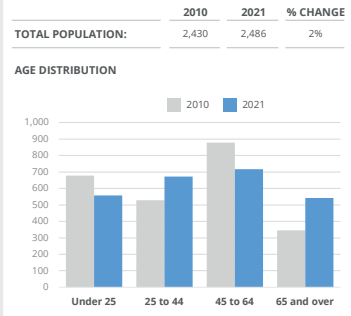


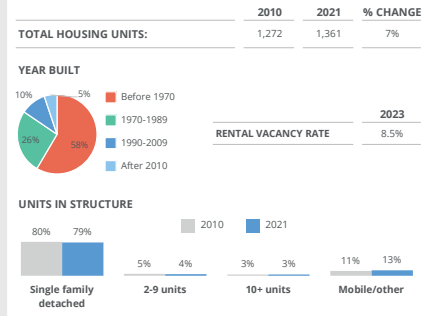
PLACE: Niobrara County

Population 2010: 2,430 Population Forecast 2030: 2,254 Population Change from 2010: -7%

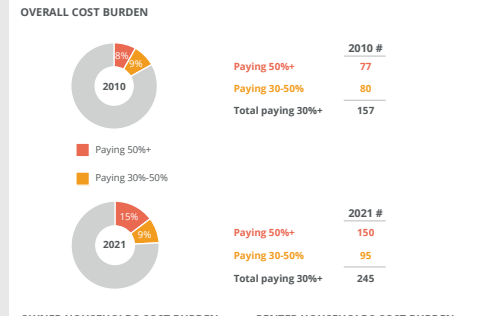
POPULATION BY AGE



HOUSING STOCK



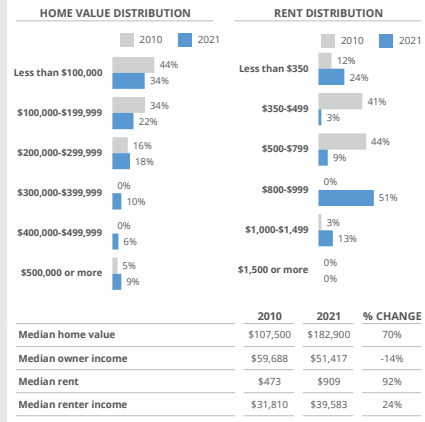
HOUSING NEEDS



SOCIOECONOMIC MAKE-UP

	2010	2021	CHANGE
Households	939	1,017	78
Median income	\$45,813	\$48,688	\$2,875
Average household size	2.30	2.21	-0.09
Homeownership rate	64%	74%	11%
Poverty rate	12%	20%	9%
Disability rate	N/A	17%	N/A
Pct. households with children	23%	27%	4%
Pct. single parents	6%	7%	1%
Pct. non-family households	37%	40%	3%
Pct. senior (65+) living alone	11%	17%	6%

HOUSING MARKET TRENDS

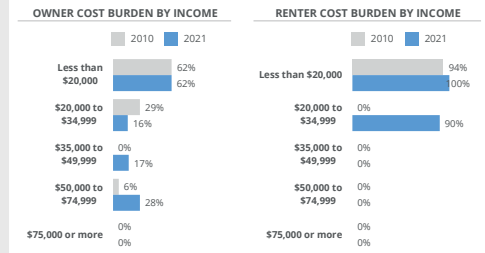


OWNER HOUSEHOLDS COST BURDEN

	2010	2021
All Owners:	14%	22%

RENTER HOUSEHOLDS COST BURDEN

	2010	2021
All Renters:	22%	31%



OVERCROWDING

	2010	2021
All	0%	1%
Owners	0%	0%
Renters	1%	4%

MARKET MISMATCH

	2010	2021
Renters with income <\$25,000	37%	31%
Rental units affordable to them	85%	35%
Renters with income <\$100,000	100%	91%
Ownership units affordable to them	95%	75%

WORKER AFFORDABILITY

OCCUPATION	2010 % EMPLOYMENT	2021 % EMPLOYMENT	2021 MEDIAN EARNINGS	CAN AFFORD MEDIAN RENT?		CAN AFFORD MEDIAN PRICE?	
				MAX RENT	YES/NO	MAX PURCHASE PRICE	YES/NO
Management, business, and financial occupations	34%	20%	\$40,000	\$1,000	Yes	\$173,605	No
Education, legal, community service, arts, and media occupations	7%	18%	\$51,610	\$1,290	Yes	\$223,994	Yes
Installation, maintenance, and repair occupations	2%	11%	\$37,969	\$949	Yes	\$164,790	No
Building and grounds cleaning and maintenance occupations	2%	8%	\$18,884	\$472	No	\$81,959	No
Protective service occupations	6%	8%	\$45,341	\$1,134	Yes	\$196,786	Yes
Healthcare support occupations	2%	5%	N/A	N/A	N/A	N/A	N/A
Construction and extraction occupations	12%	5%	\$29,148	\$729	No	\$126,506	No
Transportation occupations	8%	4%	\$45,682	\$1,142	Yes	\$198,266	Yes
Sales and related occupations	9%	3%	\$34,375	\$859	No	\$149,192	No
Production occupations	1%	3%	\$65,455	\$1,636	Yes	\$284,083	Yes