

## NIOBRARA COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Niobrara County’s population decreased from 2,484 in 2010 to 2,397 in 2017, or by 3.5 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age increased by 7.5 percent, and the number of people from 55 to 64 years of age increased by 8.2 percent. The white population decreased by 6.3 percent, while the black population increased by 266.7 percent. The Hispanic population increased from 52 to 86 people between 2010 and 2017 or by 65.4 percent. These data are presented in Table II.14.1.

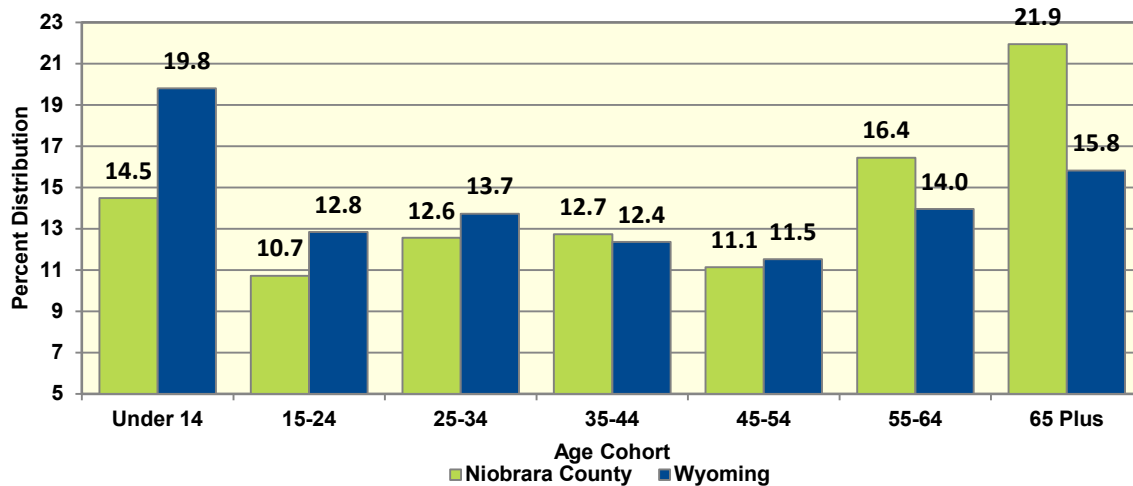
<b>Table II.14.1</b>						
<b>Profile of Population Characteristics</b>						
Niobrara County v Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Niobrara County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
<b>Population</b>	<b>2,484</b>	<b>2,397</b>	<b>-3.5%</b>	<b>563,626</b>	<b>579,315</b>	<b>2.8%</b>
<b>Age</b>						
Under 14 years	378	347	-8.2%	113,371	114,663	1.1%
15 to 24 years	237	257	8.4%	78,460	74,359	-5.2%
25 to 34 years	280	301	7.5%	77,649	79,514	2.4%
35 to 44 years	310	305	-1.6%	66,966	71,619	6.9%
45 to 54 years	402	267	-33.6%	83,577	66,699	-20.2%
55 to 64 years	364	394	8.2%	73,513	80,854	10.0%
65 and Over	513	526	2.5%	70,090	91,607	30.7%
<b>Race</b>						
White	2,412	2,261	-6.3%	529,110	537,396	1.6%
Black	6	22	266.7%	5,135	7,445	45.0%
American Indian and Alaskan Native	21	38	81.0%	14,457	15,743	8.9%
Asian	9	11	22.2%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	0	0	0%	521	579	11.1%
Two or more races	36	65	80.6%	9,754	12,272	25.8%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	52	86	65.4%	50,231	58,122	15.7%

Table II.14.2, presents the population of Niobrara County by age and gender from the 2010 Census and 2017 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 2017, the number of males rose to 1,111 persons, and accounted for 46.3 percent of the population, with the remaining 53.7 percent, or 1,286 persons being female.

Table II.14.2 Population by Age and Gender Niobrara County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	206	172	378	194	153	347	-8.2%
15 to 24 years	116	121	237	116	141	257	8.4%
25 to 34 years	102	178	280	108	193	301	7.5%
35 to 44 years	134	176	310	129	176	305	-1.6%
45 to 54 years	181	221	402	102	165	267	-33.6%
55 to 64 years	185	179	364	188	206	394	8.2%
65 and Over	235	278	513	274	252	526	2.5%
<b>Total</b>	<b>1,159</b>	<b>1,325</b>	<b>2,484</b>	<b>1,111</b>	<b>1,286</b>	<b>2,397</b>	<b>-3.5%</b>
<b>% of Total</b>	46.7%	53.3%	.	46.3%	53.7%	.	

Diagram II.14.1, displays the percentage of the population by age in Niobrara County compared to the State of Wyoming.

**Diagram II.14.1**  
**Age Cohort**  
Niobrara County vs. Wyoming  
2010 Census and Current Census Estimates



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.

<b>Table II.14.3</b> <b>Group Quarters Population</b> Niobrara County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>108</sup>	100	214	114.0%
Juvenile Facilities	.	.	.
Nursing Homes	.	.	.
Other Institutions	.	.	.
<b>Total</b>	<b>100</b>	<b>214</b>	<b>114.0%</b>
<b>Non-Institutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Non-Institutions	1	.	-100.0%
<b>Total</b>	<b>1</b>	<b>.</b>	<b>-100.0%</b>
<b>Group Quarters Population</b>	<b>101</b>	<b>214</b>	<b>111.9%</b>

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

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

<sup>108</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

<b>Table II.14.4</b>				
<b>Household Type by Tenure</b>				
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%
<b>Total</b>	<b>981</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

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.

<b>Table II.14.5</b>				
<b>Household Type by Household Size</b>				
Niobrara County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Niobrara County</b>				
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%
<b>Total</b>	<b>572</b>	<b>409</b>	<b>981</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>147,961</b>	<b>79,024</b>	<b>226,985</b>	<b>100.0%</b>

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.

<b>Table II.14.6 Tenure by Household Size</b>				
Niobrara County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Niobrara County</b>				
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%
<b>Total</b>	<b>689</b>	<b>292</b>	<b>981</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>

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.

<b>Table II.14.7 Housing Units by Tenure</b>				
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
<b>Total Housing Units</b>	<b>1,281</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0</b>

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.

<b>Table II.14.8</b> <b>Disposition of Vacant Housing Units</b> 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%
<b>Total</b>	<b>300</b>	<b>100.0%</b>	<b>41,002</b>	<b>100.0%</b>

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.

<b>Table II.14.9</b> <b>Median and Per Capita Income</b> 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.

<b>Table II.14.10</b> <b>Households by Income</b> 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%
<b>Total</b>	<b>981</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

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.

<b>Table II.14.11 Poverty by Age Niobrara County 2011-2016 5-Year ACS Data</b>				
Age	Male	Female	Total	% of Total
<b>Niobrara County</b>				
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%
<b>Total</b>	<b>130</b>	<b>166</b>	<b>296</b>	<b>100.0%</b>
Poverty Rate	12%	16%	14%	.
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>29,598</b>	<b>36,164</b>	<b>65,762</b>	<b>100.0%</b>
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.14.13, shows the number of households by year of construction. As

<b>Table II.14.12 Households by Unit Type Niobrara County 2011-2016 5-Year ACS Data</b>				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Niobrara County</b>				
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%
<b>Total</b>	<b>689</b>	<b>292</b>	<b>981</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>

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.

<b>Table II.14.13 Households by Year Built</b> 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%
<b>Total</b>	<b>981</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

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.

<b>Table II.14.14 Housing Units by Number of Rooms</b> 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%
<b>Total</b>	<b>1,281</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0%</b>
Median Rooms	6	.	6	.



Table II.14.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 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.

<b>Table II.14.15</b> <b>Households by Number of Bedrooms</b> Niobrara County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Niobrara County</b>				
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%
<b>Total</b>	<b>689</b>	<b>292</b>	<b>981</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.14.16, 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.

<b>Table II.14.16</b> <b>Median Value by Year Structure Built</b> 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
<b>Total</b>	<b>155,200</b>	<b>199,900</b>

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.

<b>Table II.14.17 Mortgage Status Niobrara County 2011-2016 5-Year ACS Data</b>				
<b>Mortgage Status</b>	<b>Niobrara County</b>		<b>State of Wyoming</b>	
	<b>Households</b>	<b>% of Households</b>	<b>Households</b>	<b>% of Households</b>
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%
<b>Total</b>	<b>689</b>	<b>100.0%</b>	<b>155,741</b>	<b>100.00%</b>

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

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

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 4 persons during the first half of 2018. The driver’s license total exchanges since 2000 for Niobrara County are presented in Table II.14.19, and indicate a net increase of 314 persons over the time period.

<b>Table II.14.19 Driver’s Licenses Exchanged and Surrendered Niobrara County WYDOT Data, 2000 – First Half 2018</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	73	55	18
2001	82	47	35
2002	57	52	5
2003	58	37	21
2004	49	51	-2
2005	61	42	19
2006	54	43	11
2007	81	50	31
2008	75	35	40
2009	82	37	45
2010	58	32	26
2011	65	47	18
2012	65	42	23
2013	62	42	20
2014	54	61	-7
2015	69	51	18
2016	63	72	-9
2017	70	64	6
2018 – First Half	38	42	-4
<b>Total</b>	<b>1,216</b>	<b>902</b>	<b>314</b>

**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

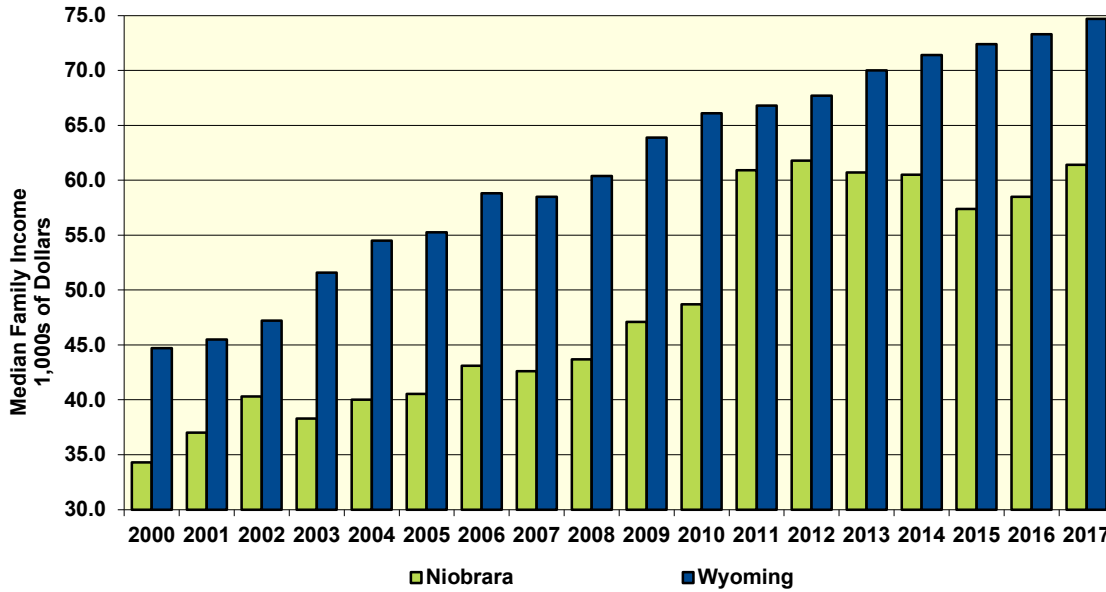


Table II.14.20, shows the labor force statistics for Niobrara County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 2.0 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.0. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Niobrara County decreased from 3.2 percent in 2016 to 2.7 percent in 2017, which compared to a statewide decrease to 4.2 percent.

<b>Table II.14.20</b> <b>Labor Force Statistics</b> Niobrara County 1990 - 2017 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%	5.0%
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	2.0%	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	4.0%	3.8%
2002	52	1,098	1,150	4.5%	4.0%
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	3.0%	2.8%
2008	42	1,193	1,235	3.4%	3.1%
2009	65	1,234	1,299	5.0%	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	1,332	1,381	3.5%	4.7%
2014	45	1,306	1,351	3.3%	4.1%
2015	40	1,290	1,330	3.0%	4.3%
2016	43	1,297	1,340	3.2%	5.3%
2017	36	1,283	1,319	2.7%	4.2%

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 1,283 persons, with the labor force reaching 1,319, indicating there were a total of 36 unemployed persons.

**Diagram II.14.2**  
**Employment and Labor Force**  
 Niobrara County  
 1990 – 2017 BLS Data

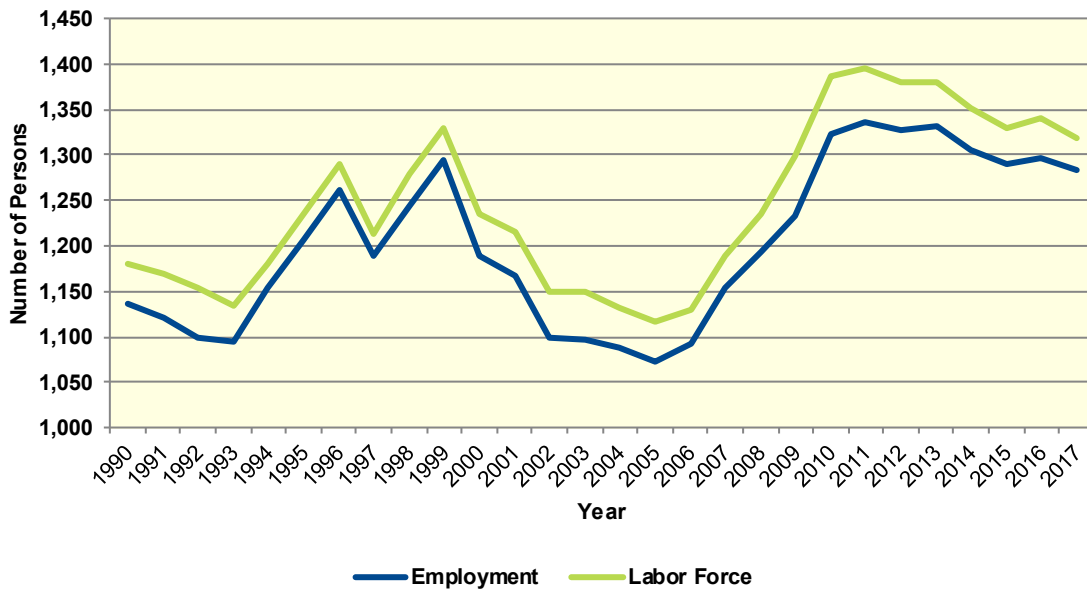
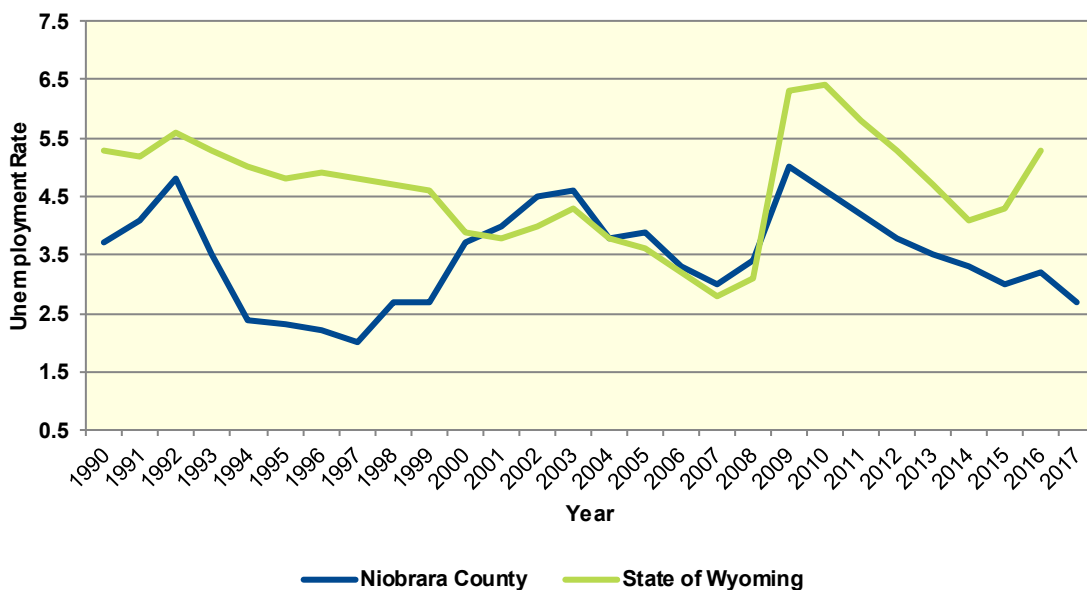


Diagram II.14.3, shows the unemployment rate for both the state and Niobrara County. During the 1990’s the average rate for Niobrara County was 3.0, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 3.6. 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 – 2017 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 December 2017 and are presented in Table II.14.21, with the 2017 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 909 persons in 2016 to 899 in 2017, a change of -1.1 percent.

<b>Table II.14.21</b> <b>Total Monthly Employment</b> 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	911
Aug	886	871	911	903	902	849	901	891
Sep	890	911	971	944	943	940	932	936
Oct	896	926	982	1,026	958	928	915	894
Nov	866	909	941	982	941	901	902	901
Dec	849	936	939	1,012	930	911	891	889
<b>Annual</b>	<b>872</b>	<b>895</b>	<b>927</b>	<b>950</b>	<b>946</b>	<b>907</b>	<b>909</b>	<b>899</b>
% Change	-0.6%	2.6%	3.6%	2.5%	-0.4%	-4.1%	0.2%	-1.1%

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 658 dollars in 2016. In 2017, average weekly wages saw an increased of 2.1 percent over the prior year, rising to 672 dollars, or by 14 percent. These data are shown in Table II.14.22.

<b>Table II.14.22</b> <b>Average Weekly Wages</b> 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	1.0%
2004	404	439	398	431	418	3.5%
2005	415	446	0	0	440	5.3%
2006	466	490	482	498	484	10.0%
2007	496	517	496	522	508	5.0%
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	8.0%
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	668	709	630	679	672	2.1%

Total business establishments reported by the QCEW are displayed in Table II.14.23. Between 2016 and 2017, the total number of business establishments in Wyoming decreased by 2.1 percent, from 134 to 132 establishments.

<b>Table II.14.23</b> <b>Number of Business Establishments</b> 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	3.0%
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	132	132	132	-1.5%

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 decreased by 4.3 percent from fourth quarter 2016 to fourth quarter 2017 from \$593 to \$578. During that same period, detached single-family home rents decreased by 1.3 percent.

Niobrara rental prices experienced average annualized increases of 2.1 percent for apartments, 1.7 percent for houses since second quarter 1998 through the fourth 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 data for each rental type.<sup>109</sup>

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Niobrara County decreased from 7 authorizations in 2016 to 0 in 2017.

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	.
Q4.17	578	.	678	.

The real value of single-family building permits decreased from \$292,898 in 2016 to \$0 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.14.25.

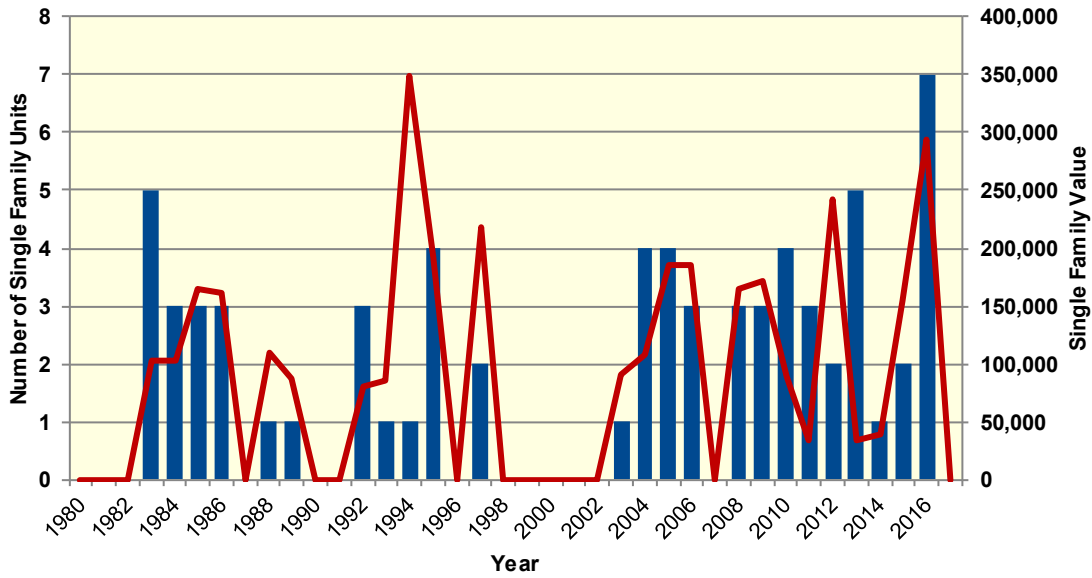
<sup>109</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.



<b>Table II.14.25</b> <b>Building Permits and Valuation</b> Niobrara County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	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	102,477	56,461
1984	3	0	0	0	3	103,759	0
1985	3	0	0	0	3	165,115	0
1986	3	0	0	0	3	161,875	0
1987	0	0	0	0	0	0	0
1988	1	0	0	0	1	109,790	0
1989	1	0	0	0	1	88,075	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	3	0	0	0	3	80,628	0
1993	1	0	0	0	1	86,342	0
1994	1	0	0	0	1	348,962	0
1995	4	0	0	0	4	191,989	0
1996	0	0	0	0	0	0	0
1997	2	0	0	0	2	218,087	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	91,539	0
2004	4	0	0	0	4	108,184	0
2005	4	0	0	0	4	184,762	0
2006	3	0	0	0	3	185,429	0
2007	0	0	0	0	0	0	0
2008	3	0	0	0	3	164,571	0
2009	3	0	0	0	3	172,016	0
2010	4	0	0	0	4	89,646	0
2011	3	0	0	0	3	34,581	0
2012	2	0	0	0	2	242,721	0
2013	5	0	0	0	5	34,235	0
2014	1	0	0	0	1	38,562	0
2015	2	0	3	6	11	154,655	42,960
2016	7	0	0	0	7	292,898	0
2017	0	0	0	0	0	0	0

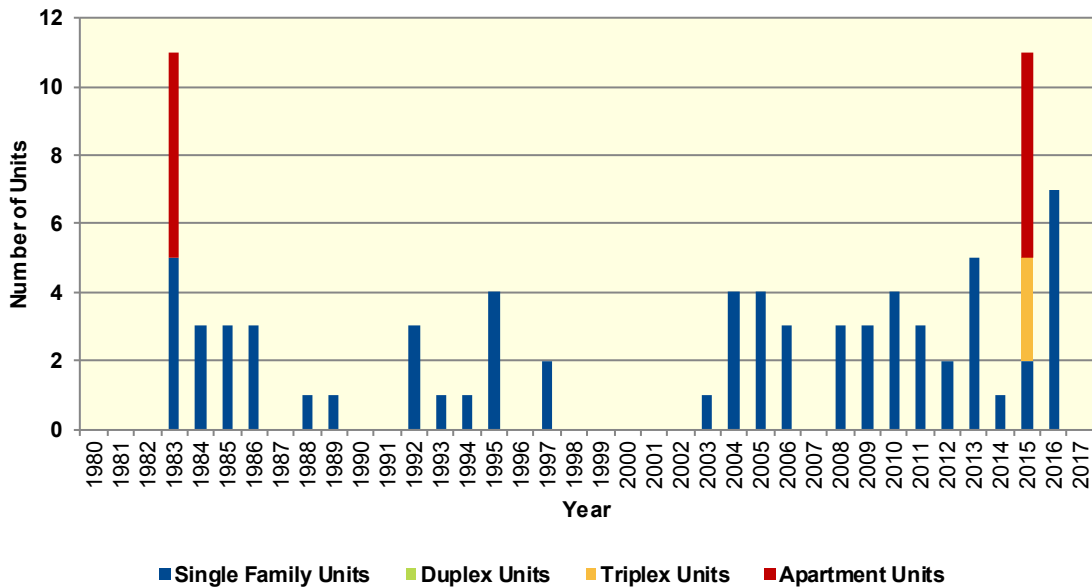
### Diagram II.14.4 Single Family Permits

Niobrara County  
Census Bureau Data, 1980–2017



### Diagram II.14.5 Total Permits by Unit Type

Niobrara County  
Census Bureau Data, 1980–2017



The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Niobrara County was \$128,893. This represented a decrease of 11.2 percent from the previous year. Wyoming's average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 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
2017	128,893	-11.2	292,759	4.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2018.<sup>110</sup> During June 2018, a total of 3 surveys were completed by property managers in Niobrara County. Of the 18 rental units surveyed 7 were vacant, indicating a vacancy rate of 38.9 percent.

From June through July of 2018<sup>111</sup>, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.14.27, presents some basic statistics about the completed surveys.

Diagram II.14.7, shows the historical vacancy rate from Niobrara County and Wyoming over the period of June 2001 to June 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
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%
2018a	3	18	7	38.9%

<sup>110</sup> Those signified as *a* in the “year” column of Table II.1.27 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.

<sup>111</sup> Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

**Diagram II.14.7**  
**Vacancy Rates by Year**  
 Niobrara County vs. Wyoming  
 RVS Data, June 2001 – June 2018

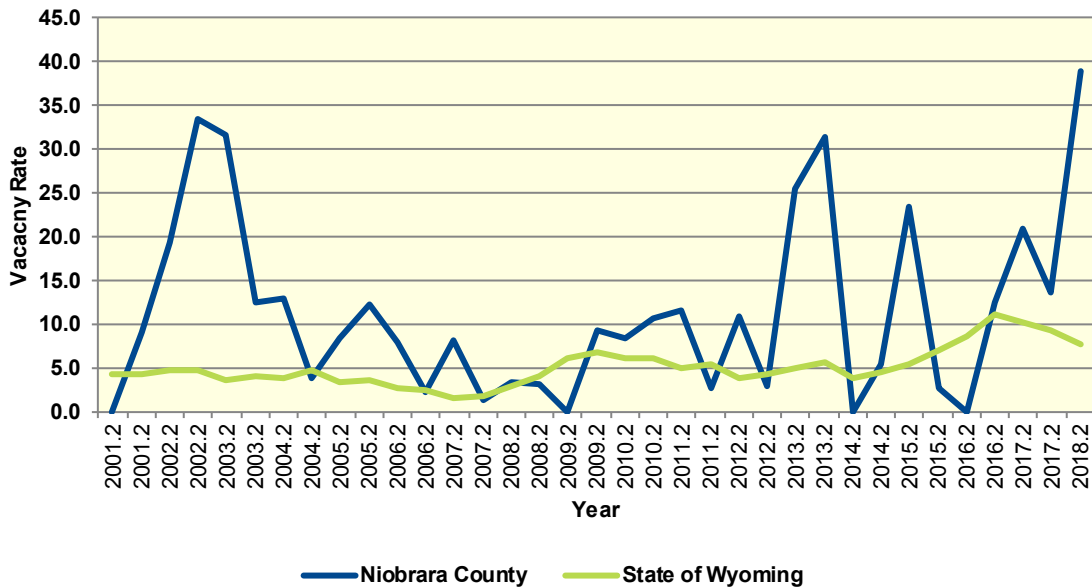


Diagram II.14.8, shows the average rent of single-family and apartment units in Niobrara County. In 2018, rents for single-family units were to \$637.5 and average rent for apartments were \$425.

**Diagram II.14.8**  
**Average Rent of Single Family and Apartment Units**  
 Niobrara County  
 RVS Data, June 2006 – June 2018

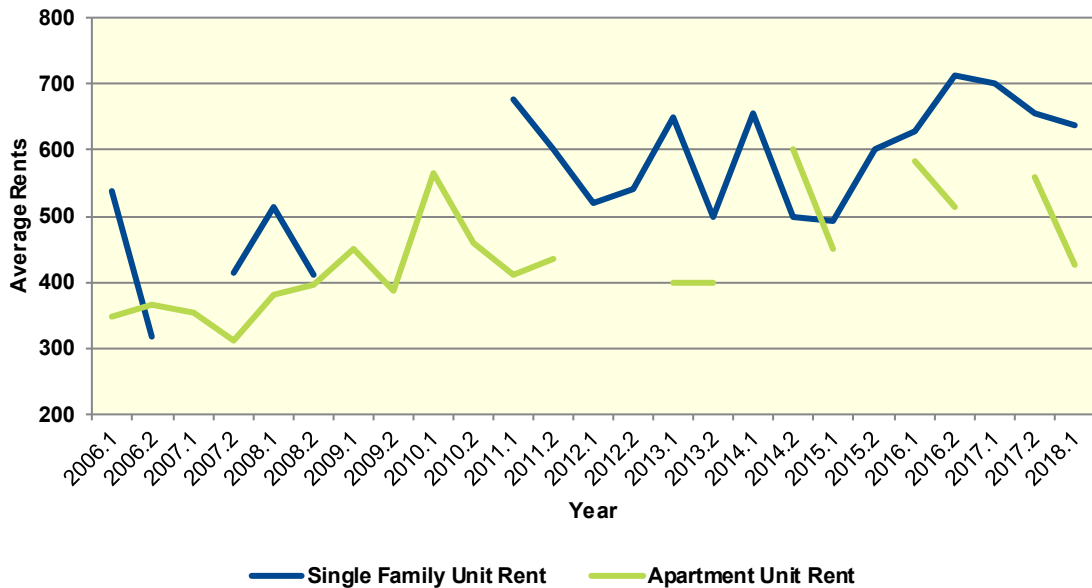


Table II.14.28, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 3 single family units in Niobrara County, with 1 of them available. This translates into a vacancy rate of 33.3 percent in Niobrara County, which

compares to a single family vacancy rate of 4.4 percent for the State of Wyoming. There were 15 apartment units reported in the survey, with 6 of them available, which resulted in a vacancy rate of 40 percent. This compares to a statewide vacancy rate of 4.4 percent for apartment units across the state.

<b>Table II.14.28</b>			
<b>Rental Vacancy Survey by Type</b>			
Niobrara County			
2018a Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	3	1	33.3%
Apartments	15	6	40%
Mobile Homes	0	0	%
“Other” Units	0	0	%
Don’t Know	0	0	%
<b>Total</b>	<b>18</b>	<b>7</b>	<b>38.9%</b>

Table II.14.29, reports units by bedroom size. As can be seen there were 0 two-bedroom apartment units and 0 three bedroom units. Overall, the 2 two-bedroom units accounted for 11.1 percent of all units, and the 1 three bedroom units accounted for 5.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 0 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

<b>Table II.14.29</b>							
<b>Rental Units by Number of Bedrooms</b>							
Niobrara County							
2018a Survey of Rental Properties							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	0	0	15	0	0	.	15
Two	2	0	0	0	0	.	2
Three	1	0	0	0	0	.	1
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	0	0
<b>Total</b>	<b>3</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>

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 Three units being the most available single family units.

<b>Table II.14.30</b> <b>Available Rental Units by Number of Bedrooms</b> Niobrara County 2018a Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0		0
One	0	0	6	0	0		6
Two	0	0	0	0	0		0
Three	1	0	0	0	0		1
Four	0	0	0	0	0		0
Five	0	0	0	0	0		0
Don’t Know	0	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>

Table II.14.31, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 0 percent and three bedroom units had a vacancy rate of 0 percent.

<b>Table II.14.31</b> <b>Vacancy Rates by Number of Bedrooms</b> Niobrara County 2018a Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		
One	%	%	40%	%	%		40
Two	0%	%	%	%	%		0
Three	100%	%	%	%	%		100
Four	%	%	%	%	%		
Five	%	%	%	%	%		
Don’t Know	%	%	%	%	%	%	
<b>Total</b>	<b>33.3%</b>	<b>%</b>	<b>40%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>7</b>

Table II.14.32, displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0 percent.

<b>Table II.14.32</b> <b>Single Family Units by Bedroom Size</b> Niobrara County 2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	0	0	%
Two	2	0	0%
Three	1	1	100%
Four	0	0	%
Don’t know	0	0	%
<b>Total</b>	<b>3</b>	<b>1</b>	<b>33.3%</b>

Table II.14.33 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 40 percent.

<b>Table II.14.33</b> <b>Apartment Units by Bedroom Size</b> Niobrara County 2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	15	6	40%
Two	0	0	%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
<b>Total</b>	<b>15</b>	<b>6</b>	<b>40%</b>

Average market-rate rents by unit type are shown in Table II.14.34. 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.

<b>Table II.14.34</b> <b>Average Market Rate Rents by Bedroom Size</b> Niobrara County 2018a Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.	\$.
One	\$.	\$.	\$425	\$.	\$.	\$425
Two	\$600	\$.	\$.	\$.	\$.	\$600
Three	\$675	\$.	\$.	\$.	\$.	\$675
Four	\$.	\$.	\$.	\$.	\$.	\$.
Five	\$.	\$.	\$.	\$.	\$.	\$
<b>Total</b>	<b>\$637.5</b>	<b>\$</b>	<b>\$425</b>	<b>\$</b>	<b>\$</b>	<b>\$566.7</b>

Table II.14.35, shows vacancy rates for single family units by average rental rates for Niobrara County. The most common rent for single family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 33.3 percent.

<b>Table II.14.35</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Niobrara County 2018a Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	3	1	33.3%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>3</b>	<b>1</b>	<b>33.3%</b>

The average rent and availability of apartment units is displayed in Table II.14.36. The most common rent for apartments was less than 500 dollars and the units in this price range had a vacancy rate of 40 percent.

<b>Table II.14.36</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Niobrara County			
2018a Survey of Rental Properties			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	15	6	40%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>15</b>	<b>6</b>	<b>40%</b>

Table II.14.37, displays units designed to serve elderly occupants. In the most recent survey there were 0 units designed for elderly occupants.

<b>Table II.14.37</b>	
<b>Units Designed for Elderly Occupants</b>	
Niobrara County	
2018a Survey of Rental Properties	
<b>Elderly</b>	<b>Units</b>
Elderly Units	0
Available Elderly Units	0
<b>Elderly Vacancy Rate</b>	<b>%</b>

Table II.14.38, shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0 percent of available units are expected to be on the market for less than seven days. An additional 0 units, or 0 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 7 units, or 100 percent are expected to be on the market for 90 days.

<b>Table II.14.38</b>		
<b>Number of Estimated Days to Fill a Vacant unit</b>		
Niobrara County		
2018a Survey of Rental Properties		
<b>Average Days</b>	<b>Number of Units</b>	<b>Percent of Total</b>
Less than 7 days	0	0%
7 to 30 days	0	0%
31 to 60 days	0	0%
61 to 90 days	0	0%
More than 90 days	7	100%
Unknown	0	0%
<b>Total</b>	<b>7</b>	<b>100.0%</b>

Respondents were asked if utilities are included in the rent and is shown in Table II.14.39,



1 respondents, or 33.3 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.14.40. There were 0 respondents who included electricity, 0 respondents who included natural gas, 15 respondents who included water and sewer and 15 respondents included trash collection in the rent.

<b>Table II.14.40</b> <b>Which utilities are included with the rent?</b> Niobrara County 2018a Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Propane	0
Water/Sewer	15
Trash Collection	15
Cable Television	0
Other	0

<b>Table II.14.39</b> <b>Are there any utilities included with the rent?</b> Niobrara County 2018a Survey of Rental Properties	
Period	Respondent
Yes	1
No	2
<b>% Offering Utilities</b>	<b>33.3%</b>

Table II.14.41, shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

<b>Table II.14.41</b> <b>Do you keep a waiting list?</b> Niobrara County 2018a Survey of Rental Properties	
Period	Respondent
Yes	0
No	3
<b>Waitlist Size</b>	<b>0</b>

Table II.14.42, 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 17 units were in good condition, or 94.4 percent and 1 unit, or 5.6 percent, being in average condition. Details by unit type and condition are displayed.

<b>Table II.14.42</b> <b>Condition by Unit Type</b> Niobrara County 2018a Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	1	5.6%
Good	17	94.4%
Excellent	0	0%
Don't Know	0	0%
<b>Total</b>	<b>18</b>	<b>100.0%</b>

Table, II.14.43, shows the most common answers from the 2018 fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Niobrara County had a total of 1 respondent, with an average persons per household of 3.0 people. Of new residents to Niobrara County, 100.0 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 100.0 percent of respondents neither owning or renting, but having some other housing arrangement. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

<b>Table II.14.43</b> <b>Most Replied Response</b> Niobrara County HNA Survey: Fiscal Year 2018	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	1
Number of persons in household (Average)	3.0
Current age	55 to 64 years old (100.0%)
Marital status	Married (100.0%)
Primary reason for moving to Wyoming	Other reason (100.0%)
In which industry are you primarily employed	Other (100.0%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (100.0%)
Total household income from all sources	Less than \$10,000 dollars (%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (100.0%)
Do you own or rent	Other (100.0%)
How many bedrooms (Average)	2.0
How many full bathrooms (Average)	
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.14.44. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.14.44</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Niobrara County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Niobrara County</b>				
<b>Owner</b>				
Households	688	1	0	689
Percentage	99.9%	.1%	.0%	100.0%
<b>Renter</b>				
Households	292	0	0	292
Percentage	100.0%	.0%	.0%	100.0%
<b>Total</b>				
Households	980	1	0	981
Percentage	99.9%	.1%	.0%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
<b>Renter</b>				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
<b>Total</b>				
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.14.45, at right.

<b>Table II.14.45</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
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
<b>Total Housing Units</b>	<b>1,281</b>	<b>267,987</b>
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.14.46.

<b>Table II.14.46</b> <b>Housing Units with Incomplete Plumbing Facilities</b> 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
<b>Total Households</b>	<b>1,281</b>	<b>267,987</b>
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.14.47.

<b>Table II.14.47</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Niobrara County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Niobrara County</b>					
<b>Owner With a Mortgage</b>					
Households	247	52	48	8	355
Percent	69.6%	14.6%	13.5%	2.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	251	55	28	0	334
Percent	75.1%	16.5%	8.4%	.0%	100.0%
<b>Renter</b>					
Households	130	8	76	78	292
Percent	44.5%	2.7%	26.0%	26.7%	100.0%
<b>Total</b>					
Households	628	115	152	86	981
Percent	64.0%	11.7%	15.5%	8.8%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
<b>Renter</b>					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
<b>Total</b>					
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.14.48, 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.

<b>Table II.14.48</b>			
<b>Households with Housing Problems by Income</b>			
Niobrara County			
2010-2014 HUD CHAS Data			
<b>Income</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>One or more housing problems</b>			
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
<b>Total</b>	<b>133</b>	<b>124</b>	<b>257</b>
<b>Without Housing Problems</b>			
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
<b>Total</b>	<b>495</b>	<b>259</b>	<b>754</b>
<b>Not Computed</b>			
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
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>
<b>Total</b>			
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
<b>Total</b>	<b>632</b>	<b>383</b>	<b>1,015</b>

Table II.14.49, 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.

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.14.50, 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.

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
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
<b>Total</b>	<b>0</b>	<b>54</b>	<b>71</b>	<b>85</b>	<b>96</b>	<b>102</b>	<b>105</b>	<b>107</b>
<b>Renter</b>								
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
<b>Total</b>	<b>0</b>	<b>8</b>	<b>13</b>	<b>16</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>17</b>
<b>Total</b>								
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
<b>Total</b>	<b>0</b>	<b>62</b>	<b>84</b>	<b>101</b>	<b>115</b>	<b>121</b>	<b>124</b>	<b>124</b>

Table II.14.51, 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.

<b>Table II.14.51</b>								
<b>Incremental Total Housing Need Forecast</b>								
Niobrara County								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
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
<b>Total</b>	<b>145</b>	<b>199</b>	<b>216</b>	<b>230</b>	<b>241</b>	<b>247</b>	<b>250</b>	<b>252</b>
<b>Renter</b>								
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
<b>Total</b>	<b>95</b>	<b>103</b>	<b>108</b>	<b>111</b>	<b>114</b>	<b>114</b>	<b>114</b>	<b>112</b>
<b>Total</b>								
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
<b>Total</b>	<b>240</b>	<b>302</b>	<b>324</b>	<b>341</b>	<b>355</b>	<b>361</b>	<b>364</b>	<b>364</b>

### 2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 104 loans purchased in Niobrara County between 1979 and 2018, with 0 occurring in fiscal 2017. The average home size over the period was 1,274 square feet and 0 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 0. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$0. The average purchase price in fiscal 2018 was \$0. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and . percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

