Niobrara County

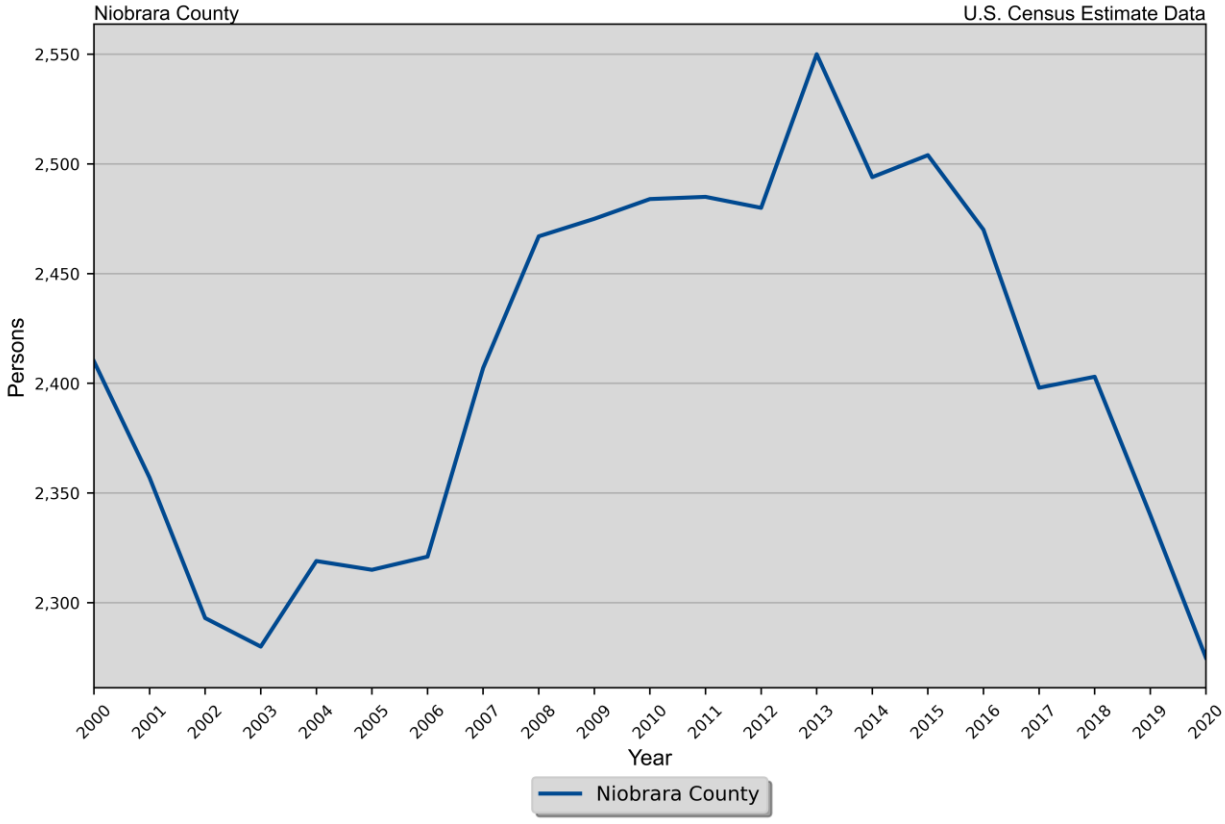
Demographics

The Census Bureau's current census estimates for each year since the 2010 Census are presented in Table II.14.1. The 2020 estimates indicate that the Niobrara County's population decreased from 2,484 in 2010 to 2,275 in 2020, or by -8 percent. The 2020 population estimate is not yet available broken down by race, age, or gender. For those purposes, we will use the 2019 Five-year ACS estimates. Population trends for Niobrara County since 2000 are displayed below in Diagram II.14.1.

Table II.14.1
Population Estimates
Niobrara County
2010-2020 Census Data and Intercensal Estimates

2010 Census	**2,484**
2011 Population Estimate	2,485
2012 Population Estimate	2,480
2013 Population Estimate	2,550
2014 Population Estimate	2,494
2015 Population Estimate	2,504
2016 Population Estimate	2,470
2017 Population Estimate	2,398
2018 Population Estimate	2,403
2019 Population Estimate	2,340
2020 Population Estimate	**2,275**

Diagram II.14.1
Population
Niobrara County



Population Estimates

The Census Bureau's current estimates indicate that Niobrara County's population decreased from 2,484 in 2010 to 2,275 in 2020, or by 8.4 percent. This compares to a statewide population change of 3.3 percent over the period. The number of people from 25 to 34 years of age increased by 7.1 percent, and the number of people from 55 to 64 years of age decreased by 13.2 percent.

Between 2010 and 2020 the white population decreased by 11.1 percent, while the black population increased by 250 percent. The Hispanic population increased from 52 to 95 people between 2010 and 2020 or by 82.7 percent. These data are presented in Table II.14.2.

Table II.14.2
Profile of Population Characteristics
Niobrara County vs. State of Wyoming
2010 Census and 2020 Current Census Estimates

Subject	Niobrara County			State of Wyoming		
	2010 Census	Jul-20	% Change	2010 Census	Jul-20	% Change
Population	**2,484**	**2,275**	**-8.4%**	**563,626**	**582,328**	**3.3%**
			Age			
Under 14 years	378	348	-7.9%	113,371	110,372	-2.6%
15 to 24 years	237	226	-4.6%	78,460	75,297	-4%
25 to 34 years	280	300	7.1%	77,649	76,106	-2%
35 to 44 years	310	277	-10.6%	66,966	75,526	12.8%
45 to 54 years	402	252	-37.3%	83,577	63,937	-23.5%
55 to 64 years	364	316	-13.2%	73,513	77,314	5.2%
65 and Over	513	556	8.4%	70,090	103,776	48.1%
			Race			
White	2,412	2,145	-11.1%	529,110	538,519	1.8%
Black	6	21	250%	5,135	7,083	37.9%
American Indian and Alaskan Native	21	33	57.1%	14,457	16,374	13.3%
Asian	9	13	44.4%	4,649	6,394	37.5%
Native Hawaiian or Pacific Islander	0	0	0%	521	617	18.4%
Two or more races	36	63	75%	9,754	13,341	36.8%
			Ethnicity (of any race)			
Hispanic or Latino	52	95	82.7%	50,231	60,279	20%

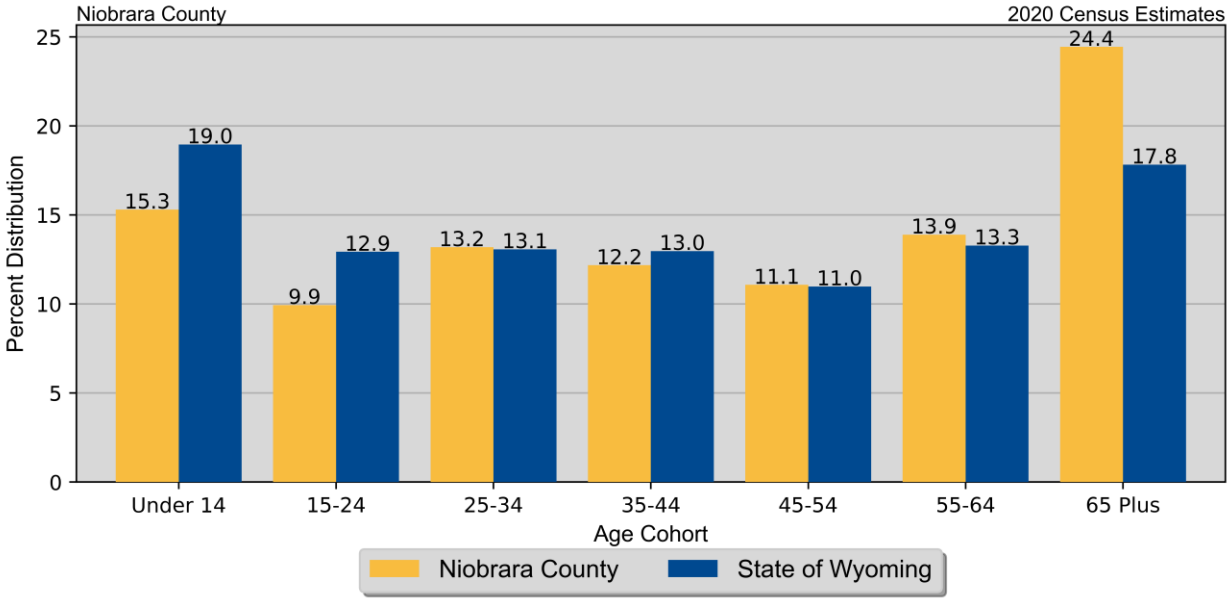
Table II.14.3, presents the population of Niobrara County by age and gender from the 2010 Census and 2020 current census estimates. The 2010 Census count showed a total of 1,159 men, who accounted for 46.7 percent of the population, and 1,325 women, representing the remaining 53.3 percent of the population. In 2020, there were 1,036 men, accounting for 45.5 percent of the population and 1,239 women, representing the remaining 54.5 percent of the population.

Table II.14.3
Population by Age and Gender
Niobrara County
2010 Census and Current Census Estimates

Age	2010 Census			2019 Current Census Estimates			% Change 10-20
	Male	Female	Total	Male	Female	Total	
Under 14 years	206	172	378	180	168	348	-7.9%
15 to 24 years	116	121	237	95	131	226	-4.6%
25 to 34 years	102	178	280	106	194	300	7.1%
35 to 44 years	134	176	310	115	162	277	-10.6%
45 to 54 years	181	221	402	105	147	252	-37.3%
55 to 64 years	185	179	364	146	170	316	-13.2%
65 and Over	235	278	513	289	267	556	8.4%
Total	**1,159**	**1,325**	**2,484**	**1,036**	**1,239**	**2,275**	**-8.4%**
% of Total	46.7%	53.3%	.	45.5%	54.5%	.	

Diagram II.14.2 displays the percentage of the population by age in Niobrara County compared to the state.

Diagram II.14.2
Age Distribution
Niobrara County

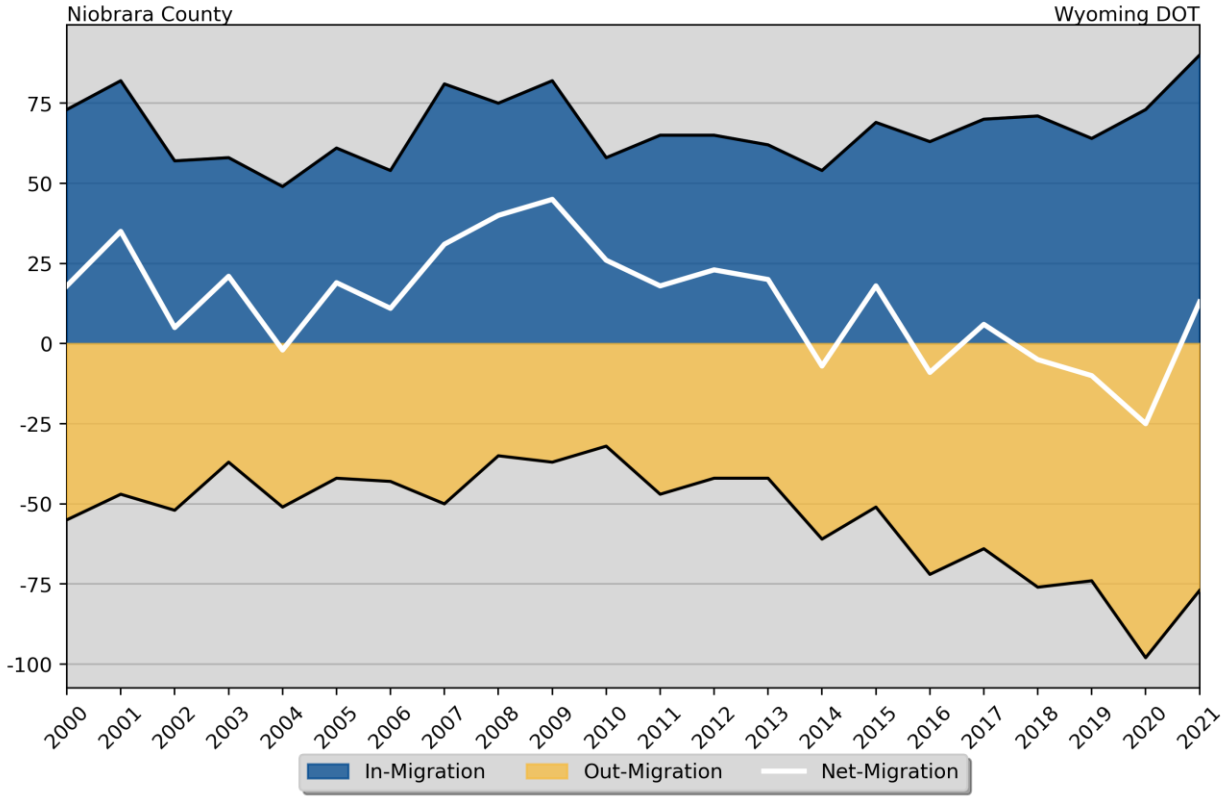


Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver's licenses, but the data indicates the general direction of population movement.

The shaded areas in Diagram II.14.3 represents in and out- migration, with the line depicting net migration. The maximum net migration occurred in 2009 with 45 people entering and the lowest net migration occurred in 2020 with 25 leaving Niobrara County.

Diagram II.14.3
Migration Trends
Niobrara County
Wyoming DOT Data: 2008 – First Half 2021



The driver's license total exchanges since 2000 for Niobrara County are presented in Table II.14.4, and showed a net migration of 326 persons over the time period. In 2008, there were a total of 75 in-migrations and 35 out-migrations, for a net-migration of 40 people. In the first half of 2021, there were 90 in-migrants, 77 out-migrants for a net in-migration of 13 people.

Over the past five years, there were two years with negative net-migration, and three years of positive net-migration in Empty. Since 2017, Empty has experienced a net growth of 23 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net increase of 13 people in the most recent year.

Table II.14.4
Driver's Licenses Exchanged and Surrendered
Niobrara County
WYDOT Data, 2000 – 2021

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
2019	64	74	-10
2020	73	98	-25
2021	90	77	13
Total	**1,339**	**1,013**	**326**

The WYDOT data also collects gender and age information. Table II.14.5, shows in- and out- migration by gender. In the most recent 2021 data, -31 percent of net-migrants, or -4 persons were male, with the remaining 131 percent, or 17 persons were female.

Table II.14.5
Migration by Gender
Niobrara County
Wyoming DOT Data

Gender	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
In-Migration													
Male	38	27	32	36	30	26	40	26	36	41	33	39	40
Female	44	31	33	29	32	28	29	37	34	30	31	34	50
Total	**82**	**58**	**65**	**65**	**62**	**54**	**69**	**63**	**70**	**71**	**64**	**73**	**90**
Out-Migration													
Male	15	13	17	17	14	30	20	38	34	44	42	60	44
Female	22	19	30	25	28	31	31	34	30	32	32	38	33
Total	**37**	**32**	**47**	**42**	**42**	**61**	**51**	**72**	**64**	**76**	**74**	**98**	**77**
Net-Migration													
Male	23	14	15	19	16	-4	20	-12	2	-3	-9	-21	-4
Female	22	12	3	4	4	-3	-2	3	4	-2	-1	-4	17
Total	**45**	**26**	**18**	**23**	**20**	**-7**	**18**	**-9**	**6**	**-5**	**-10**	**-25**	**13**

Table II.14.6, shows net-migration for Niobrara County by age cohort. The largest age cohort in the most recent 2021 net migration data was those in the age range of 36 to 45, with 6 persons entering Niobrara County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 3 persons leaving Niobrara County.

Table II.14.6
Migration by Age Cohort
Niobrara County
Wyoming DOT Data

Age Range	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
In													
14-17	2	0	0	1	0	0	3	2	1	1	2	1	2
18-22	9	5	6	7	5	4	8	2	7	9	5	6	12
23-25	4	2	3	12	8	3	8	3	4	6	5	4	6
26-35	15	17	18	16	18	12	16	13	16	18	23	18	17
36-45	19	13	12	11	7	13	13	18	13	5	9	14	12
46-55	16	10	14	8	8	9	6	9	15	17	10	11	15
56-65	11	10	10	9	8	8	9	11	11	12	8	13	12
66 +	6	1	2	1	8	5	6	5	3	3	2	6	14
Total	**82**	**58**	**65**	**65**	**62**	**54**	**69**	**63**	**70**	**71**	**64**	**73**	**90**
Out													
14-17	0	0	2	1	0	2	1	0	2	0	1	1	2
18-22	5	4	4	4	2	8	2	12	6	10	13	6	15
23-25	3	2	2	4	4	4	4	6	5	4	6	4	5
26-35	13	13	16	8	6	21	14	15	21	22	15	18	19
36-45	9	3	9	6	14	5	8	15	11	13	12	14	6
46-55	5	3	3	7	4	5	5	7	13	11	12	11	12
56-65	1	7	8	5	7	12	10	10	2	9	10	13	9
66 +	1	0	3	7	5	4	7	7	4	7	5	6	9
Total	**37**	**32**	**47**	**42**	**42**	**61**	**51**	**72**	**64**	**76**	**74**	**73**	**77**
Net													
14-17	2	0	-2	0	0	-2	2	2	-1	1	1	1	0
18-22	4	1	2	3	3	-4	6	-10	1	-1	-8	6	-3
23-25	1	0	1	8	4	-1	4	-3	-1	2	-1	4	1
26-35	2	4	2	8	12	-9	2	-2	-5	-4	8	18	-2
36-45	10	10	3	5	-7	8	5	3	2	-8	-3	14	6
46-55	11	7	11	1	4	4	1	2	2	6	-2	11	3
56-65	10	3	2	4	1	-4	-1	1	9	3	-2	13	3
66 +	5	1	-1	-6	3	1	-1	-2	-1	-4	-3	6	5
Total	**45**	**26**	**18**	**23**	**20**	**-7**	**18**	**-9**	**6**	**-5**	**-10**	**73**	**13**

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[1], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then 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. The five-year estimates are more robust than the one-or three-year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

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Population Characteristics

The Niobrara County population by race and ethnicity is shown in Table II.14.7. The white population represented 94 percent of the population in 2019, compared with black populations accounting for 0.6 percent of the population in 2019. Hispanic households represented 3.9 percent of the population in 2019.

Table II.14.7
Population by Race and Ethnicity
Niobrara County
2010 Census & 2019 Five-Year ACS

Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	2,397	96.5%	2,277	94%
Black	5	0.2%	14	0.6%
American Indian	21	0.8%	90	3.7%
Asian	9	0.4%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	25	1%
Other	13	0.5%	3	0.1%
Two or More Races	39	1.6%	13	0.5%
Total	**2,484**	**100.0%**	**2,422**	**100.0%**
Non-Hispanic	2,432	97.9%	2,327	96.1%
Hispanic	52	2.1%	95	3.9%

The change in race and ethnicity between 2010 and 2019 is shown in Table II.14.8. During this time, the total non-Hispanic population was 2,327 persons in 2019, while the Hispanic population was 95.

Table II.14.8
Population by Race and Ethnicity
Niobrara County
2010 Census & 2019 Five-Year ACS

Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	2,361	97.1%	2,195	94.3%
Black	4	0.2%	14	0.6%
American Indian	20	0.8%	80	3.4%
Asian	9	0.4%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	25	1.1%
Other	2	0.1%	0	0%
Two or More Races	36	1.5%	13	0.6%
Total Non-Hispanic	**2,432**	**100.0%**	**2,327**	**100.0%**
Hispanic				
White	36	69.2%	82	86.3%
Black	1	1.9%	0	0%
American Indian	1	1.9%	10	10.5%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	11	21.2%	3	3.2%
Two or More Races	3	5.8%	0	0%
Total Hispanic	**52**	**100.0**	**95**	**100.0%**
Total Population	**2,484**	**100.0%**	**2,422**	**100.0%**

Cohorts

Table II.14.9 shows the population distribution in Niobrara County by age. In 2010, children under the age of 5 accounted for 3.9 percent of the total population, which compared to 3.2 percent in 2019.

Table II.14.9
Population Distribution by Age
Niobrara County
2019 Five-Year ACS Data

Age	2010 Census		2019 Five-YearACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	96	3.9	77	3.2
5 to 19	414	16.7	432	17.8
20 to 24	105	4.2	84	3.5
25 to 34	280	11.3	341	14.1
35 to 54	712	28.7	530	21.9
55 to 64	364	14.7	406	16.8
65 or Older	513	20.7	552	22.8
Total	**2,484**	**100%**	**2,422**	**100%**

Table II.14.10 shows the population in Niobrara County by age and gender. In 2010, there were 280 people aged 25 to 34, made up of 102 men, and 178 women. In comparison, in 2019, there were 341 people in the 25 to 34 age cohort, with 108 men and 233 women.

Table II.14.10
Population by Age and Gender
Niobrara County
2010 Census & 2019 Five-Year ACS Data

Age	2010 Census				2019 Five Year ACs			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	46	50	96	3.9%	26	51	77	3.2%
5 to 19	236	178	414	16.7%	236	196	432	17.8%
20 to 24	40	65	105	4.2%	44	40	84	3.5%
25 to 34	102	178	280	11.3%	108	233	341	14.1%
35 to 54	315	397	712	28.7%	219	311	530	21.9%
55 to 64	185	179	364	14.7%	187	219	406	16.8%
65 and Older	235	278	513	20.7%	271	281	552	22.8%
Total	**1,159**	**1,325**	**2,484**	**100%**	**1,091**	**1,331**	**2,422**	**100%**

Diagram II.14.4
Population Distribution by Age
Niobrara County
2010 Census and 2019 Five-Year ACS Data

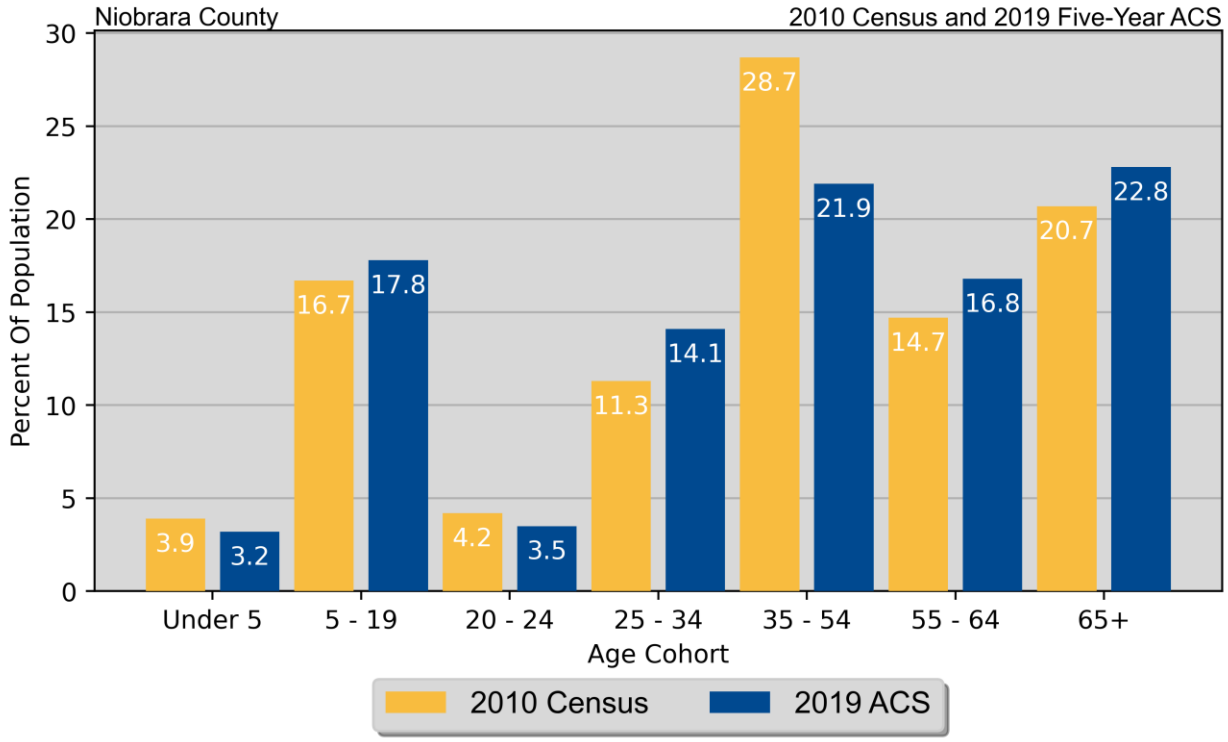
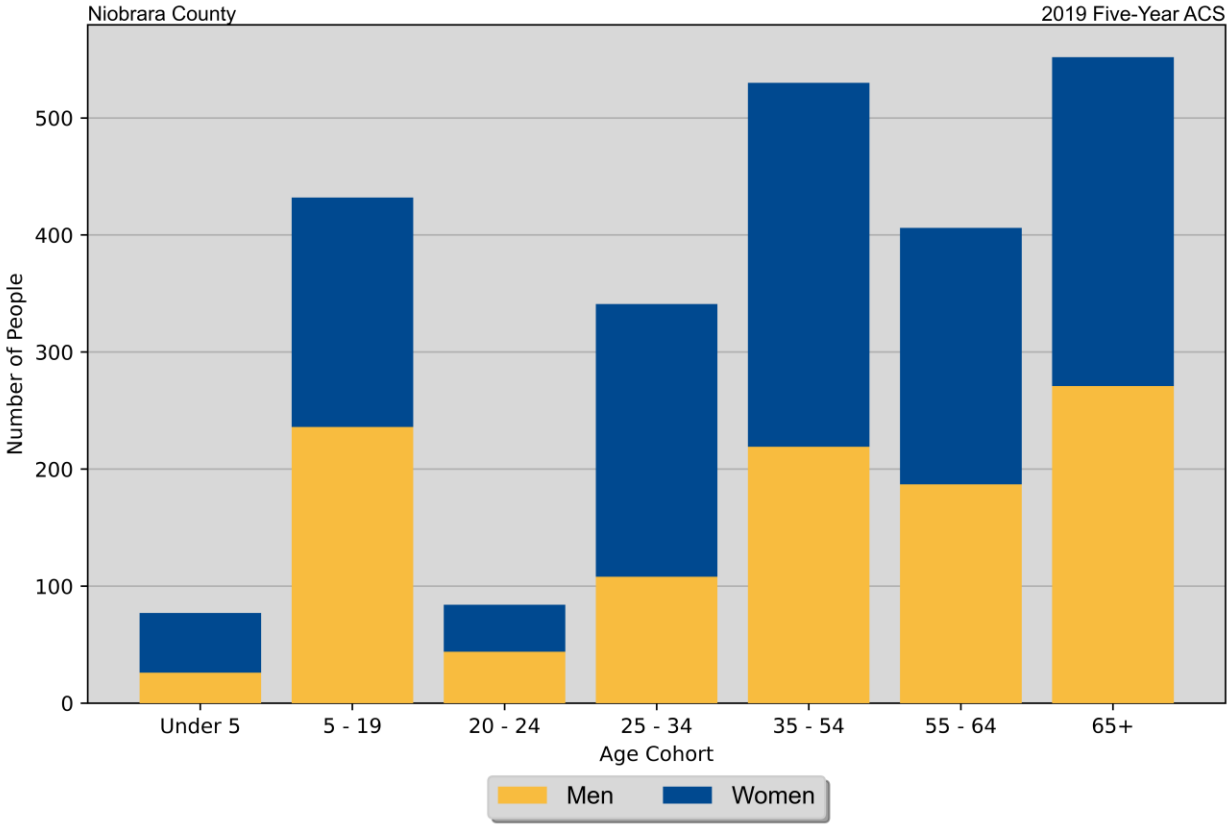


Diagram II.14.5
Population Distribution by Age and Gender
Niobrara County
2019 Five-Year ACS



Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table II.14.11, between 2000 and 2010, the institutionalized population changed 114 percent in Niobrara County, from 100 people in 2000 to 214 in 2010. The non-institutionalized population changed -100 percent, from 1 in 2000 to 0 in 2010.

Table II.14.11
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%**

Foreign Born Populations

The number of foreign born persons are shown in Table II.14.12. An estimated 0.3 percent of the population was born in Canada , some 0 percent were born in Afghanistan , and another 0 percent were born in Africa, n.e.c. .

Table II.14.12
Place of Birth for the Foreign-Born Population
Niobrara County
2019 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 country of origin	Canada	7	0.3%
#2 country of origin	Afghanistan	0	0%
#3 country of origin	Africa, n.e.c.	0	0%
#4 country of origin	Albania	0	0%
#5 country of origin	Argentina	0	0%
#6 country of origin	Armenia	0	0%
#7 country of origin	Asia,n.e.c.	0	0%
#8 country of origin	Australia	0	0%
#9 country of origin	Austria	0	0%
#10 country of origin	Azores Islands	0	0%

The language spoken at home for those with Limited English Proficiency are shown in Table II.14.13. An estimated 1.2 percent of the population speaks Other Asian and Pacific Island languages at home, followed by 1.2 percent speaking Spanish .

Table II.14.13
Limited English Proficiency and Language Spoken at Home
Niobrara County
2019 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Other Asian and Pacific Island languages	28	1.2%
#2 LEP Language	Spanish	27	1.2%
#3 LEP Language	Russian, Polish, or other Slavic languages	3	0.1%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table II.14.14, below. The disability rate for females was 12.3 percent, compared to 22.5 percent for males. The disability rate grew precipitously higher with age, with 44.7 percent of those over 75 experiencing a disability.

Table II.14.14
Disability by Age
Niobrara County
2019 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	20	9.6%	0	0%	20	5.1%
18 to 34	2	1.1%	0	0%	2	0.6%
35 to 64	76	18.7%	44	11.5%	120	15.2%
65 to 74	54	46.6%	48	33.8%	102	39.5%
75 or Older	93	60%	37	27.2%	130	44.7%
Total	**245**	**22.5%**	**129**	**12.3%**	**374**	**17.5%**

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table II.14.15. Some 8.1 percent have an ambulatory disability, 1.7 have an independent living disability, and 1 percent have a self-care disability.

Table II.14.15
Total Disabilities Tallied: Aged 5 and Older
Niobrara County
2019 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	162	7.6%
Vision disability	99	4.6%
Cognitive disability	85	4.1%
Ambulatory disability	167	8.1%
Self-Care disability	20	1%
Independent living difficulty	28	1.7%

Education and Employment

Education and employment data from the Niobrara County 2019 Five-Year ACS is presented in Table II.14.16, Table II.14.17, and Table II.14.18. In 2019, 967 people were in the labor force, including 924 employed and 43 unemployed people. The unemployment rate for Niobrara County was estimated at 4.4 percent in 2019.

Table II.14.16
Employment, Labor Force and Unemployment
Niobrara County
2019 Five-Year ACS Data

Employment Status	2019 Five-Year ACS
Employed	924
Unemployed	43
Labor Force	**967**
Unemployment Rate	4.4%

Table II.14.17 and Table II.14.18 show educational attainment in Niobrara County. In 2019, 86.2 percent of households had a high school education or greater, including 33.8 percent with a high school diploma or equivalent, 35.5 percent with some college, 13.6 percent with a Bachelor's Degree, and 3.3 percent with a graduate or professional degree.

Table II.14.17
High School or Greater Education
Niobrara County
2019 Five-Year ACS Data

Education Level	Households
High School or Greater	1,683
Total Households	964
Percent High School or Above	**86.2%**

Table II.14.18
Educational Attainment
Niobrara County
2019 Five-Year ACS Data

Education Level	2019 Five-Year ACS	Percent
Less Than High School	270	13.8%
High School or Equivalent	660	33.8%
Some College or Associates Degree	693	35.5%
Bachelor's Degree	265	13.6%
Graduate or Professional Degree	65	3.3%
Total Population Above 18 years	**1,953**	**100.0%**

Commuting Patterns

Table II.14.19 shows the place of work by county of residence. In 2010 87 percent of residents worked within the county they reside with 10.9 percent working outside their home county. This compares to 94.8 percent of residents in 2019 who worked within the county in which they resided and 2.4 percent of residents worked outside their home county but still within the state.

Table II.14.19
Place of Work
Niobrara County
2010 and 2019 Five-Year ACS Data

Place of work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	1,008	87%	853	94.8%
Worked outside county of residence	126	10.9%	22	2.4%
Worked outside state of residence	25	2.2%	25	2.8%
Total	**1,159**	**100.0%**	**900**	**100.0%**

Table II.14.20 shows the aggregate travel time to work based on place of work and residence. In Niobrara County the total aggregate travel time was 10,830 minutes, with residents working in their home county spending a total of 8,715 minutes traveling.

Table II.14.20
Aggregate Travel Time to Work (in Minutes)
Niobrara County
2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	7,105	49.8%	8,715	80.5%
Worked outside county of residence	6,375	44.7%	955	8.8%
Worked outside State of residence	785	5.5%	1,160	10.7%
Aggregate travel time to work (in minutes):	**14,265**	**100.0%**	**10,830**	**100.0%**

Table II.14.21 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 14,265 minutes. Residents working within their home county spent an average of 10.2 minutes commuting to work, with those working outside their county of residence spending an average of 43.4 minutes on their commute.

Table II.14.21 Average Travel Time to Work (in Minutes) Niobrara County 2010 & 2019 Five-Year ACS Data		
Place of Work	**2010 Five-Year ACS**	**2019 Five-Year ACS**
Worked in county of residence	7	10.2
Worked outside county of residence	50.6	43.4
Worked outside State of residence	31.4	46.4
Average travel time to work (in minutes):	**12.3**	**12**

Table II.14.22 shows the means of transportation to work. In 2019, 72.2 percent of commuters drove alone in a car, truck, or van. Only 6.3 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 109 persons or 12.1 percent who worked from home.

Table II.14.22 Means of Transportation to Work Niobrara County 2010 & 2019 Five-Year ACS Data				
Means	**2010 Five-Year ACS**	**% of Total**	**2019 Five-Year ACS**	**% of Total**
Car, truck, or van: Drove alone	662	57.1%	650	72.2%
Car, truck, or van: Carpooled:	169	14.6%	57	6.3%
Public transportation (excluding taxicab):	0	0%	0	0%
Taxicab	0	0%	0	0%
Motorcycle	9	0.8%	0	0%
Bicycle	4	0.3%	0	0%
Walked	117	10.1%	57	6.3%
Other means	4	0.3%	27	3%
Worked at home	194	16.7%	109	12.1%
Total	**1,159**	**100.0%**	**900**	**100.0%**

Table II.14.23 shows the breakdown of the means of transportation by tenure. In 2019, 60.1 percent of commuters owned their home and commuted alone by car, which compares to 38.8 percent in 2010. There were also 109 renters who drove alone in 2019 and accounted for 12.1 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0 percent of the population, which compares to 0 renters, or 0 percent taking public transportation.

Table II.14.23
Means Of Transportation To Work By Tenure
Niobrara County
2010 & 2019 Five-Year ACS Data

Tenure	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	450	38.8%	541	60.1%
Renter	212	18.3%	109	12.1%
Car, truck, or van - carpooled:				
Owner	118	10.2%	42	4.7%
Renter	51	4.4%	15	1.7%
Public transportation (excluding taxicab):				
Owner	0	0%	0	0%
Renter	0	0%	0	0%
Walked:				
Owner	82	7.1%	28	3.1%
Renter	35	3%	29	3.2%
Taxicab, motorcycle, bicycle, or other means:				
Owner	11	0.9%	27	3%
Renter	6	0.5%	0	0%
Worked at home:				
Owner	154	13.3%	94	10.4%
Renter	40	3.5%	15	1.7%
Total:	**1,159**	**100.0%**	**900**	**100.0%**

Economics

Labor Force

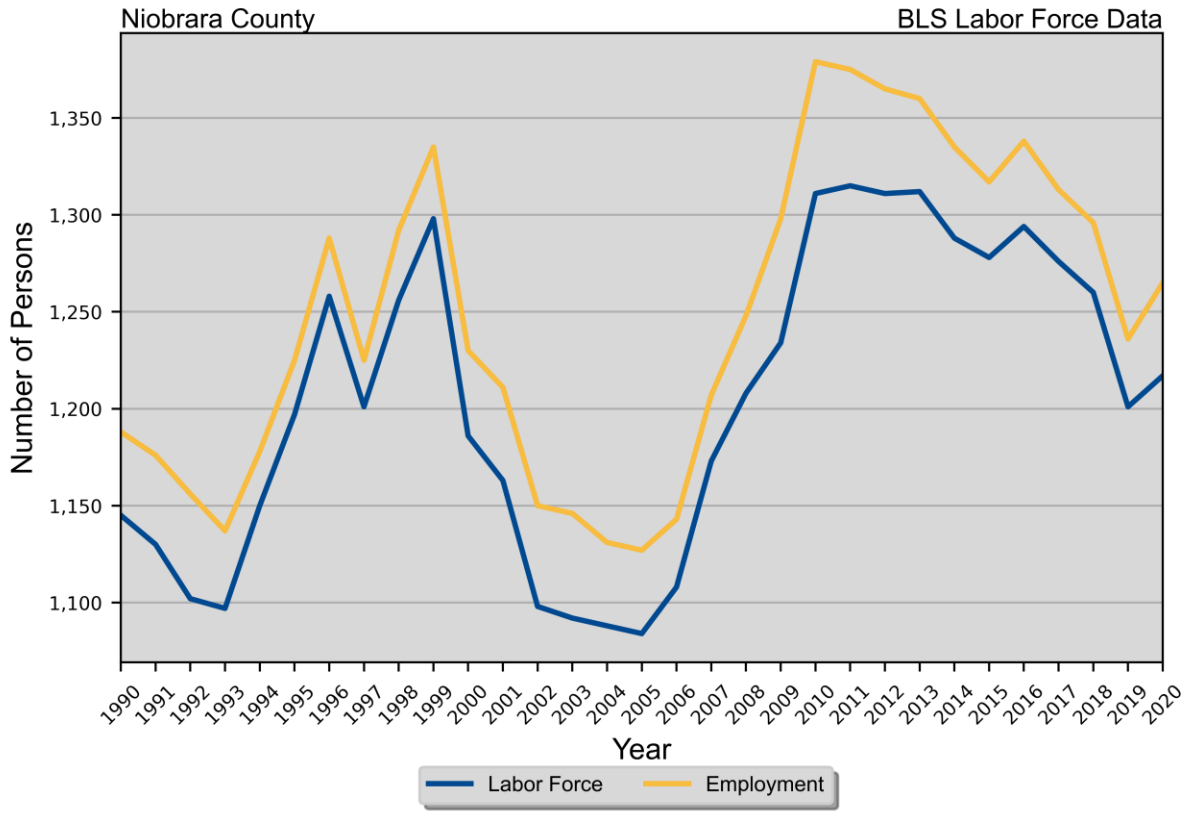
Table II.14.24 shows labor force statistics for Niobrara County between 1990 and 2020. The unemployment rate in Niobrara County was 3.8 percent in 2020, with 48 unemployed persons and 1,265 in the labor force. The statewide unemployment rate in 2020 was 5.8 percent. In 2020, 1,217 people were employed, 48 were unemployed, and the labor force totaled 1,265 people.

Table II.14.24
Labor Force Statistics
Niobrara County
1990 - 2020 BLS Data

Year	Niobrara County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	43	1,145	1,188	3.6%	5.1%
1991	46	1,130	1,176	3.9%	5%
1992	54	1,102	1,156	4.7%	5.4%
1993	40	1,097	1,137	3.5%	5.3%
1994	28	1,150	1,178	2.4%	4.9%
1995	28	1,197	1,225	2.3%	4.8%
1996	30	1,258	1,288	2.3%	5%
1997	24	1,201	1,225	2%	4.8%
1998	36	1,256	1,292	2.8%	4.8%
1999	37	1,298	1,335	2.8%	4.7%
2000	44	1,186	1,230	3.6%	3.8%
2001	48	1,163	1,211	4%	3.8%
2002	52	1,098	1,150	4.5%	4%
2003	54	1,092	1,146	4.7%	4.3%
2004	43	1,088	1,131	3.8%	3.8%
2005	43	1,084	1,127	3.8%	3.6%
2006	35	1,108	1,143	3.1%	3%
2007	34	1,173	1,207	2.8%	2.6%
2008	40	1,208	1,248	3.2%	2.9%
2009	64	1,234	1,298	4.9%	6.3%
2010	68	1,311	1,379	4.9%	6.9%
2011	60	1,315	1,375	4.4%	6.2%
2012	54	1,311	1,365	4%	5.5%
2013	48	1,312	1,360	3.5%	4.8%
2014	47	1,288	1,335	3.5%	4.3%
2015	39	1,278	1,317	3%	4.2%
2016	44	1,294	1,338	3.3%	5.4%
2017	37	1,276	1,313	2.8%	4.3%
2018	36	1,260	1,296	2.8%	4%
2019	35	1,201	1,236	2.8%	3.7%
2020	48	1,217	1,265	3.8%	5.8%

Diagram II.14.6, 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 1,217 persons, with the labor force reaching 1,265, indicating there were a total of 48 unemployed persons

Diagram II.14.6
Employment and Labor Force
Niobrara County



Unemployment

Diagram II.14.7, shows the unemployment rate for both the State and Niobrara County. During the 1990's the average rate for Niobrara County was 3 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.8 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 3.5 percent. Over the course of the entire period the Niobrara County had an average unemployment rate lower than the State, 3.5 percent for Niobrara County, versus 4.6 percent statewide.

Diagram II.14.7
Annual Unemployment Rate
Niobrara County
1990 – 2020 BLS Data

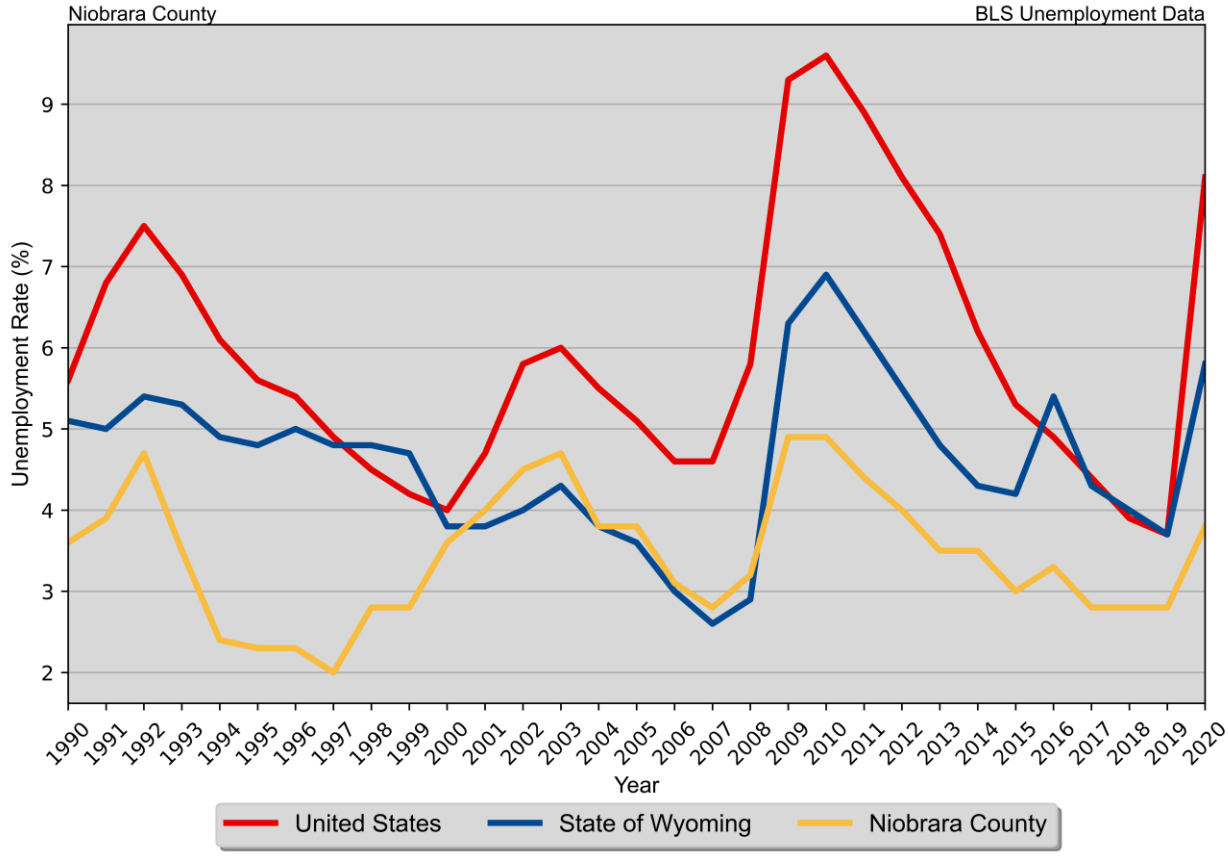
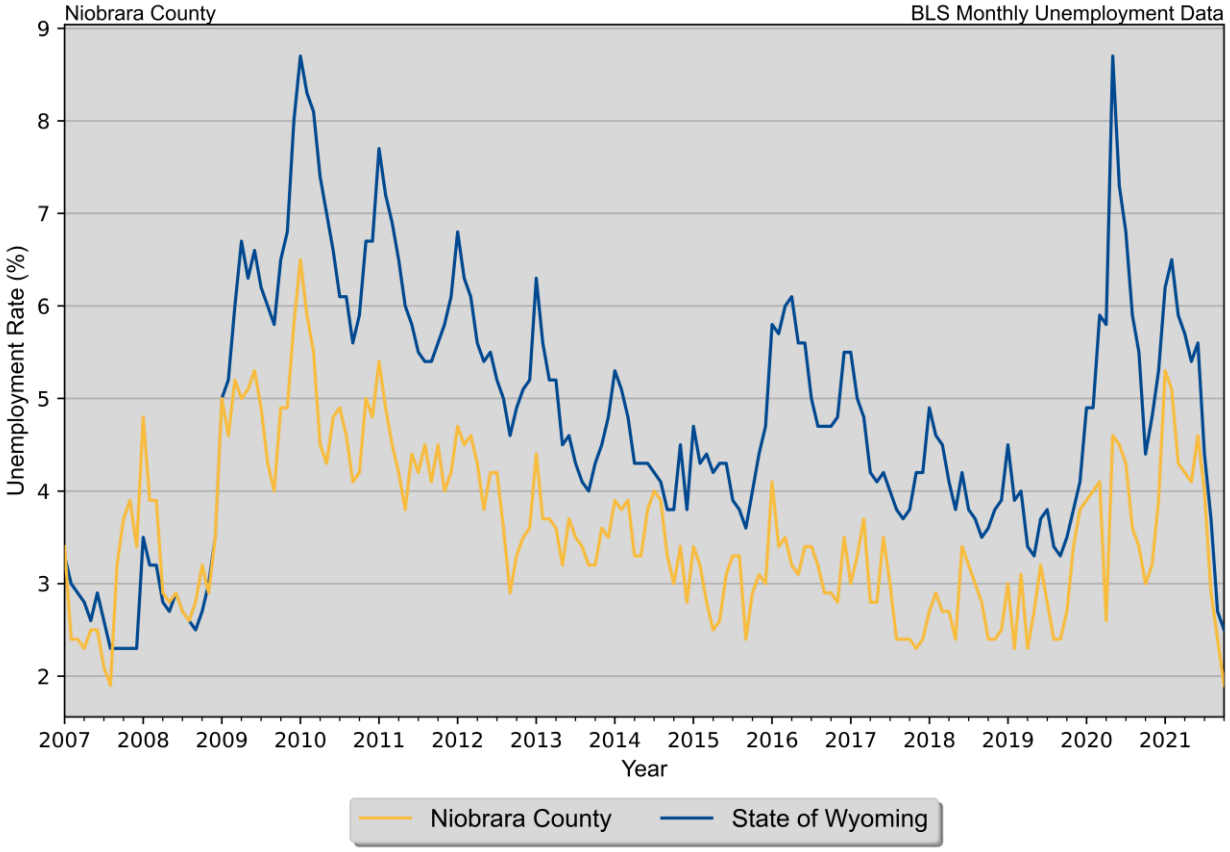


Diagram II.14.8 shows the monthly unemployment rate for both the State and Niobrara County from 2007 through December of 2020.

Diagram II.14.8
Monthly Unemployment Rate
Niobrara County
2007 – December 2020 BLS Data



Employment

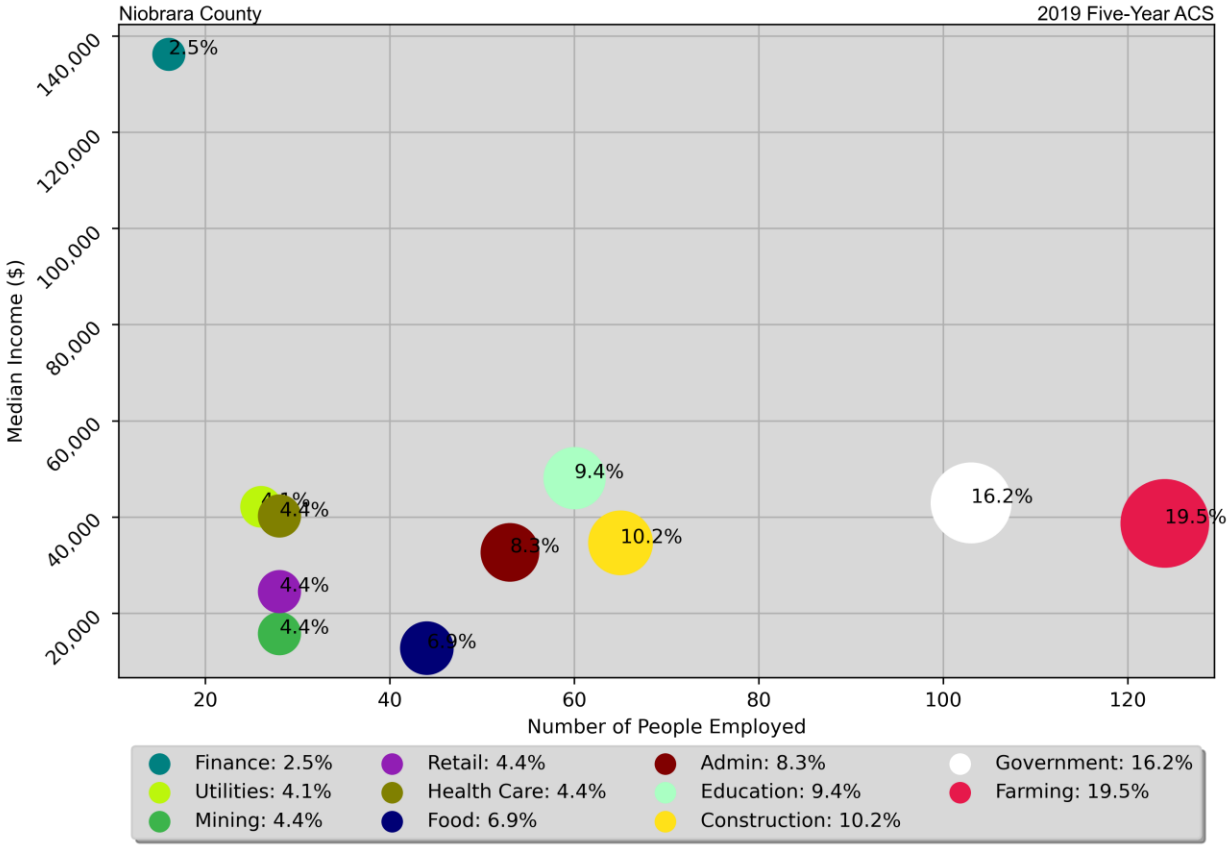
Table II.14.25 shows earnings and employment by industry in Niobrara County as reported by the 2019 five year ACS. In 2019, the largest industry in Niobrara County by employment was the Farming industry, which employed 124 people and paid a median salary of 38,750 dollars. The highest paying industry in Niobrara County was the Finance industry, which paid a median salary of 136,250 dollars in 2019. This data is also displayed in Diagram II.14.9.

Table II.14.25
Employment by Industry
Niobrara County
2019 Five Year ACS Data

Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	53	8.3%	$32,716
Arts, entertainment, and recreation	5	0.8%	$
Construction	65	10.2%	$34,669
Educational services[2]	60	9.4%	$48,125
Agriculture, forestry, fishing and hunting	124	19.5%	$38,750
Finance and insurance	16	2.5%	$136,250
Accommodation and food services	44	6.9%	$12,813
Health care and social assistance	28	4.4%	$40,250
Information	6	0.9%	$
Management of companies and enterprises	0	0%	$
Manufacturing	0	0%	$
Mining, quarrying, and oil and gas extraction	28	4.4%	$15,833
Other services, except public administration	14	2.2%	$
Prof Service	19	3%	$
Government	103	16.2%	$42,981
Real estate and rental and leasing	4	0.6%	$
Retail Trade	28	4.4%	$24,583
Transportation and warehousing	12	1.9%	$
Utilities	26	4.1%	$42,167
Wholesale trade	0	0%	$

[2] Includes both Public and Private Education

Diagram II.14.9
Earnings and Employment by Industry



Earnings and Employment

The Bureau of Economic Analysis (BEA) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.14.26, shows total real earnings by industry for Niobrara County. In 2020, the government and government enterprises industry had the largest total real earnings with 31,181,000 dollars. Between 2019 and 2020, the real estate and rental and leasing industry saw the largest percentage increase of 278 percent, to 2,211,000 dollars.

Table II.14.26
Real Earnings by Industry
Niobrara County
BEA Table CA-5N Data (1,000's of 2019 Dollars)

NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	2,775	17,177	12,913	7,765	6,896	6,510	6,907	14,959	116.6
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	1,636	7,086	3,255	2,458	3,535	5,182	5,453	3,953	-27.5
Utilities	0	0	0	0	0	0	0	0	0
Construction	4,499	0	4,387	0	3,723	0	0	0	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	0	0	0	0	0	0	0	0	0
Transportation and warehousing	10,032	0	0	0	15,790	19,884	18,867	10,760	-43
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	1,146	1,184	0	1,121	1,166	1,276	1,264	-0.9
Real estate and rental and leasing	0	1,122	1,364	0	676	533	585	2,211	278
Professional and technical services	0	0	0	0	0	0	0	1,402	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	874	0	0	311	289	-7
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	12	82	85	33	-61.2
Accommodation and food services	0	0	0	0	0	1,505	0	0	0
Other services, except public administration	3,274	0	0	0	2,765	2,739	0	0	0
Government and government enterprises	27,252	31,207	32,123	31,852	31,597	31,382	31,047	31,181	0.4
Total	**67,284**	**81,012**	**91,166**	**86,662**	**77,607**	**79,128**	**84,763**	**84,034**	**-0.5**

Table II.14.27, shows the total employment by industry for the Niobrara County. The most recent estimates show the government and government enterprises industry was the largest employer in Niobrara County, with employment reaching 462 jobs in 2020. Between 2019 and 2020 the government and government enterprises industry saw the largest percentage increase, rising by 0.4 percent to 462 jobs.

Table II.14.27
Employment by Industry
Niobrara County
BEA Table CA25 Data

NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	262	275	283	285	291	284	289	284	-1.7%
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0%
Mining	100	184	148	131	148	121	109	98	-10.1%
Utilities	0	0	0	0	0	0	0	0	0%
Construction	86	0	84	0	96	0	0	0	0%
Manufacturing	0	0	0	0	0	0	0	0	0%
Wholesale trade	0	0	0	0	0	0	0	0	0%
Retail trade	0	0	0	0	0	0	0	0	0%
Transportation and warehousing	91	0	0	0	61	60	62	57	-8.1%
Information	0	0	0	0	0	0	0	0	0%
Finance and insurance	0	64	63	0	61	61	65	57	-12.3%
Real estate and rental and leasing	0	38	55	0	57	58	61	61	0%
Professional and technical services	0	0	0	0	0	0	0	59	0%
Management of companies and enterprises	0	0	0	0	0	0	0	0	0%
Administrative and waste services	0	0	0	20	0	0	25	21	-16%
Educational services	0	0	0	0	0	0	0	0	0%
Health care and social assistance	0	0	0	0	0	0	0	0	0%
Arts, entertainment, and recreation	0	0	0	0	7	7	8	1	-87.5%
Accommodation and food services	0	0	0	0	0	107	0	0	0%
Other services, except public administration	65	0	0	0	58	60	0	0	0%
Government and government enterprises	464	471	467	475	469	460	460	462	0.4%
Total	**1,709**	**1,859**	**1,789**	**1,782**	**1,814**	**1,754**	**1,741**	**1,643**	**-5.6%**

Table II.14.28, 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.14.26 and Table II.14.27, by industry. In 2020, the transportation and warehousing industry had the highest average earnings reaching 188,772 dollars. Between 2019 and 2020 the real estate and rental and leasing industry saw the largest percentage increase, rising by 278 percent to 36,246 dollars.

Table II.14.28
Real Earnings Per Job by Industry
Niobrara County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	10,592	62,461	45,631	27,246	23,697	22,923	23,899	52,673	120.4%
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0%
Mining	16,356	38,512	21,996	18,767	23,888	42,830	50,026	40,337	-19.4%
Utilities	0	0	0	0	0	0	0	0	0%
Construction	52,315	0	52,224	0	38,783	0	0	0	0%
Manufacturing	0	0	0	0	0	0	0	0	0%
Wholesale trade	0	0	0	0	0	0	0	0	0%
Retail trade	0	0	0	0	0	0	0	0	0%
Transportation and warehousing	110,242	0	0	0	258,844	331,395	304,307	188,772	-38%
Information	0	0	0	0	0	0	0	0	0%
Finance and insurance	0	17,905	18,799	0	18,380	19,123	19,630	22,175	13%
Real estate and rental and leasing	0	29,529	24,809	0	11,868	9,188	9,588	36,246	278%
Professional and technical services	0	0	0	0	0	0	0	23,763	0%
Management of companies and enterprises	0	0	0	0	0	0	0	0	0%
Administrative and waste services	0	0	0	43,679	0	0	12,426	13,762	10.8%
Educational services	0	0	0	0	0	0	0	0	0%
Health care and social assistance	0	0	0	0	0	0	0	0	0%
Arts, entertainment, and recreation	0	0	0	0	1,648	11,735	10,624	33,000	210.6%
Accommodation and food services	0	0	0	0	0	14,069	0	0	0%
Other services, except public administration	50,362	0	0	0	47,666	45,643	0	0	0%
Government and government enterprises	58,734	66,258	68,786	67,056	67,371	68,222	67,493	67,491	-0%
Total	**39,371**	**49,041**	**48,442**	**43,550**	**43,621**	**48,326**	**48,268**	**50,908**	**5.5%**

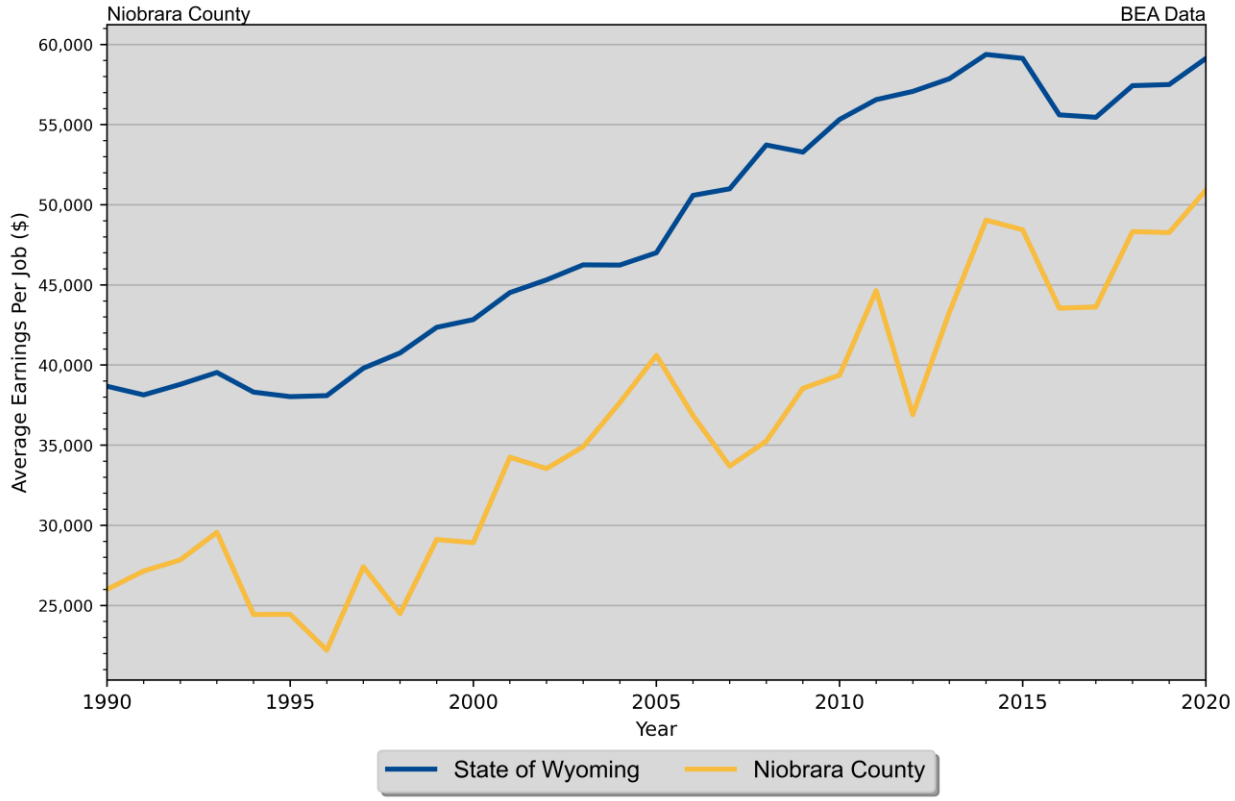
Table II.14.29 shows total employment and real personal income for the years of 1969 to 2020. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2018, total real personal income was $127,295,000, a 0.5 percent change between 2019 and 2020. Total employment was 1,709 in 2010 and 1,754 in 2020, a change of -5.6 percent over the period.

Table II.14.29
Total Employment and Real Personal Income
Niobrara County
BEA Data 1969 Through 2019

Year	1,000s of 2018 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	48,357	2,517	546	12,344	5,835	64,566	22,355	1,628	29,705
1970	44,570	2,383	638	13,282	6,325	62,432	21,383	1,573	28,336
1971	49,382	2,444	852	14,644	6,894	69,328	23,579	1,568	31,493
1972	59,807	2,684	789	15,414	6,572	79,898	27,379	1,552	38,536
1973	60,449	2,814	773	17,403	7,000	82,810	28,635	1,470	41,122
1974	38,767	2,862	848	18,222	7,281	62,255	22,305	1,484	26,122
1975	40,161	2,904	1,914	18,969	7,817	65,956	22,887	1,590	25,259
1976	37,753	3,117	2,816	18,324	8,509	64,284	22,261	1,631	23,147
1977	37,890	2,996	3,686	18,703	8,257	65,541	22,069	1,648	22,992
1978	43,926	3,134	4,495	19,356	8,489	73,133	24,655	1,667	26,349
1979	55,191	3,264	5,909	19,775	8,912	86,523	28,556	1,681	32,831
1980	48,102	3,281	6,720	22,039	9,288	82,866	28,053	1,713	28,080
1981	44,179	3,721	6,326	24,128	9,848	80,761	26,325	1,715	25,759
1982	41,178	3,774	5,885	26,978	10,765	81,032	26,064	1,694	24,308
1983	36,356	3,863	5,183	26,965	12,132	76,773	24,188	1,828	19,888
1984	40,120	4,011	5,042	29,739	11,658	82,548	25,107	1,791	22,400
1985	38,707	4,123	4,662	30,122	11,718	81,086	26,039	1,739	22,257
1986	42,204	3,991	4,719	28,051	12,524	83,507	27,882	1,648	25,610
1987	40,708	3,955	4,449	25,238	12,360	78,800	27,219	1,637	24,868
1988	34,175	3,760	4,743	23,039	12,091	70,288	25,966	1,505	22,708
1989	38,317	4,060	4,012	24,205	12,351	74,825	29,483	1,524	25,142
1990	40,225	3,979	4,070	22,874	12,382	75,573	30,399	1,547	26,002
1991	42,270	4,204	4,276	22,543	12,791	77,676	32,419	1,557	27,149
1992	42,318	4,070	4,195	20,424	13,355	76,221	31,613	1,520	27,841
1993	44,436	4,123	4,507	20,193	15,529	80,542	32,914	1,503	29,565
1994	39,096	4,678	4,522	20,062	14,681	73,684	30,124	1,600	24,435
1995	41,117	5,039	4,367	22,603	14,658	77,706	31,295	1,682	24,445
1996	37,778	4,873	4,304	22,426	14,588	74,223	29,678	1,701	22,209
1997	45,005	4,767	4,665	24,895	14,699	84,498	34,072	1,642	27,408
1998	41,128	5,162	4,768	25,942	14,077	80,753	32,172	1,679	24,496
1999	47,658	5,094	4,894	26,932	15,152	89,542	36,488	1,637	29,113
2000	47,228	5,297	5,098	27,722	14,755	89,504	37,356	1,633	28,921
2001	55,547	5,855	4,842	26,730	14,411	95,676	40,592	1,622	34,246
2002	54,707	5,698	4,362	25,518	15,603	94,492	41,209	1,631	33,542
2003	54,627	5,738	4,437	25,974	16,598	95,897	42,060	1,565	34,906
2004	58,658	5,900	4,370	23,295	17,601	98,026	42,270	1,558	37,650
2005	65,460	6,294	4,172	23,470	18,257	105,066	45,384	1,612	40,608
2006	58,625	7,156	4,363	27,007	18,958	101,797	43,859	1,591	36,847
2007	56,874	7,919	4,250	27,701	19,920	100,827	41,889	1,688	33,693
2008	59,435	7,726	3,833	24,369	22,283	102,194	41,424	1,686	35,252
2009	64,986	8,135	1,281	22,703	23,688	104,523	42,232	1,686	38,545
2010	67,284	7,978	-123	21,910	23,586	104,679	42,023	1,709	39,371
2011	77,993	7,461	-2,086	26,384	23,117	117,948	47,503	1,747	44,644
2012	68,132	7,531	-4,082	29,756	22,799	109,074	44,017	1,846	36,908
2013	81,012	8,841	-8,188	28,245	23,921	116,149	45,656	1,871	43,299
2014	91,166	9,049	-8,377	29,744	23,515	126,998	51,045	1,859	49,040
2015	86,662	8,478	-6,217	28,344	23,607	123,918	49,647	1,789	48,442
2016	77,607	8,315	-6,015	27,284	24,677	115,238	46,693	1,782	43,550
2017	79,128	8,327	-5,952	29,622	25,357	119,827	50,095	1,814	43,621
2018	84,763	8,426	-6,126	30,733	26,351	127,295	53,039	1,754	48,326
2019	84,034	8,315	-6,482	30,821	25,060	125,118	53,106	1,741	48,267
2020	83,642	8,283	-6,271	26,782	29,918	125,788	55,291	1,643	50,908

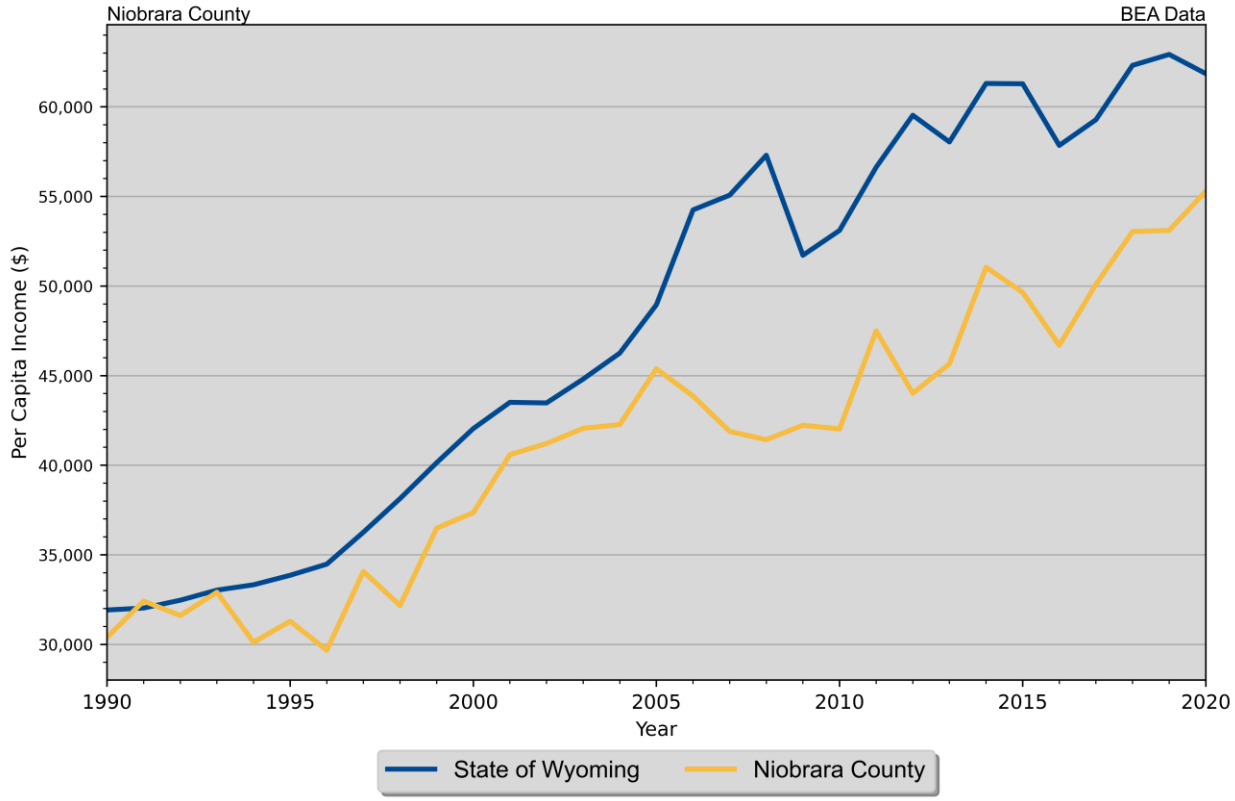
Diagram II.14.10, shows real average earnings per job for Niobrara County from 1990 to 2020. Over this period the average earning per job for Niobrara County was 35,911 dollars, which was lower than the statewide average of 48,507 dollars over the same period.

Diagram II.14.10
Real Average Earnings per Job
Niobrara County



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.14.11 shows real per capita income for Niobrara County from 1990 to 2020 of $41,212, which was lower than the statewide average of $47,974 over the same period.

Diagram II.14.11
Real per Capita Income
Niobrara County



Quarterly Census of Employment and Wages

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. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2010 through June 2020 and are presented in Table II.14.30. Between 2018 and 2019, total annual employment decreased from 887 persons in 2018 to 864 in 2019, a change of -1.4 percent.

Table II.14.30
Total Monthly Employment
Niobrara County
BLS QCEW Data, 2010–2020(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Jan	863	844	908	891	944	891	893	864	867	888	830
Feb	854	846	880	903	942	888	892	864	870	866	844
Mar	868	859	888	919	926	893	899	879	873	857	860

Apr	856	873	919	940	975	900	905	888	876	866	822
May	890	912	942	961	963	928	913	918	911	885	864
Jun	908	942	955	988	1,001	947	969	957	938	910	905
Jul	835	912	893	926	925	902	899	911	862	862	784
Aug	886	871	911	903	902	849	901	891	877	830	812
Sep	890	911	971	944	943	940	932	936	902	870	869
Oct	896	926	982	1,026	958	928	915	889	897	849	886
Nov	866	909	941	982	941	901	902	897	889	839	874
Dec	849	936	939	1,012	930	911	891	887	883	841	873
Annual	**872**	**895**	**927**	**950**	**946**	**907**	**909**	**898**	**887**	**864**	**852**
% Change	-0.6%	2.6%	3.6%	2.5%	-0.4%	-4.1%	0.2%	-1.2%	-1.2%	-2.6%	-1.4%

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 691 dollars in 2018. In 2019, average weekly wages saw an increased of 4 percent over the prior year, rising to 724 dollars, or by 29 dollars. These data are shown in Table II.14.31.

Table II.14.31
Average Weekly Wages
Niobrara County
BLS QCEW Data, 2002–2020

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2002	390	424	378	408	400	5.5%
2003	394	419	386	415	404	1%
2004	404	439	398	431	418	3.5%
2005	415	446	(ND)	(ND)	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	682	672	2.1%
2018	676	722	662	704	691	2.8%
2019	698	733	**726**	**738**	**724**	**4.8**%
2020	732	782	**716**	**780**	**753**	**4**%
2021(p)	717	809				

Total business establishments reported by the QCEW are displayed in Table II.14.32. Between 2018 and 2019, the total number of business establishments in Wyoming decreased by 4 percent, from 133 to 133 establishments. The most recent 2020 estimates show there were Niobrara County business establishments in the second quarter of 2020.

Table II.14.32
Number of Business Establishments
Niobrara County
BLS QCEW Data, 2001–2020(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	131	132	131	132	-1.5%
2018	132	133	134	132	133	0.8%
2019	135	136	**130**	**130**	**133**	**(**ND)%
2020	131	127	**129**	**127**	**129**	**-3**%

Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 336 in 2010 to 255 in 2019, with the poverty rate reaching 12.6 percent in 2019. This compared to a state poverty rate of 9.2 percent and a national rate of 11.9 percent in 2019. Table II.14.33, at right, presents poverty data for 27.

The rate of poverty for Niobrara County is shown in Table II.14.34. In 2019, the poverty rate was 20.1 percent meaning there were an estimated 431 people living in poverty, compared to 248 persons living in poverty in 2010. In 2019, some 8.3 percent of those in poverty were under age 6 and 17.9 percent were 65 or older.

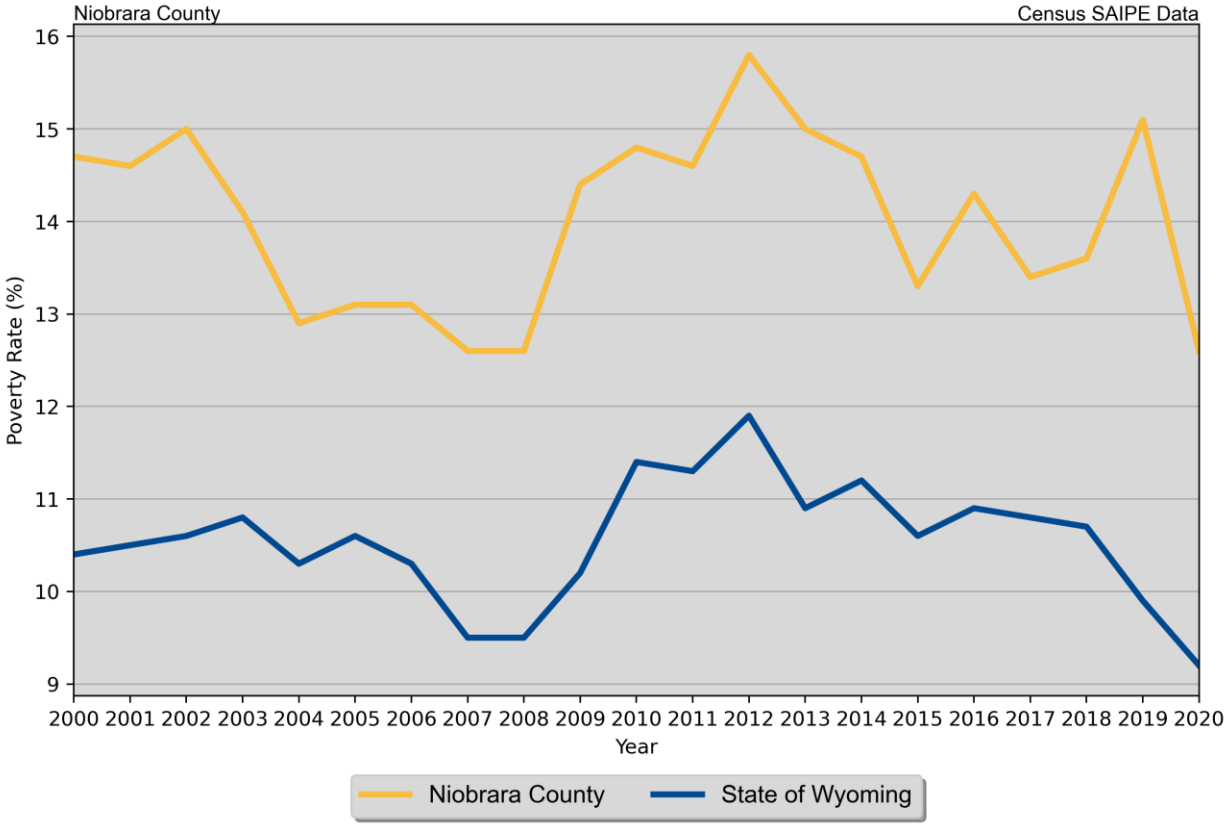
Table II.14.33
Persons in Poverty
Niobrara County
2000–2019 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	333	14.7%
2001	322	14.6%
2002	328	15%
2003	309	14.1%
2004	284	12.9%
2005	286	13.1%
2006	283	13.1%
2007	273	12.6%
2008	281	12.6%
2009	318	14.4%
2010	336	14.8%
2011	333	14.6%
2012	352	15.8%
2013	346	15%
2014	326	14.7%
2015	304	13.3%
2016	318	14.3%
2017	290	13.4%
2018	292	13.6%
2019	316	15.1%
2020	255	12.6%

Table II.14.34
Poverty by Age
Niobrara County
2010 & 2019 Five-Year ACS Data

Age	2010 Five-Year ACS		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	23	21.7%	7	8.3%
6 to 17	65	16.8%	106	27.5%
18 to 64	114	8.7%	220	19.6%
65 or Older	46	13.3%	98	17.9%
Total	**248**	**100.0%**	**431**	**100.0%**
Poverty Rate	**11.5%**	**.**	**20.1%**	**.**

Diagram II.14.12
Poverty Rates
Niobrara County
SAIPE Estimates 2000 – 2019



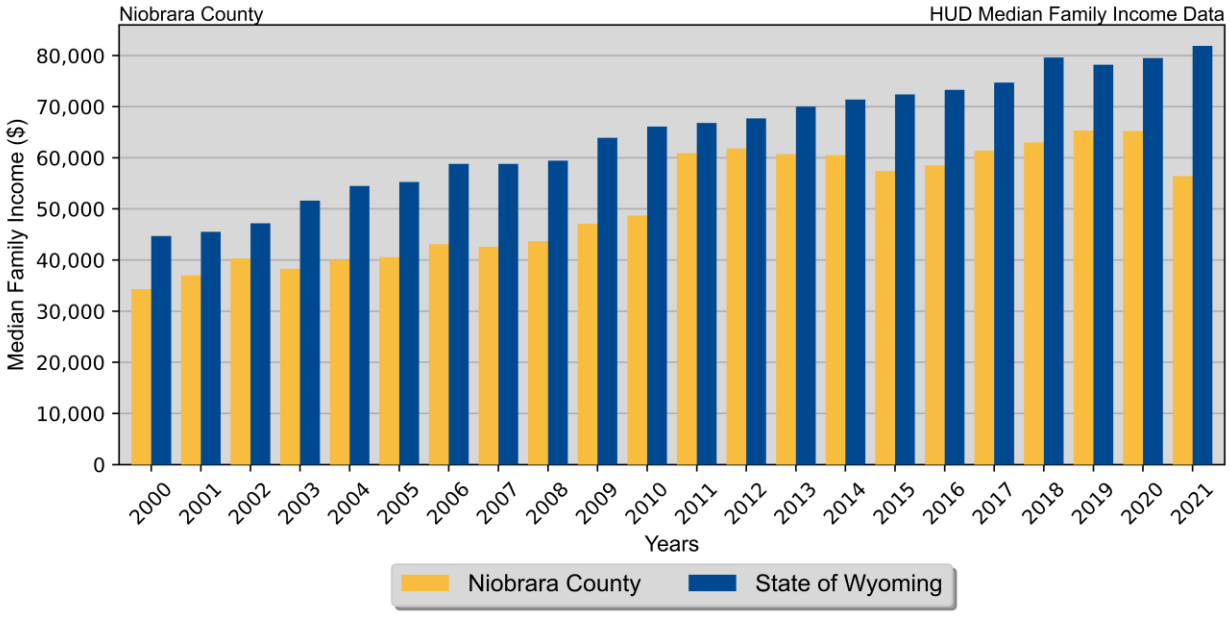
Household Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table II.14.35 shows that the HUD estimated MFI for Niobrara County was $56,400 in 2021. This compared to Wyoming's MFI of $81,900. Diagram II.14.13, illustrates the estimated MFI for 2000 through 2021.

Table II.14.35
Median Family Income
Niobrara County
2000–2020 HUD MFI

Year	MFI	State of Wyoming MFI
2000	34,300	44,700
2001	37,000	45,500
2002	40,300	47,200
2003	38,300	51,600
2004	40,000	54,500
2005	40,550	55,250
2006	43,100	58,800
2007	42,600	58,800
2008	43,700	59,450
2009	47,100	63,900
2010	48,700	66,100
2011	60,900	66,800
2012	61,800	67,700
2013	60,700	70,000
2014	60,500	71,400
2015	57,400	72,400
2016	58,500	73,300
2017	61,400	74,700
2018	63,000	79,600
2020	65,200	79,500
2020	65,200	79,500
2021	56,400	81,900

Diagram II.14.13
Estimated Median Family Income
Niobrara County vs. Wyoming
HUD Data: 2000 - 2021



Housing

EADIV

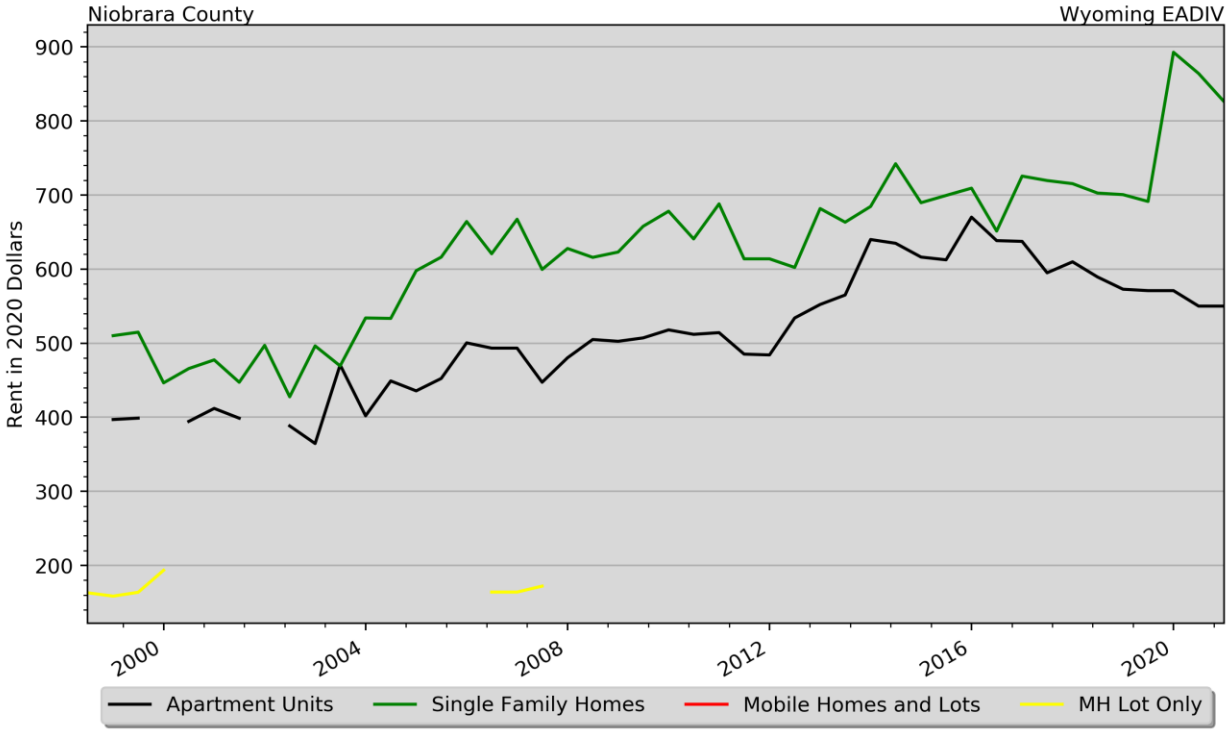
According to the Wyoming cost of living index, real average apartment rents in Niobrara County decreased by 3.62 percent from fourth quarter of 2019 to fourth quarter of 2020, from $570.7 to $550. During that same period, detached single-family home rents decreased by 7.45 percent, rents for mobile homes on lots change could not be calculated due to missing data, and rents for mobile home lots change could not be calculated due to missing data. Beginning in fourth quarter of 1998 rental prices for apartment units experienced an average annual increase of 1.51 percent, while rental prices for single family homes experienced an average annual increase of 2.2 percent since fourth quarter of 1998.

Table II.14.36 and Diagram II.14.14, present the Niobrara County county data for each rental type.

Table II.14.36
Semiannual Average Monthly Rental Prices
Niobrara County
EAD Data, 2000:Q2 – 2020:Q4, Real 2020 Dollars

Quarter Year	Apartments	Houses	Mobile Homes	Mobile Home Lots
Q2.00	386	455.8	0	0
Q4.00	403.1	467.2	0	170.9
Q2.01	391	438.4	0	0
Q4.01	0	487.3	0	0
Q2.02	381.8	420.4	0	0
Q4.02	358.3	487.9	0	0
Q2.03	461.6	460.3	0	0
Q4.03	394.2	523.7	0	0
Q2.04	441.2	524.2	0	0
Q4.04	428.1	587.5	0	0
Q2.05	445.5	606.8	0	0
Q4.05	492.9	654.2	0	0
Q2.06	486.9	612.6	0	161.9
Q4.06	486.9	658.7	0	161.9
Q2.07	441.9	592.5	0	170
Q4.07	474.7	620.4	0	0
Q2.08	494.1	602.6	0	0
Q4.08	491.7	609.6	0	0
Q2.09	501.4	650.4	0	0
Q4.09	512	670.5	0	0
Q2.10	503	629.6	0	0
Q4.10	505.3	676.1	0	0
Q2.11	474.7	600.5	0	0
Q4.11	473.6	600.5	0	0
Q2.12	522.8	589.5	0	0
Q4.12	540.6	667.3	0	0
Q2.13	555.3	651.9	0	0
Q4.13	628.8	672.7	0	0
Q2.14	625.9	731.9	0	0
Q4.14	607.5	680	0	0
Q2.15	608.4	694.6	0	0
Q4.15	665.5	704.4	0	0
Q2.16	634.4	647.2	0	0
Q4.16	633.3	720.9	0	0
Q2.17	591.5	715.3	0	0
Q4.17	606.2	711.1	0	0
Q2.18	587.4	700.3	0	0
Q4.18	570.9	698.2	0	0
Q2.19	550	864	0	0
Q4.19	550	826	0	0
Q2.20	550	864	0	0
Q4.20	550	826	0	0

Diagram II.14.14
Average Rents
Niobrara County
EAD Data 1986 – 2020



Housing Production

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 remained unchanged from 0 authorizations in 2020 to 0 in 2020.

The real value of single-family building permits remained unchanged from 0 dollars in 2020 to 0 dollars in 2020. This compares to an increase in permit value statewide, with values rising by 26,370 dollars from 344,372 dollars in 2020 to 370,742 dollars in 2020. Additional details are given in Table II.14.37 as well as in Diagram II.14.15 and Diagram II.14.16.

Table II.14.37
Building Permits and Valuation
Niobrara County
Census Bureau Data, 1980–2020

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2020$)	
	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	109,022	60,067
1984	3	0	0	0	3	110,129	0
1985	3	0	0	0	3	174,780	0
1986	3	0	0	0	3	171,061	0
1987	0	0	0	0	0	0	0
1988	1	0	0	0	1	114,985	0
1989	1	0	0	0	1	91,812	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	3	0	0	0	3	83,172	0
1993	1	0	0	0	1	88,970	0
1994	1	0	0	0	1	359,695	0
1995	4	0	0	0	4	197,865	0
1996	0	0	0	0	0	0	0
1997	2	0	0	0	2	224,009	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	94,490	0
2004	4	0	0	0	4	111,959	0
2005	4	0	0	0	4	191,838	0
2006	3	0	0	0	3	193,008	0
2007	0	0	0	0	0	0	0
2008	3	0	0	0	3	169,800	0
2009	3	0	0	0	3	179,340	0
2010	4	0	0	0	4	92,932	0
2011	3	0	0	0	3	35,689	0
2012	2	0	0	0	2	250,421	0
2013	5	0	0	0	5	35,413	0
2014	1	0	0	0	1	39,998	0
2015	2	0	3	6	11	161,796	44,943
2016	7	0	0	0	7	307,264	0
2017	0	0	0	0	0	0	0
2018	1	0	0	0	1	233,092	0
2020	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0

Diagram II.14.15
Single-Family Permits
Niobrara County
Census Bureau Data, 1980–2020

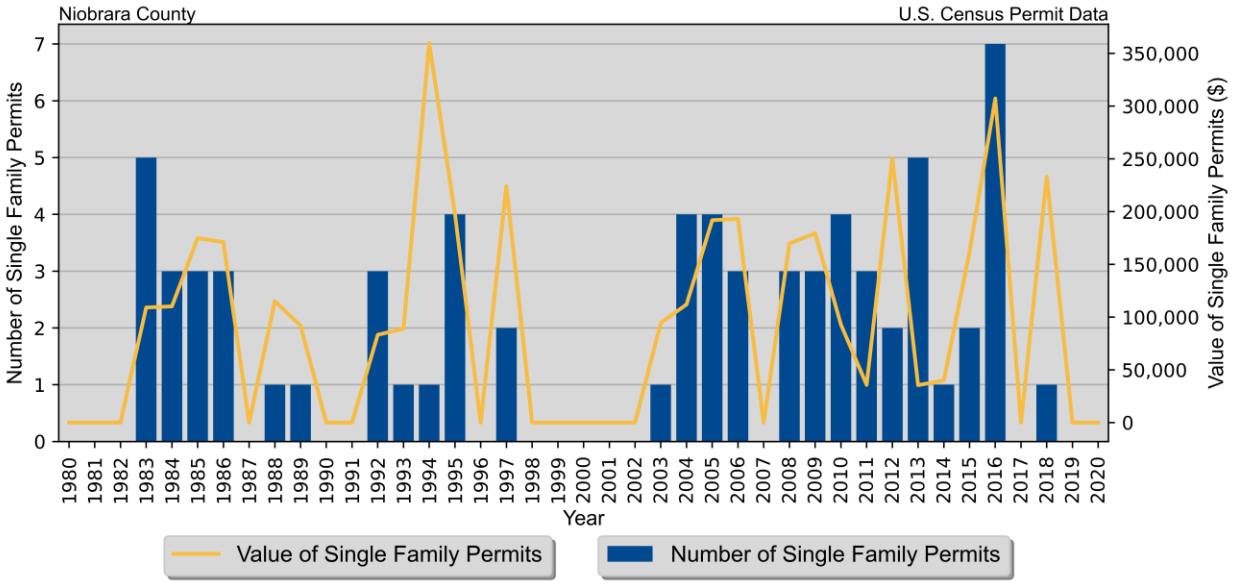
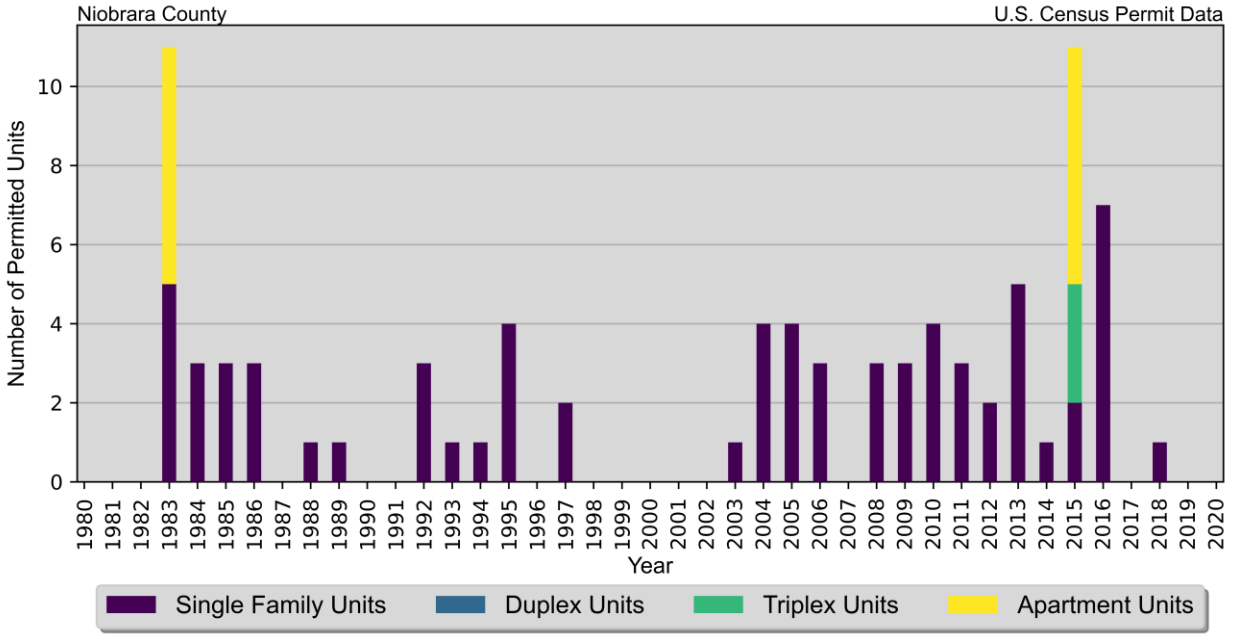


Diagram II.14.16
Total Permits by Unit Type
Niobrara County
Census Bureau Data, 1980–2020



Housing Characteristics

Households by type and tenure are shown in Table II.14.38. Family households represented 62.3 percent of households, while non-family households accounted for 37.7 percent. These changed from 61.6 and 38.4 percent, respectively.

Table II.14.38
Household Type by Tenure
Niobrara County
2010 Census SF1 & 2019 Five-Year ACS Data

Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	659	61.6%	601	62.3%
Married-Couple Family	539	81.8%	508	84.5%
Owner-Occupied	456	84.6%	447	88%
Renter-Occupied	83	15.4%	61	12%
Other Family	120	18.2%	93	20%
Male Householder, No Spouse Present	41	34.2%	39	44.1%
Owner-Occupied	30	73.2%	28	71.8%
Renter-Occupied	11	26.8%	11	28.2%
Female Householder, No Spouse Present	79	65.8%	54	84.9%
Owner-Occupied	36	45.6%	22	40.7%
Renter-Occupied	43	54.4%	32	59.3%
Non-Family Households	410	38.4%	363	37.7%
Owner-Occupied	248	60.5%	250	68.9%
Renter-Occupied	162	39.5%	113	31.1%
Total	**1,069**	**100.0%**	**964**	**100.0%**

Table II.14.39, below, shows housing units by type in 2010 and 2019. In 2010, there were 1,272 housing units, compared with 1,328 in 2019. Single-family units accounted for 78.7 percent of units in 2019, compared to 82.5 in 2010. Apartment units accounted for 3.8 percent in 2019, compared to 3.6 percent in 2010.

Table II.14.39
Housing Units by Type
Niobrara County
2010 & 2019 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,049	82.5%	**1,045**	78.7%
Duplex	18	1.4%	26	2%
Tri- or Four-Plex	15	1.2%	6	0.5%
Apartment	46	3.6%	50	3.8%
Mobile Home	144	11.3%	201	15.1%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	**1,272**	**100.0%**	**1,328**	**100.0%**

Table II.14.40 shows housing units by tenure from 2010 to 2019. By 2019, there were 1,328 housing units. An estimated 77.5 percent were owner-occupied, and 27.4 percent were vacant.

Table II.14.40
Housing Units by Tenure
Niobrara County
2010 Census & 2019 Five-Year ACS Data

Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,069	79.9%	964	72.6%
Owner-Occupied	770	72%	747	77.5%
Renter-Occupied	299	28%	217	22.5%
Vacant Housing Units	269	20.1%	364	27.4%
Total Housing Units	**1,338**	**100.0%**	**1,328**	**100.0%**

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.14.41. Households earning more than 100,000 dollars per year represented 14.6 percent of households in 2019, compared to 14.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 17.7 percent of households in 2019, compared to 12.2 percent in 2000.

Table II.14.41
Households by Income
Niobrara County
2010 & 2019 Five-Year ACS Data

Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than $15,000	115	12.2%	171	17.7%
$15,000 to $19,999	48	5.1%	69	7.2%
$20,000 to $24,999	67	7.1%	74	7.7%
$25,000 to $34,999	152	16.2%	79	8.2%
$35,000 to $49,999	113	12%	181	18.8%
$50,000 to $74,999	192	20.4%	171	17.7%
$75,000 to $99,999	112	11.9%	78	8.1%
$100,000 or More	140	14.9%	141	14.6%
Total	**939**	**100.0%**	**964**	**100.0%**

Table II.14.42 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 2.7 percent of households in 2010 and 2.3 percent of households in 2019. Housing units built in 1939 or earlier represented 36.3 percent of households in 2019 and 39 percent of households in 2010.

Table II.14.42
Households by Year Home Built
Niobrara County
2010 & 2019 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	366	39%	350	36.3%
1940 to 1949	78	8.3%	104	10.8%
1950 to 1959	147	15.7%	155	16.1%
1960 to 1969	75	8%	30	3.1%
1970 to 1979	75	8%	71	7.4%
1980 to 1989	109	11.6%	155	16.1%
1990 to 1999	64	6.8%	48	5%
2000 to 2009	25	2.7%	22	2.3%
2010 or Later	.	.	29	3%
Total	**939**	**100.0%**	**964**	**100.0%**

The distribution of unit types by race are shown in Table II.14.43. An estimated 82.1 percent of white households occupy single-family homes, compared to percent of black households. Some 3.2 percent of white households occupied apartments, compared to percent of black households. An estimated percent of Asian, and percent of American Indian households occupy single-family homes.

Table II.14.43
Distribution of Units in Structure by Race
Niobrara County
2019 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.1%	%	%	%	%	%	%
Duplex	1.6%	%	%	%	%	%	%
Tri- or Four-Plex	0.6%	%	%	%	%	%	%
Apartment	3.2%	%	%	%	%	%	%
Mobile Home	12.6%	%	%	%	%	%	%
Boat, RV, Van, Etc.	0%	%	%	%	%	%	%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2019 are shown in Table II.14.44. An estimated 9.3 percent of vacant units were for rent in 2010. In addition, some 4.1 percent of vacant units were for sale. "Other" vacant units represented 55 percent of vacant units in 2010. "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.

By 2019, for rent units accounted for 10.4 percent of vacant units, while for sale units accounted for 3 percent. "Other" vacant units accounted for 69.5 percent of vacant units, representing a total of 253 "other" vacant units.

Table II.14.44
Disposition of Vacant Housing Units
Niobrara County
2010 Census & 2019 Five-Year ACS Data

Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	25	9.3%	38	10.4%
For Sale	11	4.1%	11	3%
Rented Not Occupied	5	1.9%	0	0%
Sold Not Occupied	9	3.3%	23	6.3%
For Seasonal, Recreational, or Occasional Use	70	26%	39	10.7%
For Migrant Workers	1	0.4%	0	0%
Other Vacant	148	55%	253	69.5%
Total	**269**	**100.0%**	**364**	**100.0%**

Table II.14.45 shows the number of households in the county by number of bedrooms and tenure. There were 12 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.79 percent of total households in Niobrara County. In Niobrara County the 478 households with three bedrooms accounted for 49.59 percent of all households, and there were 34 five-bedroom or more households, which accounted for 3.53 percent of all households.

Table II.14.45 Households by Number of Bedrooms Niobrara County 2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	11	12	23	2.39
One	9	8	17	1.76
Two	115	124	239	24.79
Three	462	16	478	49.59
Four	122	51	173	17.95
Five or more	28	6	34	3.53
Total	**747**	**217**	**964**	**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, 143,600 dollars while structures built between 1950 and 1959 had a median value of 197,500 dollars and those built between 1990 to 1999 had a median value of 87,500 dollars. 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 dollars and dollars, respectively. The total median value in Niobrara County was 156,300 dollars.

Table II.14.46 Owner Occupied Median Value by Year Structure Built Niobrara County 2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	143,600
1940 to 1949	156,000
1950 to 1959	197,500
1960 to 1969	57,500
1970 to 1979	
1980 to 1989	152,700
1990 to 1999	87,500
2000 to 2009	250,000
2010 to 2013	
2014 or later	
Median Value	**156,300**

Household mortgage status is reported in Table II.14.47. In, Niobrara County households with a mortgage accounted for 44.7 percent of all households or 334 housing units, and the remaining 44.7 percent or 334 units had no mortgage. Of those units with a mortgage, 0 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 334 or 44.7 percent had no second mortgage or no home equity loan.

Table II.14.47
Mortgage Status
Niobrara County
2019 Five-Year ACS Data

Mortgage Status	Niobrara County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	334	44.7
With either a second mortgage or home equity loan, but not both	0	0
Second mortgage only	0	0
Home equity loan only	0	0
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	334	44.7
Housing units without a mortgage	413	55.3
Total	**747**	**100.0%**

Table II.14.48 lists the Niobrara County median rent as 463 dollars and the median home value as 156,300 dollars in 2019.

Table II.14.48
Median Rent
Niobrara County
2019 Five-Year ACS Data

Place	Rent
Median Rent	$463
Median Home Value	$156,300

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

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.14.49. In 2019, an estimated 1 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.14.49
Overcrowding and Severe Overcrowding
Niobrara County
2010 & 2019 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
2019 Five-Year ACS	747	100%	0	0%	0	0%	747
Renter							
2010 Five-Year ACS	337	99.1%	3	0.9%	0	0%	340
2019 Five-Year ACS	207	95.4%	10	4.6%	0	0%	217
Total							
2010 Five-Year ACS	936	99.7%	3	0.3%	0	0%	939
2019 Five-Year ACS	954	99%	10	1%	0	0%	964

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. This data is displayed in Table II.14.50 and Table II.14.51, below.

There were a total of 9 households with incomplete plumbing facilities in 2019, representing 0.9 percent of households in Niobrara County. This is compared to 1 percent of households lacking complete plumbing facilities in 2010.

Table II.14.50
Households with Incomplete Plumbing Facilities
2010 and 2019 Five-Year ACS Data

Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	930	955
Lacking Complete Plumbing Facilities	9	9
Total Households	**939**	**964**
Percent Lacking	**1%**	**0.9%**

There were 12 households lacking complete kitchen facilities in 2019, compared to 3 households in 2010. This was a change from 0.3 percent of households in 2010 to 1.2 percent in 2019.

Table II.14.51
Households with Incomplete Kitchen Facilities
Niobrara County
2010 and 2019 Five-Year ACS Data

Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	936	952
Lacking Complete Kitchen Facilities	3	12
Total Households	**939**	**964**
Percent Lacking	**0.3%**	**1.2%**

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.

As seen in Table II.14.52, in Niobrara County 14.1 percent of households had a cost burden and 13.9 percent had a severe cost burden. Some 11.1 percent of renters were cost burdened, and 20.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 11.9 percent and a severe cost burden rate of 11.1 percent. Owner occupied households with a mortgage had a cost burden rate of 18.9 percent, and severe cost burden at 13.2 percent.

Table II.14.52
Cost Burden and Severe Cost Burden by Tenure
Niobrara County
2010 & 2019 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
2019 Five-Year ACS	222	66.5%	63	18.9%	44	13.2%	5	1.5%	334
Owner Without a Mortgage									
2010 Five-Year ACS	317	89%	21	5.9%	18	5.1%	0	0%	356
2019 Five-Year ACS	292	70.7%	49	11.9%	46	11.1%	26	6.3%	413
Renter									
2010 Five-Year ACS	195	57.4%	36	10.6%	40	11.8%	69	20.3%	340
2019 Five-Year ACS	66	30.4%	24	11.1%	44	20.3%	83	38.2%	217
Total									
2010 Five-Year ACS	710	75.6%	80	8.5%	77	8.2%	72	7.7%	939
2019 Five-Year ACS	580	60.2%	136	14.1%	134	13.9%	114	11.8%	964

Comprehensive Housing Affordability Strategy (CHAS)

The following table set shows Comprehensive Housing Affordability Strategy (CHAS) data.

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

Housing Problems by Income, Race, and Tenure

Table II.14.53 through Table II.14.58 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing).). In Niobrara County, housing problems are faced by 170 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

Table II.14.53
Percent of Homeowner Households with Housing Problems by Income and Race
Niobrara County
2014–2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $16,920	73.7%	0%	0%	0%	0%	0%	0%	73.7%
$16,921 to $28,200	42.9%	0%	0%	0%	0%	0%	0%	42.9%
$28,201 to $45,120	24.2%	0%	0%	0%	0%	0%	0%	20%
$45,121 to $56,400	23.1%	0%	0%	0%	0%	0%	0%	23.1%
Above $56,400	0%	0%	0%	0%	0%	0%	0%	0%
Total	**24.5**%	**0**%	**0**%	**0**%	**0**%	**0**%	**0**%	**22.7**%
Without Housing Problems								
$0 to $16,920	26.3%	0%	0%	0%	0%	0%	0%	26.3%
$16,921 to $28,200	57.1%	0%	0%	0%	0%	0%	0%	57.1%
$28,201 to $45,120	75.8%	0%	100%	0%	0%	0%	0%	80%
$45,121 to $56,400	76.9%	0%	0%	0%	0%	0%	0%	76.9%
Above $56,400	100%	0%	0%	0%	0%	0%	100%	100%
Total	**75.5**%	**0**%	**100**%	**0**%	**0**%	**0**%	**100**%	**77.3**%

Table II.14.54
Homeowner Households with Housing Problems by Income and Race
Niobrara County
2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $16,920	70	0	0	0	0	0	0	70
$16,921 to $28,200	45	0	0	0	0	0	0	45
$28,201 to $45,120	40	0	0	0	0	0	0	40
$45,121 to $56,400	15	0	0	0	0	0	0	15
Above $56,400	0	0	0	0	0	0	0	0
Total	**170**	**0**	**0**	**0**	**0**	**0**	**0**	**170**
Without Housing Problems								
$0 to $16,920	25	0	0	0	0	0	0	25
$16,921 to $28,200	60	0	0	0	0	0	0	60
$28,201 to $45,120	125	0	35	0	0	0	0	160
$45,121 to $56,400	50	0	0	0	0	0	0	50
Above $56,400	265	0	0	0	0	0	20	285
Total	**525**	**0**	**35**	**0**	**0**	**0**	**20**	**580**
Not Computed								
$0 to $16,920	0	0	0	0	0	0	0	0
$16,921 to $28,200	0	0	0	0	0	0	0	0
$28,201 to $45,120	0	0	0	0	0	0	0	0
$45,121 to $56,400	0	0	0	0	0	0	0	0
Above $56,400	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total								
$0 to $16,920	95	0	0	0	0	0	0	95
$16,921 to $28,200	105	0	0	0	0	0	0	105
$28,201 to $45,120	165	0	35	0	0	0	0	200
$45,121 to $56,400	65	0	0	0	0	0	0	65
Above $56,400	265	0	0	0	0	0	20	285
Total	**695**	**0**	**35**	**0**	**0**	**0**	**20**	**750**

In total, some 105 renter households face housing problems in Niobrara County. Of these, some 105 white renter households, 0 black renter households, 0 Asian renter households, and 0 Hispanic renter households face housing problems.

Table II.14.55
Renter Households with Housing Problems by Income and Race
Niobrara County
2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $16,920	90	0	0	0	0	0	0	**90**
$16,921 to $28,200	15	0	0	0	0	0	0	**15**
$28,201 to $45,120	0	0	0	0	0	0	0	**0**
$45,121 to $56,400	0	0	0	0	0	0	0	**0**
Above $56,400	0	0	0	0	0	0	0	**0**
Total	**105**	**0**	**0**	**0**	**0**	**0**	**0**	**105**
Without Housing Problems								
$0 to $16,920	20	0	0	0	0	0	0	**20**
$16,921 to $28,200	15	0	0	0	0	0	0	**15**
$28,201 to $45,120	40	0	0	0	0	0	0	**40**
$45,121 to $56,400	0	0	0	0	0	0	0	**0**
Above $56,400	55	0	0	0	0	0	0	**55**
Total	**130**	**0**	**0**	**0**	**0**	**0**	**0**	**130**
Not Computed								
$0 to $16,920	0	0	0	0	0	0	0	**0**
$16,921 to $28,200	0	0	0	0	0	0	0	**0**
$28,201 to $45,120	0	0	0	0	0	0	0	**0**
$45,121 to $56,400	0	0	0	0	0	0	0	**0**
Above $56,400	0	0	0	0	0	0	0	**0**
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total								
$0 to $16,920	110	0	0	0	0	0	0	**110**
$16,921 to $28,200	30	0	0	0	0	0	0	**30**
$28,201 to $45,120	40	0	0	0	0	0	0	**40**
$45,121 to $56,400	0	0	0	0	0	0	0	**0**
Above $56,400	55	0	0	0	0	0	0	**55**
Total	**235**	**0**	**0**	**0**	**0**	**0**	**0**	**235**

Table II.14.56
Percent of Renter Households with Housing Problems by Income and Race
Niobrara County
2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $16,920	81.8%	0%	0%	0%	0%	0%	0%	81.8%
$16,921 to $28,200	50%	0%	0%	0%	0%	0%	0%	50%
$28,201 to $45,120	0%	0%	0%	0%	0%	0%	0%	0%
$45,121 to $56,400	0%	0%	0%	0%	0%	0%	0%	0%
Above $56,400	0%	0%	0%	0%	0%	0%	0%	0%
Total	**44.7%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**44.7%**
Without Housing Problems								
$0 to $16,920	18.2%	0%	0%	0%	0%	0%	0%	18.2%
$16,921 to $28,200	50%	0%	0%	0%	0%	0%	0%	50%
$28,201 to $45,120	100%	0%	0%	0%	0%	0%	0%	100%
$45,121 to $56,400	0%	0%	0%	0%	0%	0%	0%	0%
Above $56,400	100%	0%	0%	0%	0%	0%	0%	100%
Total	**55.3%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**55.3%**

Overall, there are 275 households, or 27.9 percent of households with housing problems in Niobrara County. This includes 275 white households, 0 black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 0 "other" race households with housing problems. In addition, there are 0 Hispanic households with housing problems.This is shown in Table II.14.57 and Table II.14.58.

Table II.14.57
Percent of Total Households with Housing Problems by Income and Race
Niobrara County
2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $16,920	78%	0%	0%	0%	0%	0%	0%	78%
$16,921 to $28,200	44.4%	0%	0%	0%	0%	0%	0%	44.4%
$28,201 to $45,120	19.5%	0%	0%	0%	0%	0%	0%	16.7%
$45,121 to $56,400	23.1%	0%	0%	0%	0%	0%	0%	23.1%
Above $56,400	0%	0%	0%	0%	0%	0%	0%	0%
Total	**29.6%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**27.9%**
Without Housing Problems								
$0 to $16,920	22%	0%	0%	0%	0%	0%	0%	22%
$16,921 to $28,200	55.6%	0%	0%	0%	0%	0%	0%	55.6%
$28,201 to $45,120	80.5%	0%	100%	0%	0%	0%	0%	83.3%
$45,121 to $56,400	76.9%	0%	0%	0%	0%	0%	0%	76.9%
Above $56,400	100%	0%	0%	0%	0%	0%	100%	100%
Total	**70.4%**	**0%**	**100%**	**0%**	**0%**	**0%**	**100%**	**72.1%**

Table II.14.58
Total Households with Housing Problems by Income and Race
Niobrara County
2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $16,920	160	0	0	0	0	0	0	160
$16,921 to $28,200	60	0	0	0	0	0	0	60
$28,201 to $45,120	40	0	0	0	0	0	0	40
$45,121 to $56,400	15	0	0	0	0	0	0	15
Above $56,400	0	0	0	0	0	0	0	0
Total	**275**	**0**	**0**	**0**	**0**	**0**	**0**	**275**
Without Housing Problems								
$0 to $16,920	45	0	0	0	0	0	0	45
$16,921 to $28,200	75	0	0	0	0	0	0	75
$28,201 to $45,120	165	0	35	0	0	0	0	200
$45,121 to $56,400	50	0	0	0	0	0	0	50
Above $56,400	320	0	0	0	0	0	20	340
Total	**655**	**0**	**35**	**0**	**0**	**0**	**20**	**710**
Not Computed								
$0 to $16,920	0	0	0	0	0	0	0	0
$16,921 to $28,200	0	0	0	0	0	0	0	0
$28,201 to $45,120	0	0	0	0	0	0	0	0
$45,121 to $56,400	0	0	0	0	0	0	0	0
Above $56,400	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total								
$0 to $16,920	205	0	0	0	0	0	0	205
$16,921 to $28,200	135	0	0	0	0	0	0	135
$28,201 to $45,120	205	0	35	0	0	0	0	240
$45,121 to $56,400	65	0	0	0	0	0	0	65
Above $56,400	320	0	0	0	0	0	20	340
Total	**930**	**0**	**35**	**0**	**0**	**0**	**20**	**985**

Table II.14.59 through Table II.14.62 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 165 white households, 0 black households, 0 Asian households, as well as 0 Hispanic homeowner households.

Table II.14.59
Percent of Homeowner Households with Severe Housing Problems by Income and Race
Niobrara County
2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $16,920	30%	0%	0%	0%	0%	0%	0%	30%
$16,921 to $28,200	19%	0%	0%	0%	0%	0%	0%	19%
$28,201 to $45,120	12.1%	0%	0%	0%	0%	0%	0%	10%
$45,121 to $56,400	0%	0%	0%	0%	0%	0%	0%	0%
Above $56,400	0%	0%	0%	0%	0%	0%	0%	0%
Total	**10.1%**	**0**	**0%**	**0%**	**0%**	**0%**	**0%**	**9.3%**
Without A Severe Housing Problems								
$0 to $16,920	70%	0%	0%	0%	0%	0%	0%	70%
$16,921 to $28,200	81%	0%	0%	0%	0%	0%	0%	81%
$28,201 to $45,120	87.9%	0%	100%	0%	0%	0%	0%	90%
$45,121 to $56,400	100%	0%	0%	0%	0%	0%	0%	100%
Above $56,400	100%	0%	0%	0%	0%	0%	100%	100%
Total	**89.9%**	**0%**	**100%**	**0%**	**0%**	**0%**	**100%**	**90.7%**

Table II.14.60
Percent of Renter Households with Severe Housing Problems by Income and Race
Niobrara County
2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $16,920	72.7%	0%	0%	0%	0%	0%	0%	72.7%
$16,921 to $28,200	50%	0%	0%	0%	0%	0%	0%	50%
$28,201 to $45,120	0%	0%	0%	0%	0%	0%	0%	0%
$45,121 to $56,400	0%	0%	0%	0%	0%	0%	0%	0%
Above $56,400	0%	0%	0%	0%	0%	0%	0%	0%
Total	**40.4**%	**0**%	**0**%	**0**%	**0**%	**0**%	**0**%	**40.4**%
Without A Severe Housing Problems								
$0 to $16,920	27.3%	0%	0%	0%	0%	0%	0%	27.3%
$16,921 to $28,200	50%	0%	0%	0%	0%	0%	0%	50%
$28,201 to $45,120	100%	0%	0%	0%	0%	0%	0%	100%
$45,121 to $56,400	0%	0%	0%	0%	0%	0%	0%	0%
Above $56,400	100%	0%	0%	0%	0%	0%	0%	100%
Total	**59.6**%	**0**%	**0**%	**0**%	**0**%	**0**%	**0**%	**59.6**%

Table II.14.61
Percent of Total Households with Severe Housing Problems by Income and Race
Niobrara County
2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $16,920	52.4%	0%	0%	0%	0%	0%	0%	52.4%
$16,921 to $28,200	25.9%	0%	0%	0%	0%	0%	0%	25.9%
$28,201 to $45,120	9.8%	0%	0%	0%	0%	0%	0%	8.3%
$45,121 to $56,400	0%	0%	0%	0%	0%	0%	0%	0%
Above $56,400	0%	0%	0%	0%	0%	0%	0%	0%
Total	**17.7%**	**0%**	**0%**	**0%**	**0%**	**0%**	**0%**	**16.8%**
Without A Severe Housing Problems								
$0 to $16,920	47.6%	0%	0%	0%	0%	0%	0%	47.6%
$16,921 to $28,200	74.1%	0%	0%	0%	0%	0%	0%	74.1%
$28,201 to $45,120	90.2%	0%	100%	0%	0%	0%	0%	91.7%
$45,121 to $56,400	100%	0%	0%	0%	0%	0%	0%	100%
Above $56,400	100%	0%	0%	0%	0%	0%	100%	100%
Total	**82.3%**	**0%**	**100%**	**0%**	**0%**	**0%**	**100%**	**83.2%**

Table II.14.62
Total Households with Severe Housing Problems by Income and Race
Niobrara County
2014-2018 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
$0 to $16,920	110	0	0	0	0	0	0	110
$16,921 to $28,200	35	0	0	0	0	0	0	35
$28,201 to $45,120	20	0	0	0	0	0	0	20
$45,121 to $56,400	0	0	0	0	0	0	0	0
Above $56,400	0	0	0	0	0	0	0	0
Total	**165**	**0**	**0**	**0**	**0**	**0**	**0**	**165**
Without A Severe Housing Problems								
$0 to $16,920	100	0	0	0	0	0	0	100
$16,921 to $28,200	100	0	0	0	0	0	0	100
$28,201 to $45,120	185	0	35	0	0	0	0	220
$45,121 to $56,400	60	0	0	0	0	0	0	60
Above $56,400	320	0	0	0	0	0	20	340
Total	**765**	**0**	**35**	**0**	**0**	**0**	**20**	**820**
Not Computed								
$0 to $16,920	0	0	0	0	0	0	0	0
$16,921 to $28,200	0	0	0	0	0	0	0	0
$28,201 to $45,120	0	0	0	0	0	0	0	0
$45,121 to $56,400	0	0	0	0	0	0	0	0
Above $56,400	0	0	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total								
$0 to $16,920	210	0	0	0	0	0	0	210
$16,921 to $28,200	135	0	0	0	0	0	0	135
$28,201 to $45,120	205	0	35	0	0	0	0	240
$45,121 to $56,400	60	0	0	0	0	0	0	60
Above $56,400	320	0	0	0	0	0	20	340
Total	**930**	**0**	**35**	**0**	**0**	**0**	**20**	**985**

Housing problems are explored by type and income in Table II.14.63 and Table II.14.64. More than 115 households have a cost burden and 135 have a severe cost burden. Some 10 renter households are impacted by cost burdens, and 70 are impacted by severe cost burdens. On the other hand, some 105 owner-occupied households have cost burdens, and 65 have severe cost burdens. Overall there are 680 households without a housing problem.

Table II.14.63
Percent of Housing Problems by Income and Tenure
Niobrara County
2014-2018 HUD CHAS Data

Housing Problem	$0 to $16,920	$16,921 to $28,200	$28,201 to $45,120	$45,121 to $56,400	Above $56,400	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	0%	0%	0%	0%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0%	0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4%	0%	0%	0%	0%	0.5%
Housing cost burden greater that 50% of income (and none of the above problems)	25.3%	19%	10.3%	0%	0%	8.7%
Housing cost burden greater than 30% of income (and none of the above problems)	45.5%	23.8%	10.3%	23.1%	0%	14%
Zero/negative income (and none of the above problems)	25.3%	0%	0%	0%	0%	3.3%
Has none of the 4 housing problems	0%	57.1%	79.5%	76.9%	100%	73.4%
Total	100%	100%	100%	100%	100%	100%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	9.1%	0%	0%	0%	0%	4.3%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0%	0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0%	50%	0%	0%	0%	6.4%
Housing cost burden greater that 50% of income (and none of the above problems)	63.6%	0%	0%	0%	0%	29.8%
Housing cost burden greater than 30% of income (and none of the above problems)	9.1%	0%	0%	0%	0%	4.3%
Zero/negative income (and none of the above problems)	0%	0%	0%	0%	0%	0%
Has none of the 4 housing problems	18.2%	50%	100%	0%	100%	55.3%
Total	**100%**	**100%**	**100%**	**0%**	**100%**	**100%**

Table II.14.64
Housing Problems by Income and Tenure
Niobrara County
2014-2018 HUD CHAS Data

Housing Problem	$0 to $16,920	$16,921 to $28,200	$28,201 to $45,120	$45,121 to $56,400	Above $56,400	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	0	0	0	4
Housing cost burden greater that 50% of income (and none of the above problems)	25	20	20	0	0	65
Housing cost burden greater than 30% of income (and none of the above problems)	45	25	20	15	0	105
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
Has none of the 4 housing problems	0	60	155	50	285	550
Total	**99**	**105**	**195**	**65**	**285**	**749**
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	0	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	15	0	0	0	15
Housing cost burden greater that 50% of income (and none of the above problems)	70	0	0	0	0	70
Housing cost burden greater than 30% of income (and none of the above problems)	10	0	0	0	0	10
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	20	15	40	0	55	130
Total	**110**	**30**	**40**	**0**	**55**	**235**
Total						
Lacking complete plumbing or kitchen facilities	10	0	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	15	0	0	0	19
Housing cost burden greater that 50% of income (and none of the above problems)	95	20	20	0	0	135
Housing cost burden greater than 30% of income (and none of the above problems)	55	25	20	15	0	115
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
Has none of the 4 housing problems	20	75	195	50	340	680
Total	**209**	**135**	**235**	**65**	**340**	**984**

Cost Burdens

For owner occupied housing, elderly non-family households are more likely to be impacted by housing cost burdens, with 15.4 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 100 percent of elderly non-family and 100 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table II.14.65

Table II.14.66 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 10 renter occupied households faced cost burdens, compared to 100 owner occupied households. Of these, there are 10 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table II.14.65
Owner-Occupied Households by Income and Family Status and Cost Burden
Niobrara County
2014-2018 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $16,920	0	4	0	0	0	4
$16,921 to $28,200	4	0	0	50	4	58
$28,201 to $45,120	20	65	10	15	45	155
$45,121 to $56,400	0	4	20	4	20	48
Above $56,400	75	130	4	35	40	284
Total	99	203	34	104	109	549
Cost Burden						
$0 to $16,920	15	4	4	15	0	38
$16,921 to $28,200	25	0	0	0	0	25
$28,201 to $45,120	4	4	0	4	10	22
$45,121 to $56,400	0	15	0	0	0	15
Above $56,400	0	0	0	0	0	0
Total	44	23	4	19	10	100
Severe Cost Burden						
$0 to $16,920	20	0	0	0	4	24
$16,921 to $28,200	20	0	0	0	0	20
$28,201 to $45,120	0	20	0	0	0	20
$45,121 to $56,400	0	0	0	0	0	0
Above $56,400	0	0	0	0	0	0
Total	40	20	0	0	4	64
Cost Burden Not Computed						
$0 to $16,920	0	0	0	0	0	0
$16,921 to $28,200	0	0	0	0	0	0
$28,201 to $45,120	0	0	0	0	0	0
$45,121 to $56,400	0	0	0	0	0	0
Above $56,400	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
$0 to $16,920	35	8	4	15	4	66
$16,921 to $28,200	49	0	0	50	4	103
$28,201 to $45,120	24	89	10	19	55	197
$45,121 to $56,400	0	19	20	4	20	63
Above $56,400	75	130	4	35	40	284
Total	**183**	**246**	**38**	**123**	**123**	**713**

Table II.14.66
Renter-Occupied Households by Income and Family Status and Cost Burden
Niobrara County
2014-2018 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $16,920	0	0	0	20	0	20
$16,921 to $28,200	0	0	15	15	4	34
$28,201 to $45,120	10	4	0	0	25	39
$45,121 to $56,400	0	0	0	0	0	0
Above $56,400	10	25	0	10	10	55
Total	20	29	15	45	39	148
Cost Burden						
$0 to $16,920	0	10	0	0	0	10
$16,921 to $28,200	0	0	0	0	0	0
$28,201 to $45,120	0	0	0	0	0	0
$45,121 to $56,400	0	0	0	0	0	0
Above $56,400	0	0	0	0	0	0
Total	0	10	0	0	0	10
Severe Cost Burden						
$0 to $16,920	0	35	0	10	40	85
$16,921 to $28,200	0	0	0	0	0	0
$28,201 to $45,120	0	0	0	0	0	0
$45,121 to $56,400	0	0	0	0	0	0
Above $56,400	0	0	0	0	0	0
Total	0	35	0	10	40	85
Cost Burden Not Computed						
$0 to $16,920	0	0	0	0	0	0
$16,921 to $28,200	0	0	0	0	0	0
$28,201 to $45,120	0	0	0	0	0	0
$45,121 to $56,400	0	0	0	0	0	0
Above $56,400	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
$0 to $16,920	0	45	0	30	40	115
$16,921 to $28,200	0	0	15	15	4	34
$28,201 to $45,120	10	4	0	0	25	39
$45,121 to $56,400	0	0	0	0	0	0
Above $56,400	10	25	0	10	10	55
Total	**20**	**74**	**15**	**55**	**79**	**243**

In total, some 110 households face cost burdens, and 145 face severe cost burdens. This includes 100 owner households and 10 renter households with a cost burden, as seen in Table II.14.67.

Table II.14.67
Households with Cost Burden by Tenure and Race
Niobrara County
2014-2018 HUD CHAS Data

Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	495	100	65	25	685
Black	0	0	0	0	0
Asian	35	0	0	0	35
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	0	0	0	0	0
Hispanic	20	0	0	0	20
Total	**550**	**100**	**65**	**25**	**740**
Renter-Occupied					
White	145	10	80	0	235
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	0	0	0	0	0
Hispanic	0	0	0	0	0
Total	**145**	**10**	**80**	**0**	**235**
Total					
White	640	110	145	25	920
Black	0	0	0	0	0
Asian	35	0	0	0	35
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	0	0	0	0	0
Hispanic	20	0	0	0	20
Total	**695**	**110**	**145**	**25**	**975**

Lead-Based Paint Risks

Table II.14.68 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 35 households built between 1940 and 1979 with young children present, and 45 built prior to 1939.

Table II.14.68
Vintage of Households by Income and Presence of Young Children
Niobrara County
2014-2018 HUD CHAS Data

Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
$0 to $16,920	0	75	75
$16,921 to $28,200	0	69	69
$28,201 to $45,120	15	84	99
$45,121 to $56,400	15	4	19
Above $56,400	15	120	135
Total	45	352	397
Built 1940 to 1979			
$0 to $16,920	0	34	34
$16,921 to $28,200	15	50	65
$28,201 to $45,120	0	105	105
$45,121 to $56,400	0	10	10
Above $56,400	20	110	130
Total	35	309	344
Built 1980 or Later			
$0 to $16,920	30	60	90
$16,921 to $28,200	0	4	4
$28,201 to $45,120	0	30	30
$45,121 to $56,400	0	35	35
Above $56,400	15	60	75
Total	45	189	234
Total			
$0 to $16,920	30	169	199
$16,921 to $28,200	15	123	138
$28,201 to $45,120	15	219	234
$45,121 to $56,400	15	49	64
Above $56,400	50	290	340
Total	**125**	**850**	**975**

Elderly Housing Needs

Table II.14.69 shows the rate of housing problems for elderly households. Some 89 elderly and 34 extra-elderly households have housing problems. Of these, some 60 elderly households with housing problems have incomes less than 30 percent HAMFI, and 14 extra-elderly households have incomes below 30 percent HAMFI.

Table II.14.69
Households with Housing Problems by Income and Elderly Status
Niobrara County
2014-2018 HUD CHAS Data

Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
$0 to $16,920	60	14	100	174
$16,921 to $28,200	25	20	15	60
$28,201 to $45,120	4	0	35	39
$45,121 to $56,400	0	0	15	15
Above $56,400	0	0	0	0
Total	89	34	165	288
Without Housing Problems				
$0 to $16,920	0	20	0	20
$16,921 to $28,200	44	30	8	82
$28,201 to $45,120	14	34	145	193
$45,121 to $56,400	4	0	45	49
Above $56,400	90	60	190	340
Total	152	144	388	684
Not Computed				
$0 to $16,920	0	4	20	24
$16,921 to $28,200	0	0	0	0
$28,201 to $45,120	0	0	0	0
$45,121 to $56,400	0	0	0	0
Above $56,400	0	0	0	0
Total	0	4	20	24
Total				
$0 to $16,920	60	38	120	218
$16,921 to $28,200	69	50	23	142
$28,201 to $45,120	18	34	180	232
$45,121 to $56,400	4	0	60	64
Above $56,400	90	60	190	340
Total	241	182	573	996

Home Ownership

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2020, the average sales price in Niobrara County was 134,003.88 dollars. This represented a change of **5.79** percent from the previous year. Wyoming's average was 402,110.24 dollars, a change of **25.54** percent over the previous year. Table II.14.70 compares the average sales prices between 2000 and 2020.

Table II.14.70
Average Sales Prices
Niobrara County vs. Wyoming
DOR Data, 2000–2019

Year	Average Price ($)	Median Sales Price	Number of Sales	Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	58,804	.	26	.	131,207	.
2001	48,391	.	28	-17.71	128,771	-1.86
2002	45,490	.	20	-5.99	138,295	7.4
2003	53,370	.	28	17.32	148,276	7.22
2004	57,155	.	43	7.09	159,558	7.61
2005	69,218	.	38	21.11	178,183	11.67
2006	81,420	.	45	17.63	219,438	23.15
2007	83,988	.	28	3.15	265,044	20.78
2008	98,935	.	20	17.8	256,045	-3.4
2009	96,643	.	7	-2.32	241,622	-5.63
2010	101,450	83,500	14	4.97	250,958	3.86
2011	113,708	100,250	12	12.08	241,301	-3.85
2012	79,944	67,500	18	-29.69	266,406	10.4
2013	118,495	112,500	19	48.22	281,345	5.61
2014	126,167	115,000	18	6.47	263,432	6.47
2015	114,538	99,500	20	-9.22	275,611	4.62
2016	145,081	146,500	16	26.67	280,428	1.75
2017	128,893	137,500	14	-11.16	292,759	4.4
2018	136,341.67	118,500	12	5.78	325,776.95	11.28
2019	126,666.67	124,750	18	-7.1	320,316.99	-1.68
2020	134,003.88	130,000	17	5.79	402,110.24	25.54

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.14.71, of the Niobrara County loans in 2020, Niobrara County loans were for Home Purchases, Niobrara County were for Home Improvement and Niobrara County were for refinancing.

Table II.14.71
Owner-Occupied Single-Family Home Loans by Loan Type
Niobrara County
2008 – 2019 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	19	4	17	N/A	40
2009	17	2	18	N/A	37
2010	9	2	17	N/A	28
2011	13	2	12	N/A	27
2012	11	2	13	N/A	26
2013	7	2	17	N/A	26
2014	11	1	12	N/A	24
2015	14	2	7	N/A	23
2016	5	1	7	N/A	13
2017	13	2	5	N/A	20
2018	8	1	11	3	23
2019	12	1	9	1	23

Table II.14.72, shows the average loan value by loan type. In 2012 the average home purchase loan was 102,818 dollars, compared to and Niobrara County dollars in 2020. Overall, average loans were 98,808 dollars in 2012 and Niobrara County dollars in 2020.

Table II.14.72
Owner-Occupied Single-Family Home Loans by Average Loan Amount
Niobrara County
2008 – 2020 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	$85,316	$81,000	$128,118	N/A	$103,075
2009	$94,059	$134,000	$177,222	N/A	$136,676
2010	$104,222	$22,500	$102,824	N/A	$97,536
2011	$106,692	$45,000	$79,250	N/A	$89,926
2012	$102,818	$27,000	$106,462	N/A	$98,808
2013	$91,286	$36,000	$162,588	N/A	$133,654
2014	$136,000	$119,000	$121,667	N/A	$128,125
2015	$107,643	$8,000	$128,000	N/A	$105,174
2016	$182,800	$80,000	$154,571	N/A	$159,692
2017	$114,385	$149,500	$137,200	N/A	$123,600
2018	$135,000	$95,000	$117,727	$78,333	$117,609
2019	$125,833	$55,000	$141,667	$45,000	$125,435

Table II.14.73, shows the total volume of owner-occupied single-family loans. The average home purchase loan was 1,131,000 dollars in 2012 and Niobrara County dollars in 2020. Overall, average loans were 2,569,000 dollars in 2012 and Niobrara County dollars in 2020.

Table II.14.73
Total Volume of Owner-Occupied Single-Family Loans
Niobrara County
2008 – 2017 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	$1,621,000	$324,000	$2,178,000	N/A	$4,123,000
2009	$1,599,000	$268,000	$3,190,000	N/A	$5,057,000
2010	$938,000	$45,000	$1,748,000	N/A	$2,731,000
2011	$1,387,000	$90,000	$951,000	N/A	$2,428,000
2012	$1,131,000	$54,000	$1,384,000	N/A	$2,569,000
2013	$639,000	$72,000	$2,764,000	N/A	$3,475,000
2014	$1,496,000	$119,000	$1,460,000	N/A	$3,075,000
2015	$1,507,000	$16,000	$896,000	N/A	$2,419,000
2016	$914,000	$80,000	$1,082,000	N/A	$2,076,000
2017	$1,487,000	$299,000	$686,000	N/A	$2,472,000
2018	$1,080,000	$95,000	$1,295,000	N/A	$2,705,000
2019	$1,510,000	$55,000	$1,275,000	N/A	$2,885,000

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in July 2021.[3] From June through July of 2021[4], a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 2 surveys were completed by property managers in Niobrara County. Of the 35 rental units surveyed 11 were vacant, indicating a vacancy rate of 31.4 percent. Table II.14.74 presents some basic statistics about the completed surveys. Diagram II.14.17 shows the historical vacancy rate from Niobrara County and Wyoming over the period of June 2001 to December 2021.

Table II.14.74
Total Units, Vacant Units, and Vacancy Rate
Niobrara County
RVS Data, December 2003 – June 2021

Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)
2004a	8	108	14	13
2004b	8	102	4	3.9
2005a	6	96	8	8.3
2005b	5	49	6	12.2
2006a	5	88	7	8
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
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
2013a	4	47	12	25.5
2013b	3	35	11	31.4
2014a	3	32	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
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
2020a	2	25	0	0
2020b	2	35	11	31.4
2020a	2	25	0	0
2020b	2	35	11	31.4
2021a	1	15	8	53.3
2021b	2	35	11	31.4

[3] 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.
[4] Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.14.17
Vacancy Rates by Year

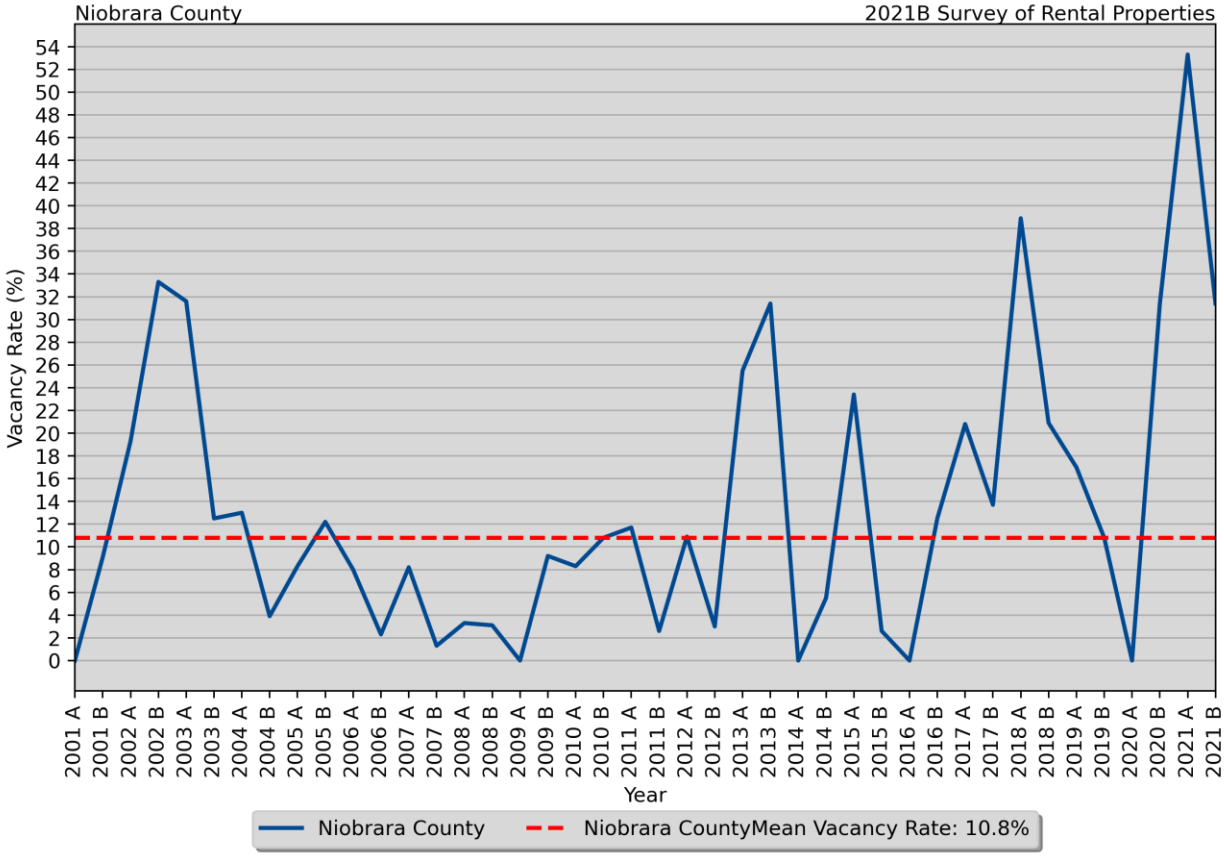


Diagram II.14.18 shows the average rent of single-family and apartment units in Niobrara County. In 2020, rents for single-family units were $0 and average rents for apartments were $475.

Diagram II.14.18
Average Rent of Single Family and Apartment Units

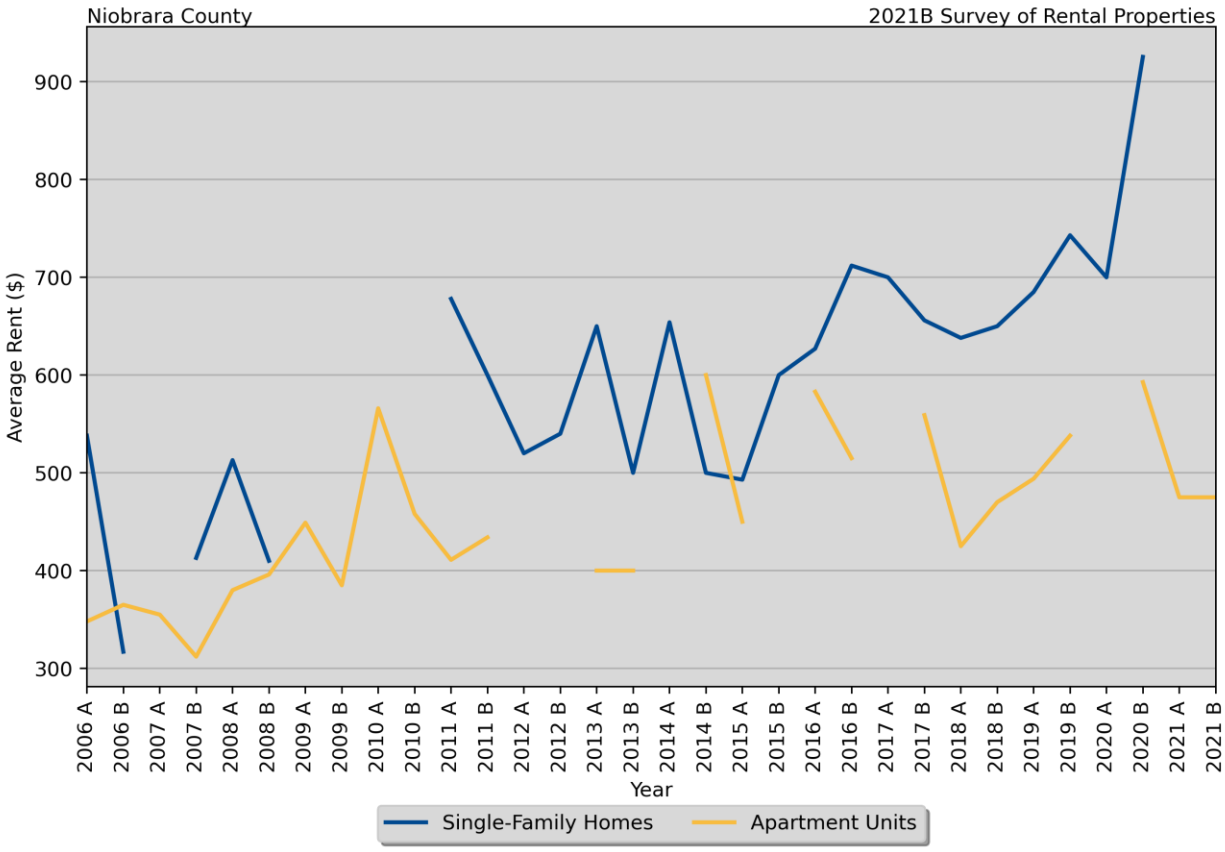


Table II.14.75, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 4 single family units in Niobrara County, with 0 of them available. This translates into a vacancy rate of 0 percent in Niobrara County, which compares to a single family vacancy rate of 3.8 percent for the State of 56. There were 15 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 73.3 percent. This compares to a statewide vacancy rate of 3.8 percent for apartment units across Wyoming.

Table II.14.75
Rental Vacancy Survey by Type
Niobrara County
2021b Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	4	0	0%
Apartments	15	11	73.3%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
Total	**35**	**11**	**31.4%**

Table II.14.76, 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 14.3 percent of all units, and the 0 three bedroom units accounted for 0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 20 units listed as "Don't Know". Additional details for additional unit types are reported below.

Table II.14.76
Rental Units by Number of Bedrooms
Niobrara County
2021b 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	10	0	0	.	10
Two	0	0	5	0	0	.	5
Three	0	0	0	0	0	.	0
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	4	16	0	0	0	0	20
Total	**4**	**16**	**15**	**0**	**0**	**0**	**35**

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.14.77, Studio apartments were the most available apartment units, with Studio units being the most available single family units.

Table II.14.77
Available Rental Units by Number of Bedrooms
Niobrara County
2021b 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	0	0	0		0
Two	0	0	0	0	0		0
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	11	0	0	0	11
Total	**0**	**0**	**11**	**0**	**0**	**0**	**11**

Table II.14.78, 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.

Table II.14.78
Vacancy Rates by Number of Bedrooms
Niobrara County
2021b 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%	0%	0%	0%		0
Two	0%	0%	0%	0%	0%		0
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%	inf%	0%	0%	0%	55
Total	**0%**	**0%**	**73.3%**	**0%**	**0%**	**0%**	**11**

Table II.14.79 displays the vacancy rate of single family units by the number of bedrooms. **Studio**-bedroom units were the most common type of reported single family unit, which had a vacancy rate of **0** percent.

Table II.14.80 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 **0** percent.

Table II.14.79
Single Family Units by Bedroom Size
Niobrara County
2021b Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	4	0	0%
Total	4	0	**0%**

Table II.14.80
Apartment Units by Bedroom Size
Niobrara County
2021b Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	10	0	0%
Two	5	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	0	11	inf%
Total	15	11	73.3%

Average market-rate rents by unit type are shown in Table II.14.81. 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.14.81
Average Market Rate Rents by Bedroom Size
Niobrara County
2021b Survey of Rental Properties

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	$0	$0	$0	$0	$0	$0
One	$0	$0	$425	$0	$0	$425
Two	$0	$0	$525	$0	$0	$525
Three	$0	$0	$0	$0	$0	$0
Four	$0	$0	$0	$0	$0	$0
Five	$0	$0	$0	$0	$0	$0
Total	**$0**	**$0**	**$475**	**$0**	**$0**	**$475**

Table II.14.82, shows vacancy rates for single family units by average rental rates for Niobrara County. The most common rent for single family units was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.14.82
Single Family Market Rate Rents by Vacancy Status
Niobrara County
2021b Survey of Rental Properties

Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than $500	0	0	0%
$500 to $750	0	0	0%
$750 to $1,000	0	0	0%
$1,000 to $1,250	0	0	0%
$1,250 to $1,500	0	0	0%
Above $1,500	0	0	0%
Missing	4	0	0%
Total	**4**	**0**	**0%**

The average rent and availability of apartment units is displayed in Table II.14.83. The most common rent for apartments was less than 500 dollars and the units in this price range had a vacancy rate of 53.3 percent.

Table II.14.83
Apartment Market Rate Rents by Vacancy Status
Niobrara County
2021b Survey of Rental Properties

Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than $500	15	8	53.3%
$500 to $750	0	0	0%
$750 to $1,000	0	0	0%
$1,000 to $1,250	0	0	0%
$1,250 to $1,500	0	0	0%
Above $1,500	0	0	0%
Missing	0	3	inf%
Total	**15**	**11**	**73.3%**

Table II.14.84, displays units designed to serve elderly occupants. In the most recent survey there were 0 units designed for elderly occupants, of which 0 units were available, which indicates a vacancy rate of 0 percent.

Table II.14.84
Units Designed for Elderly Occupants
Niobrara County
2021b Survey of Rental Properties

Elderly	Units
Elderly Units	0
Available Elderly Units	0
Elderly Vacancy Rate	**0%**

Table II.14.85, 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 3 units, or 27.3 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 8 units, or 72.7 percent are expected to be on the market for 90 days.

Table II.14.85
Number of Estimated Days to Fill a Vacant Unit
Niobrara County
2021b Survey of Rental Properties

Average Days	Number of Units	Percent of Total
Less than 7 days	0	0%
7 to 30 days	3	27.3%
31 to 60 days	0	0%
61 to 90 days	0	0%
More than 90 days	8	72.7%
Unknown	0	0%
Total	**11**	**100.0%**

Respondents were asked if utilities are included in the rent, responses are shown in Table II.14.86, 2 respondents, or 100 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.14.87. There were 0 respondents who included electricity, 0 respondents who included natural gas, 35 respondents who included water and sewer and 35 respondents included trash collection in the rent.

Table II.14.86
Are there any utilities included with the rent?
Niobrara County
2021b Survey of Rental Properties

Period	Respondent
Yes	2
No	0
% Offering Utilities	**100%**

Table II.14.87
Which utilities are included with the rent?
Niobrara County
2021b Survey of Rental Properties

Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Propane	0
Water/Sewer	35
Trash Collection	35
Cable Television	0
Other	

Perceived Need for Housing Units

Table II.14.88, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondents said they keep a waitlist, with an estimated 3 number of persons on the wait list.

Table II.14.88
Do you keep a waiting list?
Niobrara County
2021b Survey of Rental Properties

Period	Respondent
Yes	1
No	1
Waitlist Size	**3**

Table II.14.89, 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 35 units were in good condition, or 100 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

Table II.14.89
Condition by Unit Type
Niobrara County
2021b Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	0	0%
Good	35	100%
Excellent	0	0%
Don't Know	0	0%
Total	**35**	**100.0%**

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.14.90, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

Table II.14.90
If you had the opportunity to own/manage more units, how many would you prefer
Niobrara County
2021b Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	0
Total	**0**

2020 Household Forecast

The 2020 Housing Needs Forecast reports housing demand projections from 2020 to 2050, with 2020 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 2020 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).

Table II.14.91
Households with Housing Problems by Income
Niobrara County
2014-2018 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	70	90	160
30.1-50% HAMFI	45	15	60
50.1-80% HAMFI	40	0	40
80.1-95% HAMFI	15	0	15
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	**170**	**105**	**275**
Without Housing Problems			
30% HAMFI or less	0	20	20
30.1-50% HAMFI	65	19	84
50.1-80% HAMFI	155	39	194
80.1-95% HAMFI	40	0	40
95 – 115% HAMFI	64	35	99
115.1% HAMFI or more	225	19	244
Total	**549**	**132**	**681**
Not Computed			
30% HAMFI or less	25	0	25
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	**25**	**0**	**25**
Total			
30% HAMFI or less	95	110	205
30.1-50% HAMFI	110	34	144
50.1-80% HAMFI	195	39	234
80.1-95% HAMFI	55	0	55
95 – 115% HAMFI	64	35	99
115.1% HAMFI or more	225	19	244
Total	**744**	**237**	**981**

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.14.91, shows the current CHAS housing problem estimates for the period of 2014-2018. 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 170 owner occupied and 105 renter occupied households experiencing a housing problem.

Table II.14.92, shows the total estimated housing by tenure for Niobrara County. As can be seen, in 2030 there are estimated to be a total of 695 owner and 265 renter occupied households or a total of 960 households. By 2050 there are estimated to be 711 owner, 263 renter for a total of 974 households in Niobrara County.

Table II.14.92
Total Estimated Housing Forecast
Niobrara County
Strong Growth Scenario

Year	Owner	Renter	Total
2020	684	264	948
2025	690	265	955
2030	695	265	960
2035	700	265	965
2040	704	265	969
2045	708	264	972
2050	711	263	974

Table II.14.93 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 2020, 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 0 owner-occupied and 30 renter occupied households will be needed above current 2020 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 28 households, of which 13 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 5 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.14.93
Incremental Housing Demand Forecast
Niobrara County
Strong Growth Scenario

Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
				Owner			
0-30%	0	0	0	0	0	0	0
30.1-50%	0	0	0	0	0	0	0
50.1-80%	0	0	0	0	0	0	0
80.1-95%	0	0	0	0	0	0	0
95.1-115%	0	0	0	0	0	0	0
115+%	0	0	0	0	0	0	0
Total	**0**	0	0	0	0	0	0
				Renter			
0-30%	0	14	14	14	14	13	13
30.1-50%	0	4	4	4	4	4	4
50.1-80%	0	5	5	5	5	5	5
80.1-95%	0	0	0	0	0	0	0
95.1-115%	0	4	4	4	4	4	4
115+%	0	2	2	2	2	2	2
Total	**0**	30	30	30	30	29	28
				Total			
0-30%	0	14	14	14	14	13	13
30.1-50%	0	4	4	4	4	4	4
50.1-80%	0	5	5	5	5	5	5
80.1-95%	0	0	0	0	0	0	0
95.1-115%	0	4	4	4	4	4	4
115+%	0	2	2	2	2	2	2
Total	**0**	30	30	30	30	29	28

Table II.14.94 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 2020, the base year, the total housing need set at the 289 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 162 owner and 132 renter occupied households for a total of 295 quality households.

Table II.14.94
Incremental Total Housing Need Forecast
Niobrara County
Strong Growth Scenario

Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
				Owner			
0-30%	64	65	65	66	66	67	67
30.1-50%	41	42	42	42	43	43	43
50.1-80%	37	37	37	38	38	38	38
80.1-95%	14	14	14	14	14	14	14
95.1-115%	0	0	0	0	0	0	0
115+%	0	0	0	0	0	0	0
Total	156	158	159	160	161	162	162
				Renter			
0-30%	103	103	103	103	103	103	102
30.1-50%	19	19	19	19	19	19	19
50.1-80%	5	5	5	5	5	5	5
80.1-95%	0	0	0	0	0	0	0
95.1-115%	4	4	4	4	4	4	4
115+%	2	2	2	2	2	2	2
Total	132	134	134	134	134	133	132
				Total			
0-30%	167	168	169	169	169	169	169
30.1-50%	60	61	61	62	62	62	62
50.1-80%	42	42	42	43	43	43	43
80.1-95%	14	14	14	14	14	14	14
95.1-115%	4	4	4	4	4	4	4
115+%	2	2	2	2	2	2	2
Total	**289**	**292**	**293**	**294**	**295**	**295**	**295**