

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.

Table II.14.1						
Profile of Population Characteristics						
Niobrara County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Niobrara County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	2,484	2,397	-3.5%	563,626	579,315	2.8%
Age						
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%
Race						
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%
Ethnicity (of any race)						
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%
Total	1,159	1,325	2,484	1,111	1,286	2,397	-3.5%
% of Total	46.7%	53.3%	.	46.3%	53.7%	.	

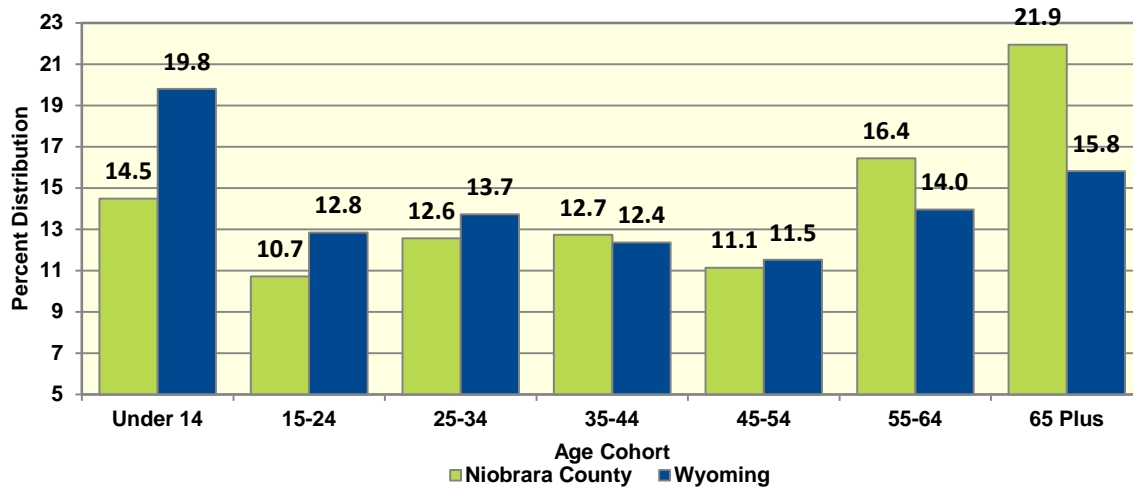
The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 4 persons during the first half of 2018. The driver’s license total exchanges since 2000 for Niobrara County are presented in Table II.14.19, and indicate a net increase of 314 persons over the time period.

Table II.14.3 Driver’s Licenses Exchanged and Surrendered Niobrara County WYDOT Data, 2000 – 2018			
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
2018	71	76	-5
Total	1,249	936	313

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



Population and Race

Table II.14.4 below shows population by age for the 2000 and 2010 census. The population changed by 3.2 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 13.7 percent to a total of 513 persons in 2010. Those aged 25 to 34 grew by 23.9 percent, and those aged under 5 grew by -16.5 percent.

Table II.14.4 Population by Age Niobrara County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	115	4.8%	96	3.9%	-16.5%
5 to 19	487	20.2%	414	16.7%	-15%
20 to 24	88	3.7%	105	4.2%	19.3%
25 to 34	226	9.4%	280	11.3%	23.9%
35 to 54	745	31%	712	28.7%	-4.4%
55 to 64	295	12.3%	364	14.7%	23.4%
65 or Older	451	18.7%	513	20.7%	13.7%
Total	2,407	100.0%	2,484	100.0%	3.2%

The elder population is further explored in Table II.14.5, on the following page. Those aged 65 to 66 grew by 0 percent between 2000 and 2010, resulting in a population of 58 persons. Those aged 85 or older grew by -14.8 percent during the same time period, and resulted in 52 persons over age 85 in 2010.

Table II.14.5 Elderly Population by Age Niobrara County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	58	12.9%	58	11.3%	0%
67 to 69	83	18.4%	93	18.1%	12%
70 to 74	106	23.5%	141	27.5%	33%
75 to 79	79	17.5%	106	20.7%	34.2%
80 to 84	64	14.2%	63	12.3%	-1.6%
85 or Older	61	13.5%	52	10.1%	-14.8%
Total	451	100.0%	513	100.0%	13.7%

Population by race and ethnicity is shown in Table II.14.6, below. The white population grew by 1.6 percent between 2000 and 2010, and resulted in representing 96.5 percent of the population in 2010. The Black population grew by 66.7 percent, represented 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.8 and 0.4 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 2.6 percent between 2000 and 2010, compared to the 44.4 percent growth rate for non-Hispanics.

Table II.14.6					
Population by Race and Ethnicity					
Niobrara County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	2,360	98%	2,397	96.5%	1.6%
Black	3	0.1%	5	0.2%	66.7%
American Indian	12	0.5%	21	0.8%	75%
Asian	3	0.1%	9	0.4%	200%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	12	0.5%	13	0.5%	8.3%
Two or More Races	17	0.7%	39	1.6%	129.4%
Total	2,407	100.0%	2,484	100.0%	3.2%
Hispanic	36	1.5%	52	2.1%	2.6%
Non-Hispanic	2,371	98.5%	2,432	97.9%	44.4%

Population by race and ethnicity through 2017 in shown in Table II.14.7, on the following page. The white population represented 92.5 percent of the population in 2017, compared with Black households accounting for 0.1 percent of the population. Hispanic households represented 4.3 percent of the population in 2017.

Table II.14.7				
Population by Race and Ethnicity				
Niobrara County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	2,397	96.5%	2,292	92.5%
Black	5	0.2%	3	0.1%
American Indian	21	0.8%	113	4.6%
Asian	9	0.4%	17	0.7%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	13	0.5%	11	0.4%
Two or More Races	39	1.6%	43	1.7%
Total	2,484	100.0%	2,479	100.0%
Non-Hispanic	2,432	97.9%	2,372	95.7%
Hispanic	52	2.1%	107	4.3%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 1 percent between 2000 and 2010, the white Hispanic population changed by 56.5 percent. The black non-Hispanic population changed by 33.3 percent, while the black Hispanic population changed by inf percent.

Table II.14.8					
Population by Race and Ethnicity					
Niobrara County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	2,337	98.6%	2,361	97.1%	1%
Black	3	0.1%	4	0.2%	33.3%
American Indian	11	0.5%	20	0.8%	81.8%
Asian	2	0.1%	9	0.4%	350%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	1	0%	2	0.1%	100%
Two or More Races	17	0.7%	36	1.5%	111.8%
Total Non-Hispanic	2,371	100.0%	2,432	100.0%	2.6%
Hispanic					
White	23	63.9%	36	69.2%	56.5%
Black	0	0%	1	1.9%	inf%
American Indian	1	2.8%	1	1.9%	0%
Asian	1	2.8%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	11	30.6%	11	21.2%	0%
Two or More Races	0	0%	3	5.8%	inf%
Total Non-Hispanic	36	100.0%	52	100.0%	44.4%
Total Population	2,407	100.0%	2,484	100.0%	3.2%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.14.9. During this time, the total non-Hispanic population was 2,372 persons in 2017. The Hispanic population was 107.

Table II.14.9 Population by Race and Ethnicity Niobrara County 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	2,361	97.1%	2,207	93%
Black	4	0.2%	3	0.1%
American Indian	20	0.8%	102	4.3%
Asian	9	0.4%	17	0.7%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	2	0.1%	0	0%
Two or More Races	36	1.5%	43	1.8%
Total Non-Hispanic	2,432	100.0%	2,372	100.0%
Hispanic				
White	36	69.2%	85	79.4%
Black	1	1.9%	0	0%
American Indian	1	1.9%	11	10.3%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	11	21.2%	11	10.3%
Two or More Races	3	5.8%	0	0%
Total Non-Hispanic	52	100.0	107	100.0%
Total Population	2,484	100.0%	2,479	100.0%

The number of foreign born persons are shown in Table II.14.10. An estimated 0.2 percent of the population was born in Canada . Some 0.1 percent were born in Korea , and another 0 percent were born in Afghanistan .

Table II.14.10 Place of Birth for the Foreign-Born Population Niobrara County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Canada	5	0.2%
#2 country of origin	Korea	3	0.1%
#3 country of origin	Afghanistan	0	0%
#4 country of origin	Africa n.e.c	0	0%
#5 country of origin	Albania	0	0%
#6 country of origin	Argentina	0	0%
#7 country of origin	Armenia	0	0%
#8 country of origin	Asia n.e.c	0	0%
#9 country of origin	Australia	0	0%
#10 country of origin	Austria	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.14.11. An estimated 0.4 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Russian, Polish, or other Slavic languages .

Table II.14.11
Limited English Proficiency and Language Spoken at Home

Niobrara County
 2017 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	9	0.4%
#2 LEP Language	Russian, Polish, or other Slavic languages	3	0.1%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Poverty and Disability

The rate of poverty for Niobrara County is shown in Table II.14.12, below. In 2017, there were an estimated 321 persons living in poverty. This represented a 14.9 percent poverty rate, compared to 13.4 percent poverty in 2000. In 2017, some 3.1 percent of those in poverty were under age 6, and 20.9 percent were 65 or older.

Table II.14.12 Poverty by Age Niobrara County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	31	10%	10	3.1%
6 to 17	55	17.8%	52	16.2%
18 to 64	152	49.2%	192	59.8%
65 or Older	71	23%	67	20.9%
Total	309	100.0%	321	100.0%
Poverty Rate	13.4%	.	14.9%	.

To compare the poverty rate against more recent data, Table II.14.13 shows poverty by age from the 2010 and 2017 Five-Year ACS data. As can be seen, the 2010 5-year ACS had a poverty rate of 11.5 percent versus 14.9 percent in the most recent 2017 data.

Table II.14.13 Poverty by Age Niobrara County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2010 Five-Year ACS		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	23	9.3%	10	3.1%
6 to 17	65	26.2%	52	16.2%
18 to 64	114	46%	192	59.8%
65 or Older	46	18.5%	67	20.9%
Total	248	100.0%	321	100.0%
Poverty Rate	11.5%	.	14.9%	.

The disability rate from the 2000 Census is shown in Table II.14.14, on the following page. Some 20.7 percent of the population was disabled in 2000, or a total of 453 persons. The disability rate was highest for those over 65, with 41 percent disabled.

Table II.14.14 Disability by Age Niobrara County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	8	2.3%
16 to 64	259	18.7%
65 and older	186	41%
Total	453	20.7%

Table II.14.15 shows disability by type in 2000. There were 223 physical disabilities in 2000, some 163 employment disabilities, and 79 go-outside-home disabilities.

Table II.14.15 Total Disabilities Talled: Aged 5 and Older Niobrara County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	174
Physical disability	223
Mental disability	71
Self-care disability	50
Employment disability	163
Go-outside-home disability	79
Total	760

Disability by age, as estimated by the 2017 ACS, is shown in Table II.14.16, below. The disability rate for females was 11.3 percent, compared to 20.9 percent for males. The disability rate grew precipitously higher with age, with 45 percent of those over 75 experiencing a disability.

Table II.14.16 Disability by Age Niobrara County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	8	5.1%	0	0%	8	2.3%
18 to 34	15	6.5%	15	6.9%	30	6.7%
35 to 64	79	19.5%	49	13.3%	128	16.5%
65 to 74	49	48.5%	27	21.3%	76	33.3%
75 or Older	77	55.4%	31	30.7%	108	45%
Total	228	20.9%	122	11.3%	350	16.1%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.14.17, on the following page. Some 9.7 percent have an ambulatory disability, 2.7 have an independent living disability, and 2.4 percent have a self-care disability.

Table II.14.17 Total Disabilities Tallied: Aged 5 and Older Niobrara County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	157	7.2%
Vision disability	86	4%
Cognitive disability	65	3.2%
Ambulatory disability	197	9.7%
Self-Care disability	49	2.4%
Independent living difficulty	46	2.7%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.14.18 and 19. In 2017, some 1,067 persons were employed and 0 were unemployed. This totaled a labor force of 1,067 persons. The unemployment rate for Niobrara County was estimated to be 0 in 2017.

Table II.14.18 Employment, Labor Force and Unemployment Niobrara County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	1,067
Unemployed	0
Labor Force	1,067
Unemployment Rate	0%

In 2017, 92.9 percent of households in Niobrara County had a high school education or greater.

Table II.14.19 High School or Greater Education Niobrara County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	872	912
Total Households	939	982
Percent High School or Above	92.9%	92.9%

As seen in Table II.14.20, 29.8 percent of the population had a high school diploma or equivalent, another 41.6 percent have some college, 13.3 percent have a Bachelor’s Degree, and 3.7 percent of the population had a graduate or professional degree.

Table II.14.20 Educational Attainment Niobrara County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	207	10.7%	234	11.7%
High School or Equivalent	631	32.7%	595	29.8%
Some College or Associates Degree	737	38.2%	832	41.6%
Bachelor’s Degree	257	13.3%	265	13.3%
Graduate or Professional Degree	98	5.1%	73	3.7%
Total Population Above 18 years	1,999	100.0%	1,999	100.0%

Economics

The HUD estimated MFI for Niobrara County was \$63,000 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.14.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.14.2
Estimated Median Family Income
 Niobrara County vs. Wyoming
 HUD Data: 2000-2018

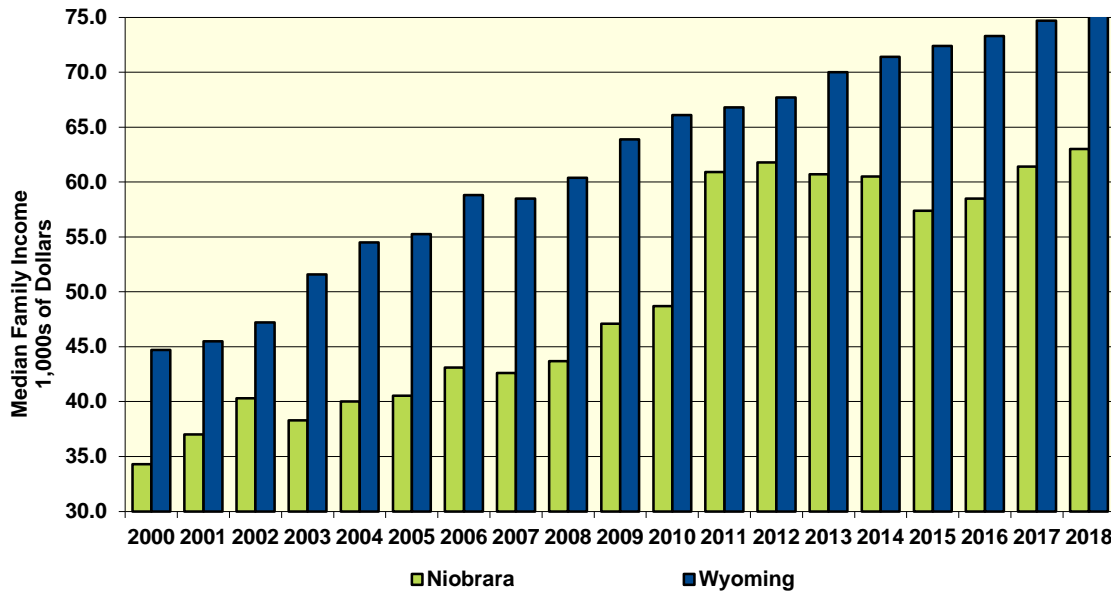


Table II.14.21, shows the labor force statistics for Niobrara County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 2.0 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.0. This compared to a statewide 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.

Table II.14.21 Labor Force Statistics 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%

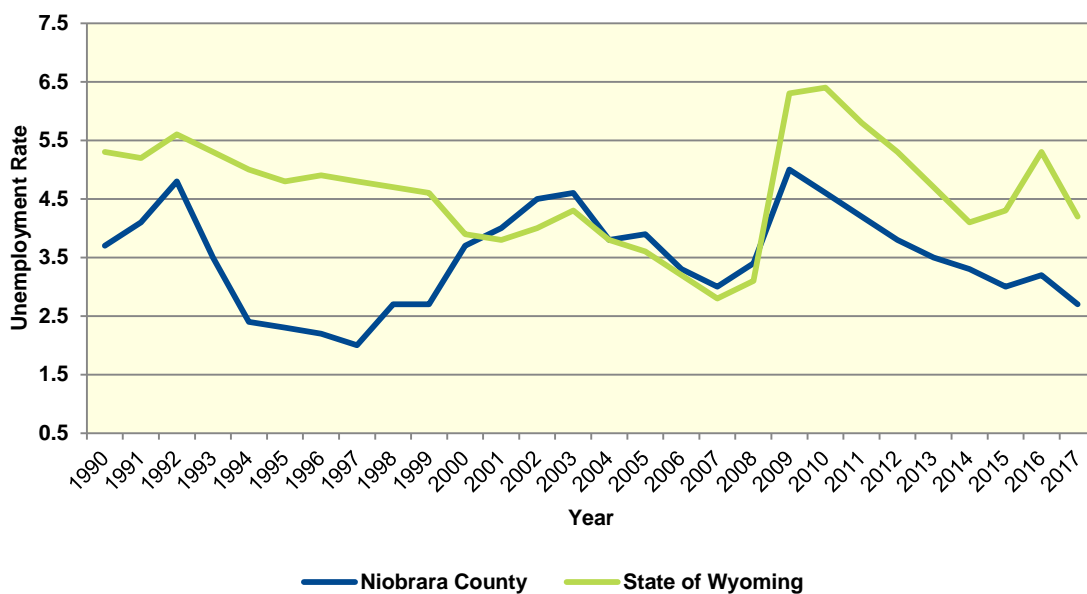
Diagram II.14.3, shows the employment and labor force for Niobrara County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 1,283 persons, with the labor force reaching 1,319, indicating there were a total of 36 unemployed persons.

Diagram II.14.3
Employment and Labor Force
 Niobrara County
 1990 – 2017 BLS Data



Diagram II.14.4, 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.14.4
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 June 2018 and are presented in Table II.14.22, with the 2018 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. The most recent June estimate shows monthly employment was 935.

Table II.14.22 Total Monthly Employment Niobrara County BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	863	844	908	891	944	891	893	864	867
Feb	854	846	880	903	942	888	892	864	870
Mar	868	859	888	919	926	893	899	879	873
Apr	856	873	919	940	975	900	905	889	876
May	890	912	942	961	963	928	913	919	911
Jun	908	942	955	988	1,001	947	969	956	935
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	
Annual	872	895	927	950	946	907	909	899	
% 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 a increased of 2.1 percent over the prior year, rising to 672 dollars, or by 14 percent. These data are shown in Table II.14.23.

Table II.14.23 Average Weekly Wages Niobrara County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	361	390	368	399	379	
2002	390	424	378	408	400	0%
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	668	709	630	679	672	2.1%
2018	676	724				

Total business establishments reported by the QCEW are displayed in Table II.14.24. Between 2017 and 2018, the total number of business establishments in Wyoming decreased by 2.1 percent, from 134 to 132 establishments. The most recent preliminary 2018 estimates show there were 132 business establishments in the second quarter of 2018.

Table II.14.24 Number of Business Establishments Niobrara County BLS QCEW Data, 2001–2018(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	132	132	132	-1.5%
2018	132	132				

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.14.25, below shows total real earnings by industry for Niobrara County. In the most recent 2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$30,361,000 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 3.4 percent to \$2,437,000 dollars.

Table II.14.25
Real Earnings by Industry
 Niobrara County
 BEA Table CA-5N Data (1,000's of 2017 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	2,677	11,342	2,246	6,353	13,574	7,980	3,799	2,483	-34.6
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	1,578	1,819	2,778	6,353	6,829	3,085	2,357	2,437	3.4
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	4,340	4,768	5,088	0	0	4,182	0	3,646	0.0
Manufacturing	0	0	0	0	0	0	0	0	0.0
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	0	0	0	0	0	0	0	0	0.0
Transportation and warehousing	9,677	13,072	10,495	11,271	0	0	0	14,023	0.0
Information	0	0	0	0	0	0	0	0	0.0
Finance and insurance	0	0	1,174	1,120	1,091	1,103	0	1,052	0.0
Real estate and rental and leasing	0	0	740	872	1,082	1,303	0	779	0.0
Professional and technical services	0	1,500	1,419	1,284	0	0	0	0	0.0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	0	491	475	0	0	0	830	0	-100.0
Educational services	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	12	0.0
Accommodation and food services	0	0	0	0	0	0	0	0	0.0
Other services, except public administration	3,158	0	0	2,922	0	0	0	2,837	0.0
Government and government enterprises	26,289	26,241	26,861	28,895	30,088	30,324	30,497	30,361	-0.4
Total	64,905	75,573	66,037	76,911	84,930	77,936	70,483	69,971	-0.7

Table II.14.26, below shows the total employment by industry for Niobrara County. The most recent estimates show the government and government enterprises industry was the largest employer in Niobrara County, with employment reaching 471 jobs in 2017. Between 2016 and 2017 the farm industry saw the largest percentage increase, rising by 2.9 percent to 285 jobs.

Table II.14.26
Employment by Industry
Niobrara County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	262	271	271	270	271	277	277	285	2.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	100	93	142	177	184	148	131	134	2.3
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	86	99	111	0	0	84	0	81	0.0
Manufacturing	0	0	0	0	0	0	0	0	0.0
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	0	0	0	0	0	0	0	0	0.0
Transportation and warehousing	91	112	99	95	0	0	0	61	0.0
Information	0	0	0	0	0	0	0	0	0.0
Finance and insurance	0	0	61	53	64	63	0	59	0.0
Real estate and rental and leasing	0	0	61	60	38	55	0	61	0.0
Professional and technical services	0	48	49	51	0	0	0	0	0.0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	0	27	26	0	0	0	20	0	-100.0
Educational services	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	8	0.0
Accommodation and food services	0	0	0	0	0	0	0	0	0.0
Other services, except public administration	65	0	0	75	0	0	0	70	0.0
Government and government enterprises	464	469	468	460	471	467	475	471	-0.8
Total	1,709	1,747	1,846	1,871	1,855	1,784	1,775	1,782	0.4

Table II.14.27, below shows the real average earnings per job by industry for Niobrara County. These figures are calculated by dividing the total real earning displayed in Table II.14.25 and II.14.26, by industry. In 2017, the transportation and warehousing industry had the highest average earnings reaching \$229,885 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 1.1 percent to \$18,187 dollars.

Table II.14.27									
Real Earnings Per Job by Industry									
Niobrara County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	10,218	41,851	8,286	23,528	50,088	28,809	13,716	8,712	-36.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	15,778	19,560	19,564	35,891	37,112	20,844	17,990	18,187	1.1
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	50,465	48,160	45,841	0	0	49,784	0	45,012	0.0
Manufacturing	0	0	0	0	0	0	0	0	0.0
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	0	0	0	0	0	0	0	0	0.0
Transportation and warehousing	106,344	116,711	106,008	118,642	0	0	0	229,885	0.0
Information	0	0	0	0	0	0	0	0	0.0
Finance and insurance	0	0	19,246	21,138	17,050	17,511	0	17,831	0.0
Real estate and rental and leasing	0	0	12,124	14,534	28,469	23,695	0	12,770	0.0
Professional and technical services	0	31,242	28,953	25,170	0	0	0	0	0.0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	0	18,175	18,285	0	0	0	41,484	0	0.0
Educational services	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	1,500	0.0
Accommodation and food services	0	0	0	0	0	0	0	0	0.0
Other services, except public administration	48,581	0	0	38,956	0	0	0	40,529	0.0
Government and government enterprises	56,657	55,951	57,395	62,814	63,880	64,933	64,204	64,461	0.4
Total	37,978	43,258	35,773	41,107	45,784	43,686	39,708	39,265	-1.1

Table II.14.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$107,914,000 a 0.6 percent change between 2016 and 2017. Table II.14.28, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 1,709 and 1,782 in 2017, which was a percentage change of 0.4 over this this period.

Table II.14.28
Total Employment and Real Personal Income
 Niobrara County
 BEA Data 1969 Through 2017

Year	1,000s of 2017 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	45,577	2,369	514	11,232	5,493	60,445	20,928	1,628	27,998
1970	41,762	2,230	597	12,096	5,918	58,143	19,910	1,573	26,551
1971	45,907	2,269	796	13,240	6,400	64,074	21,795	1,568	29,275
1972	55,114	2,470	727	13,783	6,049	73,202	25,086	1,552	35,513
1973	55,668	2,588	711	15,543	6,438	75,771	26,202	1,470	37,868
1974	36,179	2,667	790	16,527	6,784	57,614	20,644	1,484	24,378
1975	37,168	2,684	1,769	17,190	7,222	60,665	21,049	1,590	23,378
1976	34,933	2,880	2,605	16,383	7,861	58,903	20,394	1,631	21,419
1977	35,165	2,776	3,415	16,659	7,650	60,113	20,239	1,648	21,336
1978	40,745	2,902	4,172	17,149	7,861	67,026	22,597	1,667	24,443
1979	51,460	3,040	5,514	17,604	8,300	79,838	26,350	1,681	30,613
1980	45,571	3,105	6,371	19,931	8,789	77,557	26,256	1,713	26,604
1981	41,697	3,509	5,977	21,770	9,287	75,222	24,518	1,715	24,313
1982	38,615	3,537	5,518	24,634	10,090	75,320	24,226	1,694	22,796
1983	34,192	3,631	4,876	24,345	11,404	71,186	22,429	1,828	18,704
1984	37,822	3,779	4,757	26,847	10,984	76,630	23,307	1,791	21,119
1985	36,592	3,895	4,413	27,297	11,070	75,477	24,238	1,739	21,042
1986	39,963	3,776	4,472	25,157	11,851	77,667	25,932	1,648	24,250
1987	38,748	3,761	4,237	22,578	11,756	73,557	25,409	1,637	23,670
1988	32,662	3,590	4,534	20,578	11,544	65,729	24,282	1,505	21,702
1989	36,812	3,895	3,861	22,068	11,848	70,694	27,855	1,524	24,155
1990	38,896	3,842	3,932	21,294	11,957	72,237	29,057	1,547	25,144
1991	40,868	4,060	4,134	20,953	12,352	74,248	30,988	1,557	26,249
1992	41,091	3,946	4,068	19,177	12,943	73,333	30,416	1,520	27,033
1993	43,199	4,002	4,374	18,799	15,068	77,438	31,647	1,503	28,743
1994	38,017	4,538	4,390	18,638	14,237	70,744	28,922	1,600	23,760
1995	39,991	4,889	4,239	20,940	14,218	74,498	30,003	1,682	23,777
1996	36,877	4,743	4,194	20,618	14,191	71,137	28,444	1,701	21,680
1997	43,930	4,641	4,546	22,751	14,305	80,891	32,617	1,642	26,753
1998	39,833	4,986	4,628	23,709	13,657	76,842	30,614	1,682	23,682
1999	46,235	4,930	4,753	24,617	14,690	85,365	34,785	1,629	28,382
2000	46,001	5,144	4,963	24,871	14,338	85,029	35,488	1,630	28,222
2001	53,875	5,678	4,697	25,305	13,978	92,175	39,108	1,622	33,215
2002	52,939	5,513	4,221	24,364	15,099	91,110	39,733	1,631	32,458
2003	52,921	5,559	4,298	24,879	16,080	92,619	40,622	1,565	33,816
2004	56,681	5,701	4,223	22,156	17,008	94,367	40,692	1,558	36,380
2005	63,046	6,062	4,018	22,260	17,583	100,846	43,562	1,612	39,110
2006	56,323	6,875	4,192	25,168	18,214	97,021	41,802	1,591	35,400
2007	54,586	7,601	4,079	25,636	19,119	95,820	39,809	1,688	32,337
2008	57,605	7,488	3,715	23,024	21,597	98,453	39,907	1,686	34,167
2009	62,332	7,803	1,228	21,345	22,721	99,823	40,332	1,686	36,971
2010	64,905	7,696	-119	21,548	22,752	101,390	40,703	1,709	37,978
2011	75,573	7,229	-2,021	25,757	22,400	114,479	46,105	1,747	43,258
2012	66,037	7,299	-3,956	29,117	22,098	105,996	42,809	1,846	35,773
2013	76,911	8,547	-7,916	27,612	23,125	111,185	43,705	1,871	41,107
2014	84,930	8,761	-8,076	28,761	22,433	119,286	47,925	1,855	45,784
2015	77,936	8,174	-5,884	27,689	23,063	114,630	45,925	1,784	43,686
2016	70,483	8,073	-5,727	27,050	23,527	107,259	43,425	1,775	39,709
2017	69,971	8,184	-5,650	27,608	24,169	107,914	45,020	1,782	39,265

Diagram II.14.5, below, shows real average earnings per job for Niobrara County from 1990 to 2017. Over this period the average earning per job for Niobrara County was \$32,994 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

Diagram II.14.5
Real Average Earnings Per Job
 Niobrara County
 BEA Data 1990 - 2017

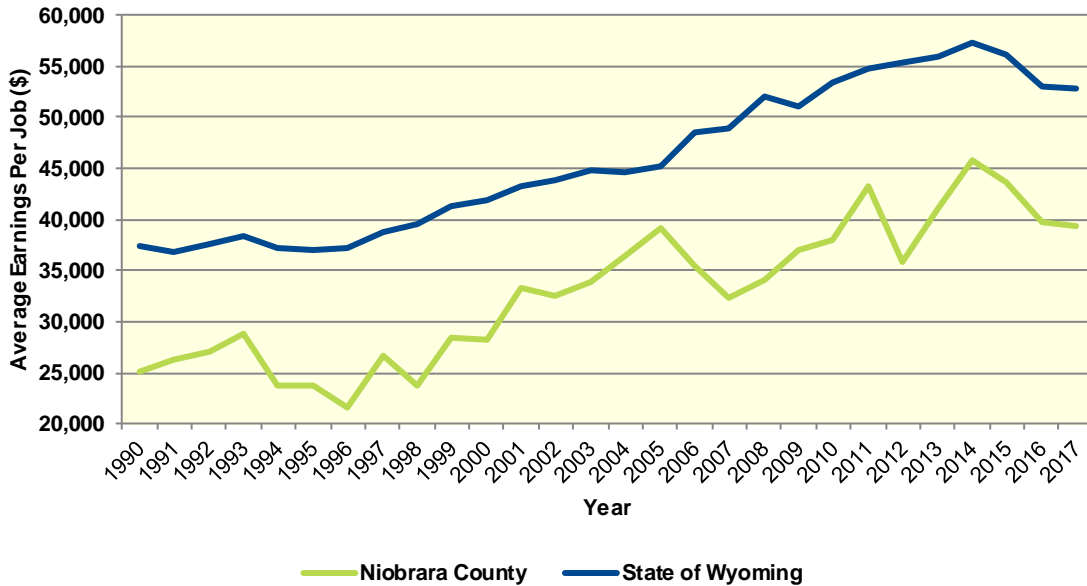
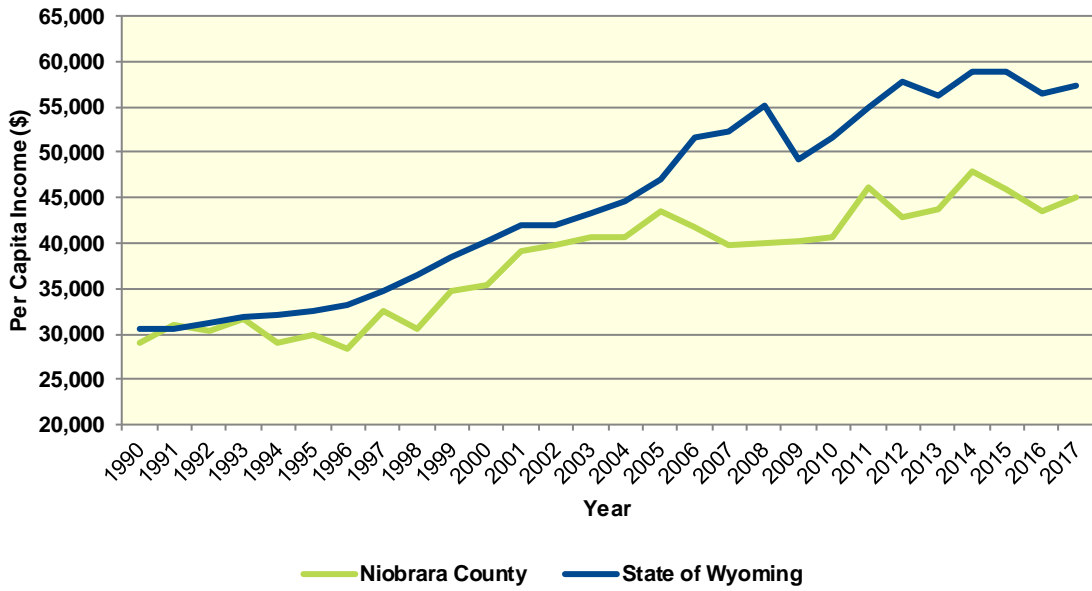


Diagram II.14.6, on the following page, shows real per capita income Niobrara County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Niobrara County was \$38,006 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.14.6
Real Per Capita Income
Niobrara County
BEA Data 1990 - 2017



Housing

According to the Wyoming cost of living index, real average apartment rent in Niobrara increased by 1.4 percent from second quarter 2017 to second quarter 2018 from \$578 to \$593. During that same period, detached single-family home rents increased by 0 percent, rents for mobile homes on lots increased by . percent, and rents for mobile home lots increased by .percent.

Niobrara rental prices experienced average annualized increases of 2.0 percent for apartments, 1.6 percent for houses, . percent for mobile homes plus a lot, and . percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.14.29, at right, presents the Niobrara county data for each rental type.⁹⁶

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.

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.14.30.

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	.
Q2.18	572	.	682	.

⁹⁶ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.14.30 Building Permits and Valuation 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.14.7 Single Family Permits

Niobrara County
Census Bureau Data, 1980–2017

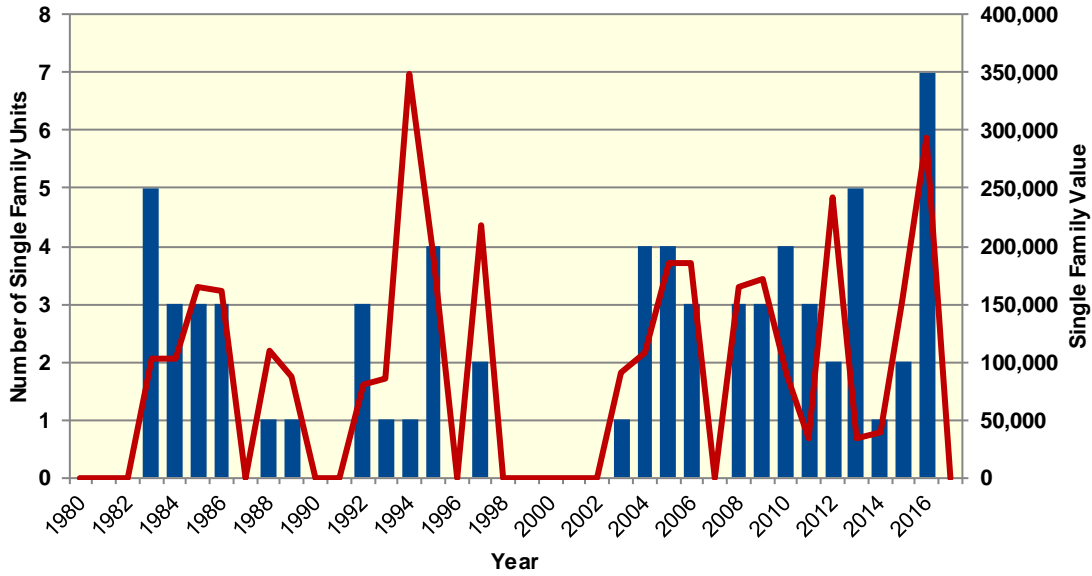
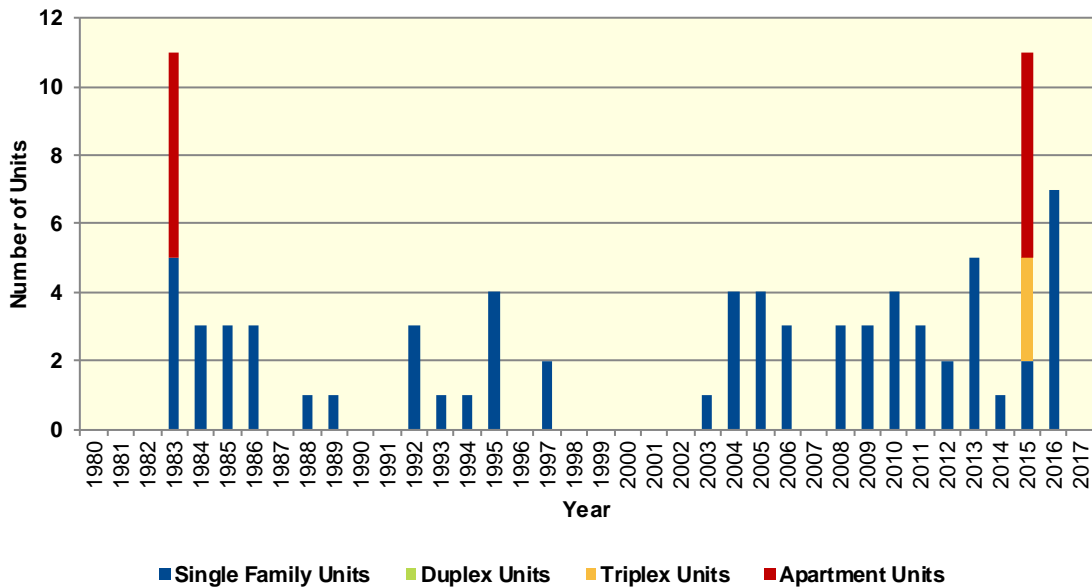


Diagram II.14.8 Total Permits by Unit Type

Niobrara County
Census Bureau Data, 1980–2017



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.14.31.

Table II.14.31 Group Quarters Population Niobrara County 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	100	100%	214	100%	114%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	0	0%	0	0%	%
Other Institutions	0	0%	0	0%	%
Total	100	100.0%	214	100.0%	114%
Noninstitutionalized					
College Dormitories	0	0%	0	%	%
Military Quarters	0	0%	0	%	%
Other Noninstitutionalized	1	100%	0	%	-100%
Total	1	100.0%	0	100.0%	-100%
Group Quarters Population	101	100.0%	214	100.0%	111.9%

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

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

Households by type and tenure are shown in Table II.14.32. Family households represented 53.7 percent of households, while non-family households accounted for 46.3 percent. These changed from 61.6 and 38.4 percent, respectively.

Table II.14.32				
Household Type by Tenure				
Niobrara County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	659	61.6%	527	53.7%
Married-Couple Family	539	81.8%	467	88.6%
Owner-Occupied	456	84.6%	393	84.2%
Renter-Occupied	83	15.4%	74	15.8%
Other Family	120	18.2%	60	22.8%
Male Householder, No Spouse Present	41	34.2%	30	68.3%
Owner-Occupied	30	73.2%	23	76.7%
Renter-Occupied	11	26.8%	7	23.3%
Female Householder, No Spouse Present	79	65.8%	30	131.7%
Owner-Occupied	36	45.6%	12	40%
Renter-Occupied	43	54.4%	18	60%
Non-Family Households	410	38.4%	455	46.3%
Owner-Occupied	248	60.5%	275	60.4%
Renter-Occupied	162	39.5%	180	39.6%
Total	1,069	100.0%	982	100.0%

Housing types by unit are shown in Table II.14.33, below. In 2017, there were 1,354 housing units, up from 1,338 in 2000. Single-family units accounted for 80.2 percent of units in 2017, compared to 81.9 in 2000. Apartment units accounted for 3.5 percent in 2017, compared to 4.8 percent in 2000.

Table II.14.33				
Housing Units by Type				
Niobrara County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,096	81.9%	1,086	80.2%
Duplex	23	1.7%	16	1.2%
Tri- or Four-Plex	17	1.3%	18	1.3%
Apartment	64	4.8%	48	3.5%
Mobile Home	133	9.9%	181	13.4%
Boat, RV, Van, Etc.	5	0.4%	5	0.4%
Total	1,338	100.0%	1,354	100.0%

In 2010, there were 1,272 housing units, compared with 1,354 in 2017. Single-family units accounted for 80.2 percent of units in 2017, compared to 82.5 in 2010. Apartment units accounted for 3.5 percent in 2017, compared to 3.6 percent in 2010.

Table II.14.34 Housing Units by Type Niobrara County 2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,049	82.5%	1,086	80.2%
Duplex	18	1.4%	16	1.2%
Tri- or Four-Plex	15	1.2%	18	1.3%
Apartment	46	3.6%	48	3.5%
Mobile Home	144	11.3%	181	13.4%
Boat, RV, Van, Etc.	0	0%	5	0.4%
Total	1,272	100.0%	1,354	100.0%

Some 79.9 percent of housing was occupied in 2010, compared to 75.6 percent in 2000. Owner-occupied housing changed 4.5 percent between 2000 and 2010, ending with owner-occupied units representing 72 percent of unit. Vacant units changed by -17.7 percent, resulting in 269 vacant units in 2010.

Table II.14.35 Housing Units by Tenure Niobrara County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	1,011	75.6%	1,069	79.9%	5.7%
Owner-Occupied	737	72.9%	770	72%	4.5%
Renter-Occupied	274	27.1%	299	28%	9.1%
Vacant Housing Units	327	24.4%	269	20.1%	-17.7%
Total Housing Units	1,338	100.0%	1,338	100.0%	0%

Table II.14.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 1,354 housing units. An estimated 71.6 percent were owner-occupied, and 27.5 percent were vacant.

Table II.14.36 Housing Units by Tenure Niobrara County 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,069	79.9%	982	72.5%
Owner-Occupied	770	72%	703	71.6%
Renter-Occupied	299	28%	279	28.4%
Vacant Housing Units	269	20.1%	372	27.5%
Total Housing Units	1,338	100.0%	1,354	100.0%

Households by household size are shown in Table II.14.37, below. There were a total of 1,069 households in 2010, up from 1,011 in 2000. One person households changed by 1,011 percent between 2000 and 2010, while two person households changed by 6.1 percent. Three and four

person households changed by -5.6 and -15.7 respectively, representing 11 percent and 8.5 percent of the population in 2010.

Table II.14.37
Households by Household Size
Niobrara County
2000 & 2010 Census SF1 Data

Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	298	29.5%	369	34.5%	23.8%
Two Persons	407	40.3%	432	40.4%	6.1%
Three Persons	125	12.4%	118	11%	-5.6%
Four Persons	108	10.7%	91	8.5%	-15.7%
Five Persons	56	5.5%	41	3.8%	-26.8%
Six Persons	13	1.3%	14	1.3%	7.7%
Seven Persons or More	4	0.4%	4	0.4%	0%
Total	1,011	100.0%	1,069	100.0%	5.7%

Households by income is shown in Table II.14.38, on the following page. Households earning more than \$100,000 per year represented 15.7 percent of households in 2017, compared to 4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.5 percent of households in 2010, compared to 13.6 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 15.3 percent of households in 2017, compared to 23.6 percent in 2000.

Table II.14.38
Households by Income
Niobrara County
2000 Census SF3 & 2017 Five-Year ACS Data

Income	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	241	23.6%	150	15.3%
\$15,000 to \$19,999	111	10.9%	83	8.5%
\$20,000 to \$24,999	88	8.6%	60	6.1%
\$25,000 to \$34,999	189	18.5%	165	16.8%
\$35,000 to \$49,999	147	14.4%	110	11.2%
\$50,000 to \$74,999	139	13.6%	211	21.5%
\$75,000 to \$99,999	67	6.5%	49	5%
\$100,000 or More	41	4%	154	15.7%
Total	1,023	100.0%	982	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.14.39, on the following page. Households earning more than \$100,000 per year represented 15.7 percent of households in 2017, compared to 14.9 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 15.3 percent of households in 2017, compared to 12.2 percent in 2000.

Table II.14.39				
Households by Income				
Niobrara County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	115	12.2%	150	15.3%
\$15,000 to \$19,999	48	5.1%	83	8.5%
\$20,000 to \$24,999	67	7.1%	60	6.1%
\$25,000 to \$34,999	152	16.2%	165	16.8%
\$35,000 to \$49,999	113	12%	110	11.2%
\$50,000 to \$74,999	192	20.4%	211	21.5%
\$75,000 to \$99,999	112	11.9%	49	5%
\$100,000 or More	140	14.9%	154	15.7%
Total	939	100.0%	982	100.0%

Table II.14.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 4.8 percent and 0.6 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 6.6 percent, 7.1 percent, and 4.8, respectively. Housing units built prior to 1939 represented 38.9 percent of households in 2017.

Table II.14.40				
Households by Year Home Built				
Niobrara County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	417	41.2%	382	38.9%
1940 to 1949	77	7.6%	156	15.9%
1950 to 1959	145	14.3%	122	12.4%
1960 to 1969	79	7.8%	87	8.9%
1970 to 1979	138	13.6%	65	6.6%
1980 to 1989	103	10.2%	70	7.1%
1990 to 1999	52	5.1%	47	4.8%
2000 to 2009	.	.	47	4.8%
2010 or Later	.	.	6	0.6%
Total	1,011	100.0%	982	100.0%

Table II.14.41, below, shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 4.8 percent in 2010 and 2.7 percent of households. Housing units built prior to 1939 represented 38.9 percent of households in 2017 and 39 percent of households in 2010.

Table II.14.41
Households by Year Home Built
Niobrara County
2010 & 2017 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	366	39%	382	38.9%
1940 to 1949	78	8.3%	156	15.9%
1950 to 1959	147	15.7%	122	12.4%
1960 to 1969	75	8%	87	8.9%
1970 to 1979	75	8%	65	6.6%
1980 to 1989	109	11.6%	70	7.1%
1990 to 1999	64	6.8%	47	4.8%
2000 to 2009	25	2.7%	47	4.8%
2010 or Later			6	0.6%
Total	939	100.0%	982	100.0%

The distribution of unit types by race are shown in Table II.14.42, on the following page. An estimated 85.7 percent of white households occupy single family homes, while percent of black households do. Some 1.8 percent of white households occupy apartments, while percent of black households do. An estimated 100 percent of Asian, and percent of American Indian households occupy single family homes.

Table II.14.42
Distribution of Units in Structure by Race
Niobrara County
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	85.7%	%	%	100%	%	%	0%
Duplex	0.5%	%	%	0%	%	%	0%
Tri- or Four-Plex	1.9%	%	%	0%	%	%	0%
Apartment	1.8%	%	%	0%	%	%	100%
Mobile Home	9.6%	%	%	0%	%	%	0%
Boat, RV, Van, Etc.	0.5%	%	%	0%	%	%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.14.43, below. An estimated 9.3 percent of vacant units were for rent in 2010, a -59 percent change since 2000. In addition, some 4.1 percent of vacant units were for sale, a change of -81.7 percent between 2000 and 2010. "Other" vacant units represented 55 percent of vacant units in 2010. This is a change of 8.8 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.14.43
Disposition of Vacant Housing Units
 Niobrara County
 2000 & 2010 Census SF1 Data

Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	61	18.7%	25	9.3%	-59%
For Sale	60	18.3%	11	4.1%	-81.7%
Rented or Sold, Not Occupied	7	2.1%	14	5.2%	100%
For Seasonal, Recreational, or Occasional Use	63	19.3%	70	26%	11.1%
For Migrant Workers	0	0%	1	0.4%	inf%
Other Vacant	136	41.6%	148	55%	8.8%
Total	327	100.0%	269	100.0%	-17.7%

The disposition of vacant units between 2010 and 2017 are shown in Table II.14.44. By 2017, for rent units accounted for 5.9 percent of vacant units, while for sale units accounted for 0 percent. “Other” vacant units accounted for 59.1 percent of vacant units, representing a total of 220 “other” vacant units.

Table II.14.44
Disposition of Vacant Housing Units
 Niobrara County
 2010 Census & 2017 Five-Year ACS Data

Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	25	9.3%	22	5.9%
For Sale	11	4.1%	0	0%
Rented Not Occupied	5	1.9%	0	0%
Sold Not Occupied	9	3.3%	27	7.3%
For Seasonal, Recreational, or Occasional Use	70	26%	103	27.7%
For Migrant Workers	1	0.4%	0	0%
Other Vacant	148	55%	220	59.1%
Total	269	100.0%	372	100.0%

Table II 14.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 8 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 6.9 percent of total households in Niobrara County. In Niobrara County the 630 households with three bedrooms accounted for 22.7 percent of all households ,and there were only 96 five-bedroom or more households, which accounted for 15.3 percent of all households.

Table II.14.45				
Households by Number of Bedrooms				
Niobrara County 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	8	20	100
One	20	44	93	1.5
Two	112	121	308	6.9
Three	407	64	630	22.7
Four	120	38	207	46.5
Five or more	44	4	96	15.3
Total	982	279	1,354	100.0

The age of a structure influences its value. As shown in Table II. 14.46, structures built in 1939 or earlier had a median value of, 161,500 while structures built between 1950 and 1959 had a median value of 178,300 and those built between 1990 to 1999 had a median value of 83,500. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 0 and, 0 respectively. The total median value in Niobrara County was, 152,500.

Table II.14.46	
Owner Occupied Median Value by Year Structure Built	
Niobrara County 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	161,500
1940 to 1949	125,000
1950 to 1959	178,300
1960 to 1969	97,700
1970 to 1979	185,400
1980 to 1989	0
1990 to 1999	83,500
2000 to 2009	0
2010 to 2013	0
2014 or later	0
Median Value	152,500

Household mortgage status is reported in Table II. 14.47. In, Niobrara County households with a mortgage accounted for 51.1 percent of all households or 359 housing units, and the remaining 47.9 percent or 337 units had no mortgage. Of those units with a mortgage, 22 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 337 or 47.9 percent had no second mortgage or no home equity loan.

Table II.14.47 Mortgage Status Niobrara County 2017 5-Year ACS Data		
Mortgage Status	Niobrara County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	359	51.1
With either a second mortgage or home equity loan, but not both	22	3.1
Second mortgage only	22	3.1
Home equity loan only	0	0
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	337	47.9
Housing units without a mortgage	344	48.9
Total	703	100.0%

The median rent in Niobrara County was \$483, as seen in Table II 14.48

Table II.14.48 Median Rent Niobrara County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$483
Median Home Value	\$152,500

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.14.49.

Table II.14.49 Average Sales Prices Niobrara County vs. Wyoming DOR Data, 2000–2015				
Year	Niobrara County Average Price (\$)	Niobrara County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	58,804	.	131,207	.
2001	48,391	-17.71	128,771	-1.86
2002	45,490	-5.99	138,295	7.40
2003	53,370	17.32	148,276	7.22
2004	57,155	7.09	159,558	7.61
2005	69,218	21.11	178,183	11.67
2006	81,420	17.63	219,438	23.15
2007	83,988	3.15	265,044	20.78
2008	98,935	17.8	256,045	-3.40
2009	96,643	-2.3	241,622	-5.63
2010	101,450	4.97	250,958	3.86
2011	113,708	12.1	241,301	-3.85
2012	79,944	-29.7	266,406	10.40
2013	118,495	48.2	281,345	5.6
2014	126,167	6.5	263,432	-6.4
2015	114,538	-9.2	275,611	4.6
2016	145,081	26.7	280,428	1.7
2017	128,893	-11.2	292,759	4.4

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.⁹⁷ During December 2018, a total of 4 surveys were completed by property managers in Niobrara County. Of the 67 rental units surveyed 14 were vacant, indicating a vacancy rate of 20.9 percent.

From December 2018 through February of 2019⁹⁸, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.14.50 presents some basic statistics about the completed surveys.

Diagram II.14.9 shows the historical vacancy rate from Niobrara County and Wyoming over the period of June 2001 to December 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%
2018b	4	67	14	20.9%

⁹⁷ 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.

⁹⁸ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.14.9
Vacancy Rates by Year
 Niobrara County vs. Wyoming
 RVS Data, June 2001 – December 2018

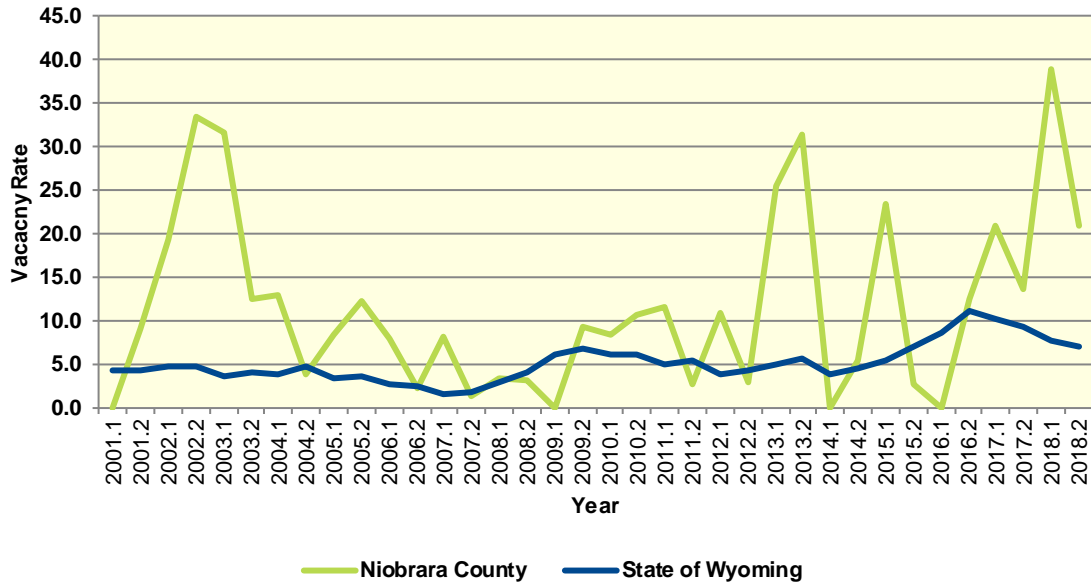


Diagram II.14.10 shows the average rent of single-family and apartment units in Niobrara County. In 2018, rents for single-family units were \$650.0 and average rents for apartments were \$470.0.

Diagram II.14.10
Average Rent of Single Family and Apartment Units
 Niobrara County
 RVS Data, June 2006 – December 2018

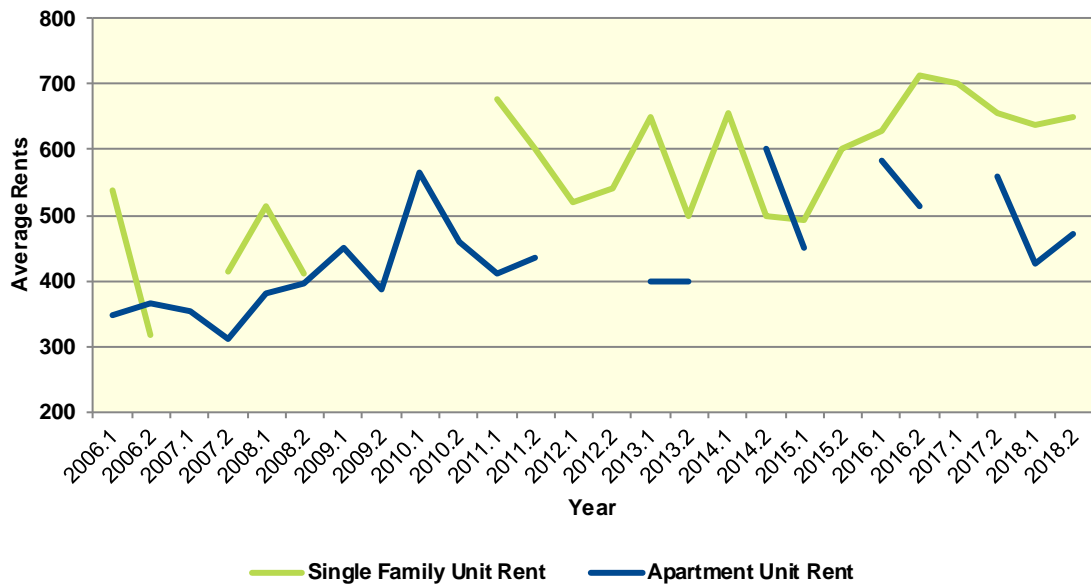


Table II.14.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1 single family units in Niobrara County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Niobrara County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 52 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 23.1 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.14.51			
Rental Vacancy Survey by Type			
Niobrara County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	1	0	0.0%
Apartments	52	12	23.1%
Mobile Homes	0	0	%
"Other" Units	0	0	%
Don't Know	14	2	14.3%
Total	67	14	20.9%

Table II.14.52 reports units by bedroom size. As can be seen there were 5 two-bedroom apartment units and 0 three bedroom units. Overall, the 5 two-bedroom units accounted for 7.5 percent of all units, and the 1 three bedroom units accounted for 1.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 14 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.14.52 Rental Units by Number of Bedrooms Niobrara County 2018b 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	47	0	0	.	47
Two	0	0	5	0	0	.	5
Three	1	0	0	0	0	.	1
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0.0
Don’t Know	0	0	0	0	0	14	14
Total	1	0	52	0	0	14	67

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.14.53, One apartments were the most available apartment units, with Studio units being the most available single family units.

Table II.14.53 Available Rental Units by Number of Bedrooms Niobrara County 2018b 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	9	0	0	.	9
Two	0	0	3	0	0	.	3
Three	0	0	0	0	0	.	0
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	2	2.0
Total	0	0	12	0	0	2	14

Table II.14.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 60.0 percent and three bedroom units had a vacancy rate of 60.0 percent.

Table II.14.54 Vacancy Rates by Number of Bedrooms Niobrara County 2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		
One	%	%	19.1%	%	%		19.1
Two	%	%	60.0%	%	%		60.0
Three	0.0%	%	%	%	%		0.0
Four	%	%	%	%	%		
Five	%	%	%	%	%		
Don’t Know	%	%	%	%	%	14.3%	14.3
Total	0.0%	%	23.1%	%	%	14.3%	14

Table II.14.55 displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.14.55 Single Family Units by Bedroom Size Niobrara County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	0	0	%
Two	0	0	%
Three	1	0	0.0%
Four	0	0	%
Don’t know	0	0	%
Total	1	0	0.0%

Table II.14.56 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 19.1 percent.

Table II.14.56 Apartment Units by Bedroom Size Niobrara County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	47	9	19.1%
Two	5	3	60.0%
Three	0	0	%
Four	0	0	%
Don’t know	0	0	%
Total	52	12	23.1%

Average market-rate rents by unit type are shown in Table II.14.57. 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.

Table II.14.57 Average Market Rate Rents by Bedroom Size Niobrara County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.	\$.
One	\$.	\$.	\$450	\$.	\$.	\$450
Two	\$.	\$.	\$555	\$.	\$.	\$555
Three	\$650	\$.	\$.	\$.	\$.	\$650
Four	\$.	\$.	\$.	\$.	\$.	\$.
Five	\$.	\$.	\$.	\$.	\$.	\$.
Total	\$650.0	\$	\$470.0	\$	\$	\$530.0

Table II.14.58 shows vacancy rates for single family units by average rental rates for Niobrara County. The most common rent for single family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.14.58 Single Family Market Rate Rents by Vacancy Status Niobrara County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	1	0	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	%
Total	1	0	0.0%

The average rent and availability of apartment units is displayed in Table II.14.59. The most common rent for apartments was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 16.2 percent.

Table II.14.59 Apartment Market Rate Rents by Vacancy Status Niobrara County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	15	6	40.0%
\$500 to \$750	37	6	16.2%
\$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	%
Total	52	12	23.1%

Table II.14.60 displays units designed to serve elderly occupants. In the most recent survey there were 2 units designed for elderly occupants, of which 0 units were available, which indicates a vacancy rate of 0.0.

Table II.14.60 Units Designed for Elderly Occupants Niobrara County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	2
Available Elderly Units	0
Elderly Vacancy Rate	0.0%

Table II.14.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0.0 percent of available units are expected to be on the market for less than seven days. An additional 0 units, or 0.0 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 6 units, or 42.9 percent are expected to be on the market for 90 days.

Table II.14.61 Number of Estimated Days to Fill a Vacant unit Niobrara County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0.0%
7 to 30 days	0	0.0%
31 to 60 days	6	42.9%
61 to 90 days	0	0.0%
More than 90 days	6	42.9%
Unknown	2	14.3%
Total	14	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.14.62, 2 respondents, or 66.7 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.14.63. There were 37 respondents who included electricity, 37 respondents who included natural gas, 52 respondents who included water and sewer and 52 respondents included trash collection in the rent.

Table II.14.62 Are there any utilities included with the rent? Niobrara County 2018b Survey of Rental Properties	
Response	Respondent
Yes	2
No	1
% Offering Utilities	66.7%

Table II.14.63 Which utilities are included with the rent? Niobrara County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	37
Natural Gas	37
Propane	0
Water/Sewer	52
Trash Collection	52
Cable Television	0
Other	0

Perceived Need for Rental Units

Table II.14.64, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondent said they keep a waitlist, with an estimated 0 number of persons on the wait list.

Table II.14.64 Do you keep a waiting list? Niobrara County 2018b Survey of Rental Properties	
Response	Respondent
Yes	1
No	2
Waitlist Size	0

Table II.14.65, 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, 15, or 22.4 percent of units were in good condition and 38 units, or 56.7 percent, were in average condition. Details by unit type and condition are displayed.

Table II.14.65 Condition by Unit Type Niobrara County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	0	0.0%
Average	38	56.7%
Good	15	22.4%
Excellent	0	0.0%
Don't Know	0	0.0%
Total	67	100.0%

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.

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or 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. Households with overcrowding are shown in Table II.14.66, below. In 2017, an estimated 1.3 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.14.66							
Overcrowding and Severe Overcrowding							
Niobrara County 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	599	100%	0	0%	0	0%	599
2017 Five-Year ACS	702	99.9%	1	0.1%	0	0%	703
Renter							
2010 Five-Year ACS	337	99.1%	3	0.9%	0	0%	939
2017 Five-Year ACS	267	95.7%	12	4.3%	0	0%	279
Total							
2010 Five-Year ACS	936	99.7%	3	0.3%	0	0%	939
2017 Five-Year ACS	969	98.7%	13	1.3%	0	0%	982

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.

There were a total of 982 households with incomplete plumbing facilities in 2017, representing 0 percent of households in Niobrara County. This is compared to 1.7 percent of households lacking complete plumbing facilities in 2000.

Table II.14.67			
Households with Incomplete Plumbing Facilities			
Niobrara County 2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	994	930	982
Lacking Complete Plumbing Facilities	17	9	0
Total Households	1,011	939	982
Percent Lacking	1.7%	1%	0%

There were 982 households lacking complete kitchen facilities in 2017, compared to 1,011 households in 2000. This was a change from 0.4 percent of households in 2000 to 0.8 percent in 2017.

Table II.14.68			
Households with Incomplete Kitchen Facilities			
Niobrara County 2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	1,007	936	974
Lacking Complete Kitchen Facilities	4	3	8
Total Households	1,011	939	982
Percent Lacking	0.4%	0.3%	0.8%

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, 11.1 of households had a cost burden and 16.1 percent had a severe cost burden. Some 3.6 percent of renters were cost burdened, and 26.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 15.1 percent and a severe cost burden rate of 9.3 percent. Owner occupied households with a mortgage had a cost burden rate of 13.1 percent, and severe cost burden at 14.5 percent.

Table II.14.69
Cost Burden and Severe Cost Burden by Tenure
 Niobrara County
 2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	198	81.5%	23	9.5%	19	7.8%	3	1.2%	243
2017 Five-Year ACS	250	69.6%	47	13.1%	52	14.5%	10	2.8%	359
Owner Without a Mortgage									
2010 Five-Year ACS	317	89%	21	5.9%	18	5.1%	0	0%	356
2017 Five-Year ACS	242	70.3%	52	15.1%	32	9.3%	18	5.2%	344
Renter									
2010 Five-Year ACS	195	57.4%	36	10.6%	40	11.8%	69	20.3%	340
2017 Five-Year ACS	123	44.1%	10	3.6%	74	26.5%	72	25.8%	279
Total									
2010 Five-Year AC	710	75.6%	80	8.5%	77	8.2%	72	7.7%	939
2017 Five-Year ACS	615	62.6%	109	11.1%	158	16.1%	100	10.2%	982

Commuting Patterns

Table II.14.70, shows the place of work by county of residence. In 2010 87 percent of residents worked within the county they reside in with 10.9 percent working outside their home county. This compared to 91.8 percent of residents who worked within the county in which they resided and 2 percent of residents worked outside their home county.

Table II.14.70 Place of Work Niobrara County 2010 & 2017 5 year ACS data				
Place of work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	1,008	87%	961	91.8%
Worked outside county of residence	126	10.9%	21	2%
Worked outside state of residence	25	2.2%	65	6.2%
Total	1,159	100.0%	1,047	100.0%

Table II.14.71, shows the aggregate travel time to work based on place of work and residence. In Niobrara County the total aggregate travel time was 14,670, with residents working in their home county spending a total of 8,385.

Table II.14.71 Aggregate Travel Time to Work (in Minutes) Niobrara County 2010 & 2017 5 year ACS data				
Place of Work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	7,105	49.8%	8,385	57.2%
Worked outside county of residence	6,375	44.7%	1,120	7.6%
Worked outside State of residence	785	5.5%	5,165	35.2%
Aggregate travel time to work (in minutes):	14,265	100.0%	14,670	100.0%

Table II.14.72, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 14,265 minutes. Residents working within their home county spent an average of 8.7 minutes commuting to work, with those working outside their county of residence spending an average of 53.3 minutes on the commute.

Table II.14.72 Average Travel Time to Work (in Minutes) Niobrara County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	7	8.7
Worked outside county of residence	50.6	53.3
Worked outside State of residence	31.4	79.5
Average travel time to work (in minutes):	12.3	14

Table II.14.73, shows the means of transportation to work. In 2017, 67.5 percent of commuters drove alone in a car, truck or van. Only 8.4 percent carpooled, with an additional 0.4 percent taking public transportation. There were also 78 persons or 7.4 percent who worked at home.

Table II.14.73 Means of Transportation to Work Niobrara County 2010 & 2017 5 year ACS data				
Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	662	57.1%	707	67.5%
Car, truck, or van: Carpooled:	169	14.6%	88	8.4%
Public transportation (excluding taxicab):	0	0%	4	0.4%
Taxicab	0	0%	0	0%
Motorcycle	9	0.8%	13	1.2%
Bicycle	4	0.3%	0	0%
Walked	117	10.1%	137	13.1%
Other means	4	0.3%	20	1.9%
Worked at home	194	16.7%	78	7.4%
Total	1,159	100.0%	1,047	100.0%

Table II.14.74 shows the breakdown of the means of transportation by tenure. In 2017 52.9% percent of commuters owned their home and commuted alone by car, which compares to 38.8% percent in 2010. There were also 153 renters who drove alone in 2017 and accounted for 14.6% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0% percent of the population, which compared to 4 renters, or 0.4 percent taking public of commuters

Table II.14.74				
Means Of Transportation To Work By Tenure				
Niobrara County				
2010 & 2017 5 year ACS data				
Tenure	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	450	38.8%	554	52.9%
Renter	212	18.3%	153	14.6%
Car, truck, or van - carpoled:				
Owner	118	10.2%	50	4.8%
Renter	51	4.4%	38	3.6%
Public transportation (excluding taxicab):				
Owner	0	0%	0	0%
Renter	0	0%	4	0.4%
Walked:				
Owner	82	7.1%	38	3.6%
Renter	35	3%	99	9.5%
Taxicab, motorcycle, bicycle, or other means:				
Owner	11	0.9%	33	3.2%
Renter	6	0.5%	0	0%
Worked at home:				
Owner	154	13.3%	70	6.7%
Renter	40	3.5%	8	0.8%
Total:	1,159	100.0%	1,047	100.0%

2018 Niobrara County Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 2018 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.14.75, shows the current CHAS housing problem estimates for the period of 2011-2015. 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 169 owner occupied and 114 renter occupied households experiencing a housing problem.

Table II.14.75			
Households with Housing Problems by Income			
Niobrara County 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	55	100	155
30.1-50% HAMFI	65	14	79
50.1-80% HAMFI	34	0	34
80.1-95% HAMFI	15	0	15
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	169	114	283
Without Housing Problems			
30% HAMFI or less	35	40	75
30.1-50% HAMFI	50	30	80
50.1-80% HAMFI	115	59	174
80.1-95% HAMFI	20	20	40
95 – 115% HAMFI	80	14	94
115.1% HAMFI or more	235	45	280
Total	535	208	743
Not Computed			
30% HAMFI or less	10	0	10
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	10	0	10
Total			
30% HAMFI or less	100	140	240
30.1-50% HAMFI	115	44	159
50.1-80% HAMFI	149	59	208
80.1-95% HAMFI	35	20	55
95 – 115% HAMFI	80	14	94
115.1% HAMFI or more	235	45	280
Total	714	322	1,036

Table II.14.76, shows the total estimated housing by tenure for Niobrara County. As can be seen, in 2030 there are estimated to be a total of 725 owner and 289 renter occupied households or a total of 1,014 households. By 2050 there are estimated to be 747 owner, 293 renter for a total of 1,040 households in Niobrara County.

Year	Owner	Renter	Total
2017	703	279	982
2020	692	279	971
2025	710	285	995
2030	725	289	1,014
2035	735	292	1,027
2040	742	294	1,036
2045	746	294	1,040
2050	747	293	1,040

Table II.14.77, 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 2017, 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 22 owner-occupied and 10 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 58 households, of which 12 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 12 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.14.77 Incremental Housing Demand Forecast Niobrara County Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	1	3	4	5	6	6
30.1-50%	0	0	1	4	5	6	7	7
50.1-80%	0	0	1	5	7	8	9	9
80.1-95%	0	0	0	1	2	2	2	2
95.1-115%	0	0	1	2	4	4	5	5
115+%	0	0	2	7	11	13	14	14
Total	0	0	7	22	32	39	43	44
Renter								
0-30%	0	0	3	4	6	7	7	6
30.1-50%	0	0	1	1	2	2	2	2
50.1-80%	0	0	1	2	2	3	3	3
80.1-95%	0	0	0	1	1	1	1	1
95.1-115%	0	0	0	0	1	1	1	1
115+%	0	0	1	1	2	2	2	2
Total	0	0	6	10	13	15	15	14
Total								
0-30%	0	0	4	7	10	12	13	12
30.1-50%	0	0	2	5	7	8	9	9
50.1-80%	0	0	3	6	9	11	12	12
80.1-95%	0	0	1	2	2	3	3	3
95.1-115%	0	0	1	3	4	5	5	6
115+%	0	0	3	9	12	15	16	16
Total	0	0	13	32	45	54	58	58

Table II.14.77 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. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 265 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 210 owner and 113 renter occupied households for a total of 323 quality households.

Table II.14.78								
Incremental Total Housing Need Forecast								
Niobrara County								
Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	54	53	55	57	59	60	60	60
30.1-50%	64	63	65	68	69	70	71	71
50.1-80%	33	33	35	38	40	42	42	43
80.1-95%	15	15	15	16	16	17	17	17
95.1-115%	0	0	1	2	4	4	5	5
115+%	0	0	2	7	11	13	14	14
Total	166	164	173	188	198	205	209	210
Renter								
0-30%	87	87	89	91	92	93	93	93
30.1-50%	12	12	13	13	14	14	14	14
50.1-80%	0	0	1	2	2	3	3	3
80.1-95%	0	0	0	1	1	1	1	1
95.1-115%	0	0	0	0	1	1	1	1
115+%	0	0	1	1	2	2	2	2
Total	99	99	105	109	112	114	114	113
Total								
0-30%	141	140	144	148	151	153	153	153
30.1-50%	76	75	78	81	83	84	85	85
50.1-80%	33	33	36	40	43	44	45	45
80.1-95%	15	15	15	16	17	18	18	18
95.1-115%	0	0	1	3	4	5	5	6
115+%	0	0	3	9	12	15	16	16
Total	265	263	278	297	310	319	323	323

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.**