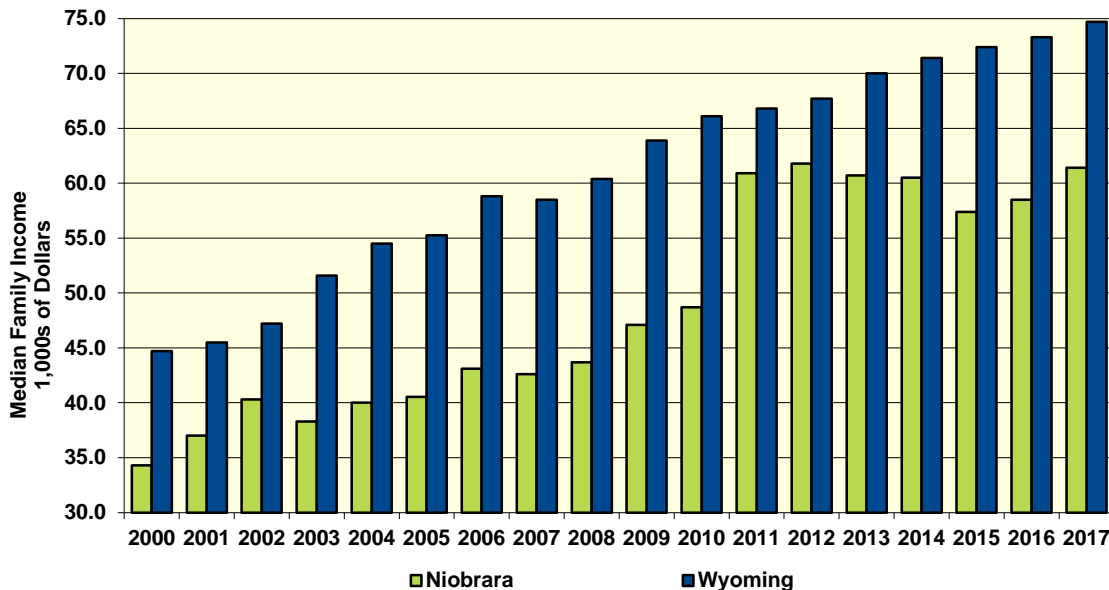


Table II.14.20, shows the labor force statistics for Niobrara County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 2.0 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.0 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Niobrara County increased from 3 percent in 2015 to 3.2 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.14.20 Labor Force Statistics Niobrara County 1990 - 2016 BLS Data					
Year	Niobrara County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	44	1,137	1,181	3.7%	5.3%
1991	48	1,122	1,170	4.1%	5.2%
1992	55	1,098	1,153	4.8%	5.6%
1993	40	1,094	1,134	3.5%	5.3%
1994	28	1,153	1,181	2.4%	5%
1995	28	1,207	1,235	2.3%	4.8%
1996	29	1,262	1,291	2.2%	4.9%
1997	24	1,190	1,214	2%	4.8%
1998	35	1,244	1,279	2.7%	4.7%
1999	36	1,294	1,330	2.7%	4.6%
2000	46	1,189	1,235	3.7%	3.9%
2001	48	1,167	1,215	4%	3.8%
2002	52	1,098	1,150	4.5%	4%
2003	53	1,096	1,149	4.6%	4.3%
2004	43	1,089	1,132	3.8%	3.8%
2005	43	1,073	1,116	3.9%	3.6%
2006	37	1,092	1,129	3.3%	3.2%
2007	36	1,154	1,190	3%	2.8%
2008	42	1,193	1,235	3.4%	3.1%
2009	65	1,234	1,299	5%	6.3%
2010	64	1,323	1,387	4.6%	6.4%
2011	58	1,337	1,395	4.2%	5.8%
2012	53	1,328	1,381	3.8%	5.3%
2013	49	1,331	1,380	3.6%	4.7%
2014	45	1,306	1,351	3.3%	4.2%
2015	40	1,292	1,332	3%	4.2%
2016	44	1,318	1,362	3.2%	5.3%

Diagram II.14.2, shows the employment and labor force for Niobrara County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 1,318 persons, with the labor force reaching 1,362, indicating there were a total of 44 unemployed persons.

Diagram II.14.2
Employment and Labor Force
 Niobrara County
 1990 – 2016 BLS Data

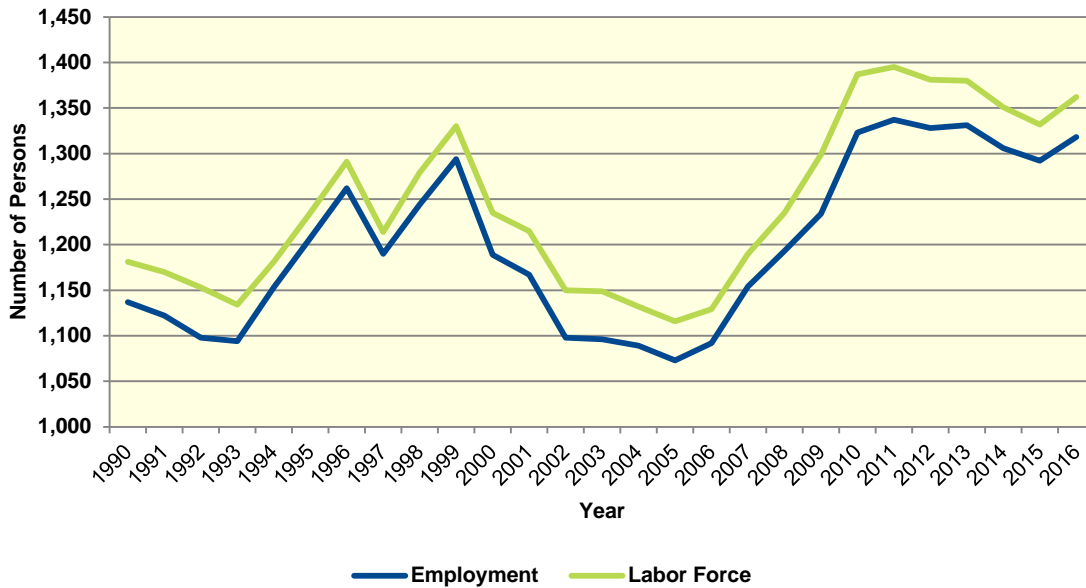
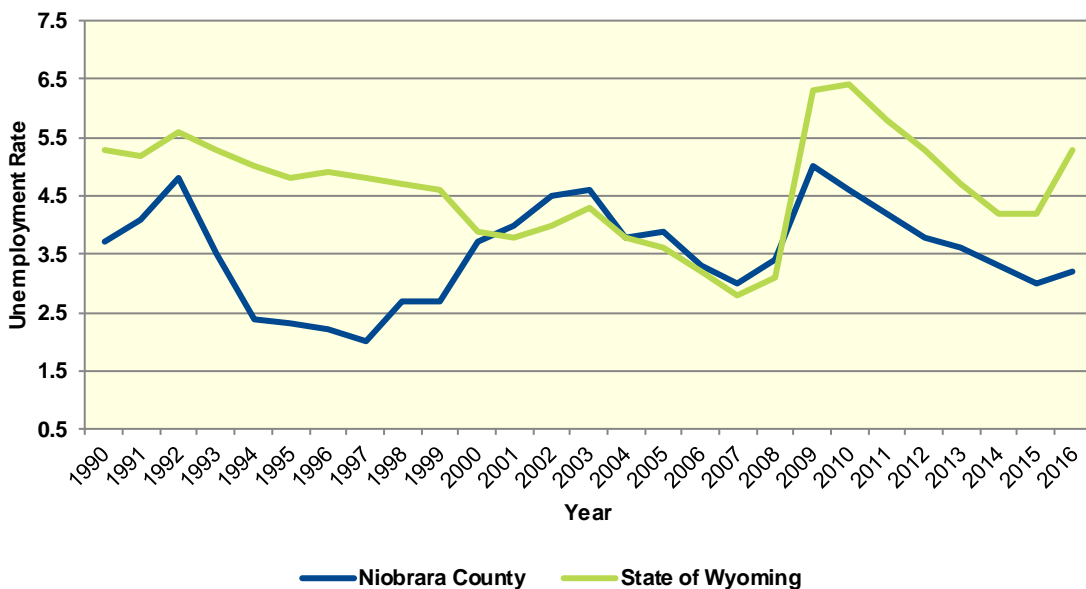


Diagram II.14.3 shows the unemployment rate for both the state and Niobrara County. During the 1990s the average rate for Niobrara County was 3 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 3.9 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 3.7 percent. Over the course of the entire period Niobrara County had an average unemployment rate lower than the state, 3.5 percent for Niobrara County, versus 4.6 statewide.

Diagram II.14.3
Annual Unemployment Rate
 Niobrara County
 1990 – 2016 BLS Data



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2017 and are presented in Table II.14.21, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 907 persons in 2015 to 909 in 2016, a change of 0.2. In 2017, preliminary estimates show total monthly employment was 956 in June 2017.

Table II.14.21 Total Monthly Employment Niobrara County BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	863	844	908	891	944	891	893	864
Feb	854	846	880	903	942	888	892	864
Mar	868	859	888	919	926	893	899	879
Apr	856	873	919	940	975	900	905	889
May	890	912	942	961	963	928	913	919
Jun	908	942	955	988	1,001	947	969	956
Jul	835	912	893	926	925	902	899	
Aug	886	871	911	903	902	849	901	
Sep	890	911	971	944	943	940	932	
Oct	896	926	982	1,026	958	928	915	
Nov	866	909	941	982	941	901	902	
Dec	849	936	939	1,012	930	911	891	
Annual	872	895	927	950	946	907	909	
% Change	-0.6%	2.6%	3.6%	2.5%	-0.4%	-4.1%	0.2%	

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 662 dollars in 2015. In 2016, average weekly wages saw a decrease of 0.6 percent over the prior year, to \$658, or by 4 dollars. Preliminary 2017 data shows average weekly wages were 709 dollars in the second quarter of 2017, which compared to 701 dollars in second quarter of 2016. These data are shown in Table II.14.22.

Table II.14.22 Average Weekly Wages Niobrara County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	361	390	368	399	379	
2002	390	424	378	408	400	5.5%
2003	394	419	386	415	404	1%
2004	404	439	398	431	418	3.5%
2005	415	446	0	0	440	5.3%
2006	466	490	482	498	484	10%
2007	496	517	496	522	508	5%
2008	514	526	508	536	521	2.6%
2009	543	555	549	585	559	7.3%
2010	546	586	545	608	572	2.3%
2011	572	614	571	612	593	3.7%
2012	576	644	552	634	602	1.5%
2013	606	638	602	745	650	8%
2014	709	697	610	680	674	3.7%
2015	654	685	625	685	662	-1.8%
2016	665	701	616	649	658	-0.6%
2017(p)	668	709				

Total business establishments reported by the QCEW are displayed in Table II.14.23. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 0.7 percent, from 135 to 134 establishments. In the second quarter of 2017 there were an estimated 132 business establishments.

Table II.14.23 Number of Business Establishments Niobrara County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	135	137	134	134	135	
2002	135	134	133	132	134	-0.7%
2003	131	135	133	133	133	-0.7%
2004	128	129	128	126	128	-3.8%
2005	125	126	126	124	125	-2.3%
2006	125	124	125	128	126	0.8%
2007	126	129	129	134	130	3.2%
2008	133	132	133	133	133	2.3%
2009	137	138	135	132	136	2.3%
2010	132	133	132	131	132	-2.9%
2011	132	132	139	141	136	3%
2012	139	139	145	145	142	4.4%
2013	142	141	142	136	140	-1.4%
2014	133	136	138	135	136	-2.9%
2015	132	133	137	136	135	-0.7%
2016	136	133	134	134	134	-0.7%
2017	132	132				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Niobrara County recorded 1,788 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 \$111,715,000, and real per capita income was \$45,046 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$37,503 in 2016, while Wyoming average earnings per job was \$52,490. 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 decreased by 6.7 percent from second quarter 2016 to second quarter 2017 from \$605 to \$564. During that same period and detached single-family home rents increased by 10.6 percent.

Niobrara County rental prices experienced average annualized increases of 2.0 percent for apartments and 1.7 percent for houses since fourth quarter 1986 through the second quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.14.24, at right, presents the Niobrara County data for each rental type.¹⁰¹

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 2 authorizations in 2015 to 7 in 2016.

Table II.14.24				
Semiannual Average Monthly Rental Prices				
Niobrara County				
EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	.	155	.	.
Q4.98	378	151	486	.
Q2.99	380	156	490	.
Q4.99	0	184	425	.
Q2.00	375	0	443	.
Q4.00	392	166	454	.
Q2.01	379	.	425	.
Q4.01	.	.	473	.
Q2.02	369	.	407	.
Q4.02	347	.	472	.
Q2.03	447	.	446	.
Q4.03	382	.	507	.
Q2.04	426	.	507	.
Q4.04	414	.	568	.
Q2.05	429	.	584	.
Q4.05	475	.	630	.
Q2.06	468	156	589	.
Q4.06	468	156	633	.
Q2.07	424	163	569	.
Q4.07	456	.	595	.
Q2.08	479	.	584	.
Q4.08	477	.	591	.
Q2.09	481	.	624	.
Q4.09	491	.	643	.
Q2.10	485	.	607	.
Q4.10	487	.	652	.
Q2.11	460	.	582	.
Q4.11	459	.	582	.
Q2.12	507	.	571	.
Q4.12	524	.	647	.
Q2.13	537	.	630	.
Q4.13	608	.	650	.
Q2.14	603	.	706	.
Q4.14	586	.	656	.
Q2.15	581	.	664	.
Q4.15	636	.	673	.
Q2.16	605	.	617	.
Q4.16	604	.	687	.
Q2.17	564	.	682	.

¹⁰¹ 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 \$151,976 in 2015 to \$287,713 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.14.25.

Table II.14.25 Building Permits and Valuation Niobrara County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family Units	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0
1983	5	0	0	6	11	100,707	55,486
1984	3	0	0	0	3	101,945	0
1985	3	0	0	0	3	162,253	0
1986	3	0	0	0	3	159,033	0
1987	0	0	0	0	0	0	0
1988	1	0	0	0	1	107,875	0
1989	1	0	0	0	1	86,535	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	3	0	0	0	3	79,227	0
1993	1	0	0	0	1	84,837	0
1994	1	0	0	0	1	342,849	0
1995	4	0	0	0	4	188,637	0
1996	0	0	0	0	0	0	0
1997	2	0	0	0	2	214,286	0
1998	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0
2003	1	0	0	0	1	89,940	0
2004	4	0	0	0	4	106,290	0
2005	4	0	0	0	4	181,538	0
2006	3	0	0	0	3	182,181	0
2007	0	0	0	0	0	0	0
2008	3	0	0	0	3	161,707	0
2009	3	0	0	0	3	169,026	0
2010	4	0	0	0	4	88,077	0
2011	3	0	0	0	3	33,981	0
2012	2	0	0	0	2	238,479	0
2013	5	0	0	0	5	33,639	0
2014	1	0	0	0	1	37,890	0
2015	2	0	3	6	11	151,976	42,215
2016	7	0	0	0	7	287,713	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Niobrara County was \$145,081. This represented an increase of 26.7 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.14.26.

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
2016	145,081	26.7	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000 with the most recent survey conducted in December 2017.¹⁰² During December 2017, a total of five surveys were completed by property managers in Niobrara County. Of the 24 rental units surveyed, 5 were vacant, indicating a vacancy rate of 20.8 percent, as shown in Table II.14.27, at right. This compares to a 0.0 percent vacancy rate one year ago and a statewide December 2017 vacancy rate of 10.2 percent. The small sample size leads to a high volatility in the vacancy rate.

Diagram II.14.4, shows the historical vacancy rate for Niobrara County and Wyoming. As can be seen, the vacancy rate in Niobrara County was generally higher than the statewide rate except for a brief period between 2007 and 2009 and another period between 2015 and 2016.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	42	0	0.0%
2001b	2	11	1	9.1%
2002a	4	57	11	19.3%
2002b	3	21	7	33.3%
2003a	6	76	24	31.6%
2003b	7	96	12	12.5%
2004a	8	108	14	13.0%
2004b	8	102	4	3.9%
2005a	6	96	8	8.3%
2005b	5	49	6	12.2%
2006a	5	88	7	8.0%
2006b	5	88	2	2.3%
2007a	4	73	6	8.2%
2007b	4	78	1	1.3%
2008a	5	90	3	3.3%
2008b	3	64	2	3.1%
2009a	2	60	0	0.0%
2009b	4	120	11	9.2%
2010a	4	72	6	8.3%
2010b	4	93	10	10.8%
2011a	6	103	12	11.7%
2011b	4	76	2	2.6%
2012a	5	46	5	10.9%
2012b	4	67	2	3.0%
2013a	4	47	12	25.5%
2013b	3	35	11	31.4%
2014a	3	32	0	0.0%
2014b	4	55	3	5.5%
2015a	5	47	11	23.4%
2015b	5	38	1	2.6%
2016a	4	42	0	0.0%
2016b	5	88	11	12.5%
2017a	3	24	5	20.8%
2017b	5	51	7	13.7%

¹⁰² Those signified as a in the “year” column of Table II.14.27 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
Vacancy Rates by Year
 Niobrara County vs. Wyoming
 RVS Data, June 2001 - December 2017

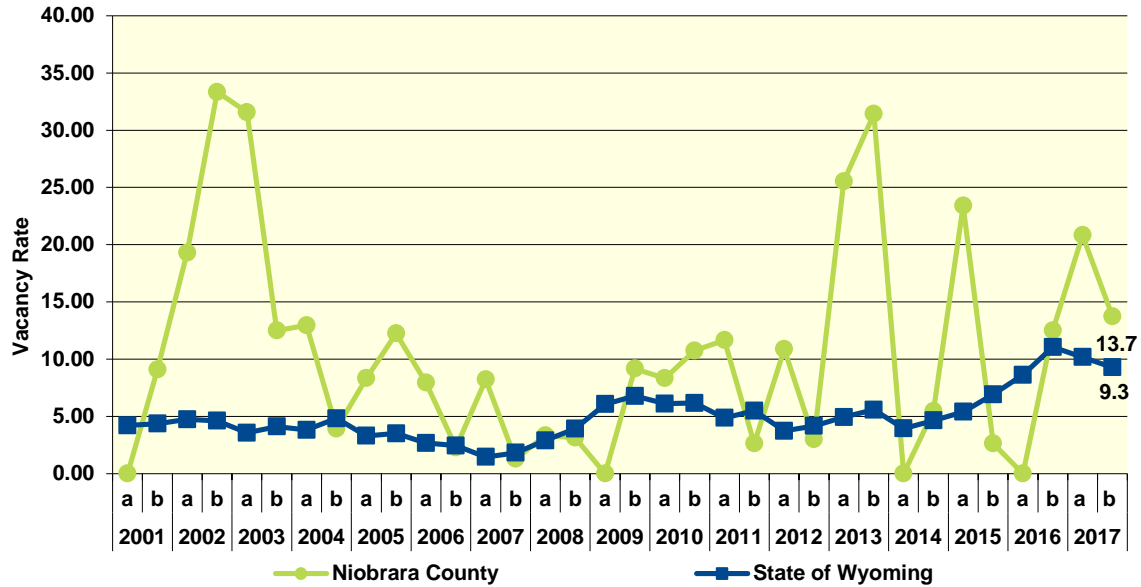


Diagram II.14.5, shows the average rent of single-family and apartment units in Niobrara County. In 2017, average rents for single-family units decreased to \$700 while rents for apartment units fell to \$515 in December 2016.

Diagram II.14.5
Average Rent of Single Family and Apartment Units
 Niobrara County
 RVS Data, June 2006 - December 2017

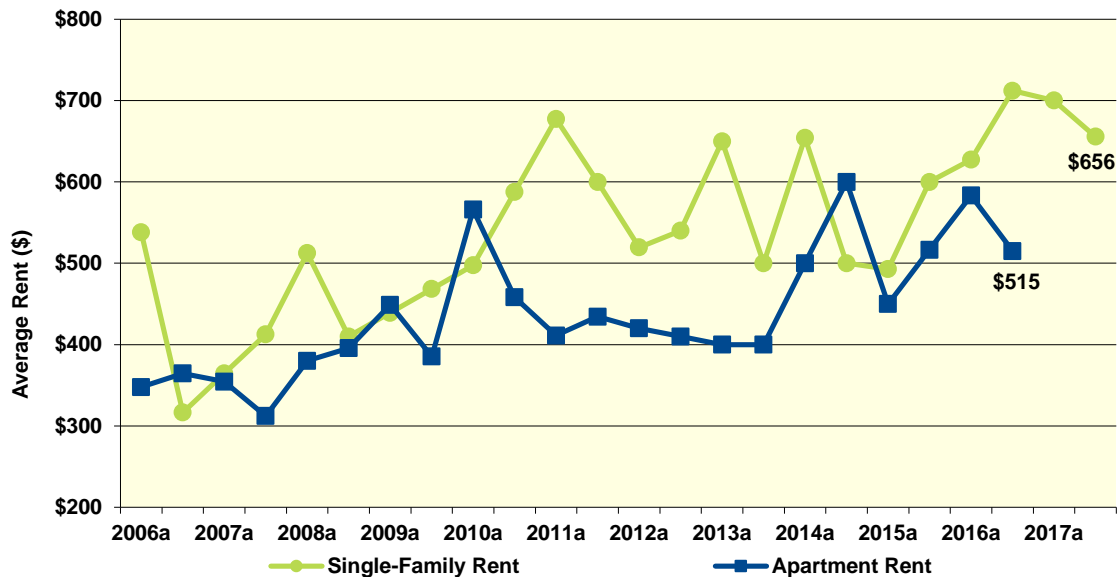


Table II.14.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 16 single family units in Niobrara County, with 0 of them available. This translates into a vacancy rate of 0 percent in Niobrara County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 19 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 36.8 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.14.28			
Rental Vacancy Survey by Type			
Niobrara County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	16	0	.0%
Duplex units	16	0	.0%
Apartments	19	7	36.8%
Mobile Homes	0	0	%
“Other” Units	0	0	%
Don’t Know	0	0	%
Total	51	7	13.7%

Table II.14.29, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 5 units. The most common apartment units were five bedroom units, with 0 units. Additional details of unit types by bedrooms are reported.

Table II.14.29							
Rental Units by Number of Bedrooms							
Niobrara County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	0	0	0	.	0
Two	5	8	0	0	0	.	13
Three	3	8	0	0	0	.	11
Four	2	0	0	0	0	.	2
Five	0	0	0	0	0	.	0
Don’t Know	6	0	19	0	0	0	25
Total	16	16	19	0	0	0	51

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.14.30, one bedroom apartments were the most available apartment units, with five bedroom units being the most available single family unit.

Table II.14.30							
Available Rental Units by Number of Bedrooms							
Niobrara County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	4	0	0	.	4
Two	0	0	0	0	0	.	0
Three	0	0	1	0	0	.	1
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	0	2	0	0	0	2
Total	0	0	7	0	0	0	7

Table II.14.31, shows the vacancy rate by bedroom size for each type of unit. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 0 percent.

Table II.14.31							
Vacancy Rates by Number of Bedrooms							
Niobrara County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		%
One	%	%	%	%	%		%
Two	.0%	.0%	%	%	%		.0%
Three	.0%	.0%	%	%	%		9.1%
Four	.0%	%	%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	.0%	%	10.5%	%	%	%	8.0%
Total	.0%	.0%	36.8%	%	%	%	13.7%

Average market-rate rents by unit type are shown in Table II.14.32. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.14.32						
Average Market Rate Rents by Number of Bedrooms						
Niobrara County						
RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$425	\$	\$425	\$	\$	\$425
Two	\$650	\$	\$585	\$	\$	\$624
Three	\$718	\$	\$668	\$	\$	\$693
Four	\$846	\$	\$	\$	\$	\$846
Five	\$	\$	\$	\$	\$	\$
Total	\$656	\$	\$559	\$	\$	\$628

Table II.14.33, shows vacancy rates for single family units by average rental rates for Niobrara County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 0 percent.

Table II.14.33 Single Family Market Rate Rents by Vacancy Status Niobrara County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	16	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	16	0	.0%

The availability of apartment units by average rent is displayed in Table II.14.34. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 36.8 percent.

Table II.14.34 Apartment Market Rate Rents by Vacancy Status Niobrara County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	19	7	36.8%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	19	7	36.8%

Table II.14.35, shows the condition of rental units by unit type for Niobrara County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed.

Table II.14.35 Condition by Unit Type Niobrara County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average						.	
Good	15	16	19	0	0	.	50
Excellent	1	0	0	0	0	.	1
Don’t Know	0	0	0	0	0	0	0
Total	16	16	19	0	0	0	51

The availability of single family units based on their condition is displayed in Table II.14.36. As can be seen single family units in good condition had a vacancy rate of 0 percent.

Table II.14.36			
Condition of Single Family Units by Vacancy Status			
Niobrara County			
RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average			%
Good	15	0	.0%
Excellent	1	0	.0%
Don't Know	0	0	%
Total	16	0	.0%

Table II.14.37, shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 36.8 percent.

Table II.14.37			
Condition of Apartment Units by Vacancy Status			
Niobrara County			
RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average			%
Good	19	7	36.8%
Excellent	0	0	%
Don't Know	0	0	%
Total	19	7	36.8%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.14.38, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

Table II.14.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Niobrara County	
RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	1
Total	1

Table II.14.39, shows the most common answers from the 2017 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 2 respondents, with an average persons per household of 3.0 people. Of new residents to Niobrara County, 50.0 percent were married and the most common age group arriving in the state was 35 to 44 years old. Most new residents moved to be closer to friends or relatives.

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. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

Table II.14.39	
Most Replied Response	
Niobrara County	
HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	2
Number of persons in household (Average)	3.0
Current age	35 to 44 years old (50.0%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (50.0%)
In which industry are you primarily employed	Health care and social assistance (50.0%)
Highest education level completed	College Graduate (50.0%)
Total household income from all sources	Less than \$10,000 dollars (%)
Current Housing Characteristics	
Current Residence	Single family home (50.0%)
Do you own or rent	Rent (50.0%)
How many bedrooms (Average)	2.0
How many full bathrooms (Average)	2.0
Average mortgage payment	.
Average rental payment	.
Are you satisfied with your current housing	Satisfied with current housing (100.0%)

Additional survey data are presented 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 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 2016 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.14.40. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.14.40				
Overcrowding and Severe Overcrowding				
Niobrara County				
2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Niobrara County				
Owner				
Households	688	1	0	689
Percentage	99.9%	.1%	.0%	100.0%
Renter				
Households	292	0	0	292
Percentage	100.0%	.0%	.0%	100.0%
Total				
Households	980	1	0	981
Percentage	99.9%	.1%	.0%	100.0%
State of Wyoming				
Owner				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
Total				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	1.5%	.5%	100.0%

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

At the time of the 2016 5-year ACS, a total of 50 units or 3.9 percent of all housing units in Niobrara County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.14.41, at right.

Table II.14.41		
Housing Units with Incomplete Kitchen Facilities		
Niobrara County		
2011-2016 5-Year ACS Data		
Facilities	Niobrara County	State of Wyoming
Complete Kitchen Facilities	1,231	260,769
Lacking Complete Kitchen Facilities	50	7,218
Total Housing Units	1,281	267,987
Percent Lacking	3.9%	2.7%

At the time of the 2016 ACS, a total of 75 units or 5.9 percent of all housing units in Niobrara County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.14.42.

Table II.14.42 Housing Units with Incomplete Plumbing Facilities Niobrara County 2011-2016 5-Year ACS Data		
Facilities	Niobrara County	State of Wyoming
Complete Plumbing Facilities	1,206	261,033
Lacking Complete Plumbing Facilities	75	6,954
Total Households	1,281	267,987
Percent Lacking	5.9%	2.6%

The third type of housing problem reported in the 2016 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, 11.7 percent of households had a cost burden and 15.5 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 14.6 percent of homeowners with a mortgage in Niobrara County experienced a cost burden and 13.5 percent experienced a severe cost burden, while 2.7 percent of renters had a cost burden and 26.0 percent had a severe cost burden, as seen in Table II.14.43.

Table II.14.43 Cost Burden and Severe Cost Burden by Tenure Niobrara County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Niobrara County					
Owner With a Mortgage					
Households	247	52	48	8	355
Percent	69.6%	14.6%	13.5%	2.3%	100.0%
Owner Without a Mortgage					
Households	251	55	28	0	334
Percent	75.1%	16.5%	8.4%	.0%	100.0%
Renter					
Households	130	8	76	78	292
Percent	44.5%	2.7%	26.0%	26.7%	100.0%
Total					
Households	628	115	152	86	981
Percent	64.0%	11.7%	15.5%	8.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.14.44, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 133 owner occupied and 124 renter occupied households experiencing a housing problem.

Table II.14.44			
Households with Housing Problems by Income			
Niobrara County			
2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	50	100	150
30.1-50% HAMFI	39	24	63
50.1-80% HAMFI	34	0	34
80.1-95% HAMFI	10	0	10
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	133	124	257
Without Housing Problems			
30% HAMFI or less	20	40	60
30.1-50% HAMFI	35	55	90
50.1-80% HAMFI	95	55	150
80.1-95% HAMFI	35	30	65
95 – 115% HAMFI	65	15	80
115.1% HAMFI or more	245	64	309
Total	495	259	754
Not Computed			
30% HAMFI or less	4	0	4
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	4	0	4
Total			
30% HAMFI or less	74	140	214
30.1-50% HAMFI	74	79	153
50.1-80% HAMFI	129	55	184
80.1-95% HAMFI	45	30	75
95 – 115% HAMFI	65	15	80
115.1% HAMFI or more	245	64	309
Total	632	383	1,015

Table II.14.45, shows the total estimated housing by tenure for Niobrara County. As can be seen, in 2030 there are estimated to be a total of 774 owner and 308 renter occupied households or a total of 1,082 households. By 2050 there are estimated to be 796 owner, 309 renter for a total of 1,105 households in Niobrara County.

Table II.14.45 Total Estimated Housing Forecast Niobrara County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	689	292	981
2020	743	300	1,043
2025	760	305	1,065
2030	774	308	1,082
2035	785	311	1,096
2040	791	311	1,102
2045	794	311	1,105
2050	796	309	1,105

Table II.14.46, below shows the incremental housing demand for Niobrara County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 85 owner-occupied and 16 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Niobrara County will see an additional 124 households, of which 19 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 24 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.14.46 Incremental Housing Demand Forecast Niobrara County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	6	8	10	11	12	12	13
30.1-50%	0	6	8	10	11	12	12	13
50.1-80%	0	11	14	17	20	21	21	22
80.1-95%	0	4	5	6	7	7	7	8
95.1-115%	0	6	7	9	10	10	11	11
115+%	0	21	28	33	37	40	41	41
Total	0	54	71	85	96	102	105	107
Renter								
0-30%	0	3	5	6	7	7	7	6
30.1-50%	0	2	3	3	4	4	4	4
50.1-80%	0	1	2	2	3	3	3	2
80.1-95%	0	1	1	1	1	1	1	1
95.1-115%	0	0	1	1	1	1	1	1
115+%	0	1	2	3	3	3	3	3
Total	0	8	13	16	19	19	19	17
Total								
0-30%	0	9	13	16	18	19	19	19
30.1-50%	0	8	11	13	15	16	16	16
50.1-80%	0	12	16	20	22	24	24	24
80.1-95%	0	4	6	7	8	9	9	9
95.1-115%	0	6	8	9	11	11	12	12
115+%	0	22	30	36	40	43	44	44
Total	0	62	84	101	115	121	124	124

Table II.14.47 shows the Incremental Total Housing Need Forecast for Niobrara County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock.

In 2016, the base year, the total housing need set at the 240 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 252 owner and 112 renter occupied households for a total of 364 quality households.

Table II.14.47								
Incremental Total Housing Need Forecast								
Niobrara County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	55	61	63	64	66	66	67	67
30.1-50%	43	49	51	52	54	54	55	55
50.1-80%	37	48	52	54	57	58	58	59
80.1-95%	11	15	16	17	18	18	18	19
95.1-115%	0	6	7	9	10	10	11	11
115+%	0	21	28	33	37	40	41	41
Total	145	199	216	230	241	247	250	252
Renter								
0-30%	76	79	81	82	83	83	83	82
30.1-50%	18	20	21	22	22	22	22	22
50.1-80%	0	1	2	2	3	3	3	2
80.1-95%	0	1	1	1	1	1	1	1
95.1-115%	0	0	1	1	1	1	1	1
115+%	0	1	2	3	3	3	3	3
Total	95	103	108	111	114	114	114	112
Total								
0-30%	131	140	144	147	149	150	150	149
30.1-50%	61	69	72	74	76	77	77	77
50.1-80%	37	49	53	57	59	61	61	61
80.1-95%	11	15	17	18	19	20	20	20
95.1-115%	0	6	8	9	11	11	12	12
115+%	0	22	30	36	40	43	44	44
Total	240	302	324	341	355	361	364	364

