

CONVERSE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Converse County's population increased from 13,833 in 2010 to 14,008 in 2012, or by 1.3 percent. This compares to a statewide population growth of 2.3 percent over the period.⁷⁰ The number of people from 25 to 44 years of age increased by 1.3 percent, and the number of people from 55 to 64 years of age increased by 6.0 percent. The white population increased by 0.3 percent, while the black population increased by 142.6 percent. The Hispanic population increased from 867 to 992 people between 2010 and 2012 or by 14.4 percent. These data are presented in Table II.5.1, below.

Subject	Converse County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	13,833	14,008	1.3%	563,626	576,412	2.3%
Age						
Under 14 years	2,898	2,881	-0.6%	113,371	113,773	0.4%
15 to 24 years	1,640	1,663	1.4%	78,460	79,861	1.8%
25 to 44 years	3,442	3,488	1.3%	144,615	149,367	3.3%
45 to 54 years	2,197	2,095	-4.6%	83,577	78,964	-5.5%
55 to 64 years	1,880	1,992	6.0%	73,513	78,939	7.4%
65 and Over	1,776	1,889	6.4%	70,090	75,508	7.7%
Race						
White	13,423	13,462	0.3%	529,110	536,450	1.4%
Black	54	131	142.6%	5,135	8,555	66.6%
American Indian and Alaskan Native	119	141	18.5%	14,457	15,003	3.8%
Asian	44	55	25.0%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	7	10	42.9%	521	575	10.4%
Two or more races	186	209	12.4%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	867	992	14.4%	50,231	54,770	9.0%

Table II.5.2, on the following page, presents the population of Converse County by age and gender from the 2010 census and 2012 current census estimates. The 2010 Census count showed a total of 7,017 males, who accounted for 50.7 percent of the population, and the remaining 49.3 percent, or 6,816 persons, were female. In 2012, the female population increased to 6,871 persons and accounted for 49.1 percent of the population, while the remaining 7,137 persons, or 50.9 percent were male.

⁷⁰ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.5.2							
Population by Age and Gender							
Converse County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,500	1,398	2,898	1,489	1,392	2,881	-0.6%
15 to 24 years	846	794	1,640	856	807	1,663	1.4%
25 to 44 years	1,732	1,710	3,442	1,787	1,701	3,488	1.3%
45 to 54 years	1,140	1,057	2,197	1,081	1,014	2,095	-4.6%
55 to 64 years	974	906	1,880	1,048	944	1,992	6.0%
65 and Over	825	951	1,776	876	1,013	1,889	6.4%
Total	7,017	6,816	13,833	7,137	6,871	14,008	1.3%
% of Total	50.7%	49.3%	.	50.9%	49.1%	.	.

At the time of the 2010 Census, there were 103 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 9.6 percent, as shown in Table II.5.3, below.

Table II.5.3			
Group Quarters Population			
Converse County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁷¹	32	30	-6.3%
Juvenile Facilities	.	7	100.0%
Nursing Homes	51	42	-17.6%
Other Institutions	1	.	-100.0%
Total	84	79	-6.0%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	10	24	140.0%
Total	10	24	140.0%
Group Quarters Population	94	103	9.6%

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

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

⁷¹ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.5.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 3,775 family households, of which 3,099 housed married couple families and 676 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 230 families, or a female householder with no husband present, of which there were 446 families. There were also an estimated 1,833 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Converse County was 67.3 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Converse County, 82.1 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Table II.5.4				
Household Type by Tenure				
Converse County 2008-2012 5-Year ACS Data				
Family Type	Converse County		State of Wyoming	
	Converse County	% of Total	State of Wyoming	% of Total
Family households	3,775	67.3%	145,992	65.9%
Married-couple family	3,099	82.1%	117,493	80.5%
Owner-occupied housing units	2,726	88.0%	98,110	83.5%
Renter-occupied housing units	373	12.0%	19,383	16.5%
Other family	676	17.9%	28,499	19.5%
Male householder, no wife present	230	6.1%	9,246	32.4%
Owner-occupied housing units	138	60.0%	5,485	59.3%
Renter-occupied housing units	92	40.0%	3,761	40.7%
Female householder, no husband present	446	11.8%	19,253	67.6%
Owner-occupied housing units	247	55.4%	10,177	52.9%
Renter-occupied housing units	199	44.6%	9,076	47.1%
Nonfamily households	1,833	32.7%	75,487	34.1%
Owner-occupied housing units	1,044	57.0%	41,887	55.5%
Renter-occupied housing units	789	43.0%	33,600	44.5%
Total	5,608	100.0%	221,479	100.0%

Table II.5.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 1,820 two-person family households, 756 three-person family households and 803 four-person family households. One-person non-family households made up 88.8 percent of all non-family households or an estimated 1,628 households. Converse County’s two persons households made up 34.8 percent of total housing units and four person households made up an additional 14.7 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.5.5				
Household Type by Household Size				
Converse County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Converse County				
One Person	.	1,628	1,628	29.0%
Two Person	1,820	133	1,953	34.8%
Three Person	756	52	808	14.4%
Four Person	803	20	823	14.7%
Five Person	215	0	215	3.8%
Six Person	97	0	97	1.7%
Seven Person	84	0	84	1.5%
Total	3,775	1,833	5,608	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 1,953 two-person households, 1,646 were owner-occupied and 307 were renter-occupied. Of the 823 four-person households, 564 were owner-occupied and 259 were renter-occupied. Further household size data by tenure are presented in Table II.5.6, below.

Table II.5.6				
Tenure by Household Size				
Converse County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Converse County				
One Person	950	678	1,628	29.0%
Two Person	1,646	307	1,953	34.8%
Three Person	647	161	808	14.4%
Four Person	564	259	823	14.7%
Five Person	197	18	215	3.8%
Six Person	67	30	97	1.7%
Seven Person or more	84	0	84	1.5%
Total	4,155	1,453	5,608	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.5.7, on the following page, Converse County had a total of 6,366 housing units of which 5,608 or 88.1 percent were occupied. Of these occupied units, 74.1 percent, or 4,155 units were owner occupied, which compares to a statewide rate of 70.3. A total of 758 units or 11.9 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.5.7 Housing Units by Tenure Converse County 2008-2012 5-Year ACS Data				
Tenure	Converse County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,608	88.1%	221,479	84.7
Owner-Occupied	4,155	74.1%	155,659	70.3
Renter-Occupied	1,453	25.9%	65,820	29.7
Vacant Housing Units	758	11.9%	39,951	15.3
Total Housing Units	6,366	100.0%	261,430	100.0

Table II.5.8, below, shows that of the 758 housing units in Converse County as reported in the 2012 ACS data, 126 or 16.6 percent were for rent and 45 or 5.9 percent were for sale. An estimated 234 units were for seasonal, recreational, or occasional use, and 296 or 39.1 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.5.8 Disposition of Vacant Housing Units Converse County 2008-2012 5-Year ACS Data				
Disposition	Converse County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	126	16.6%	5,825	14.6%
Rented, but not occupied	57	7.5%	1,811	4.5%
For sale only	45	5.9%	2,711	6.8%
Sold, but not occupied	0	.0%	799	2.0%
For seasonal, recreational, or occasional use	234	30.9%	18,027	45.1%
For migrant workers	0	.0%	488	1.2%
Other vacant	296	39.1%	10,290	25.8%
Total	758	100.0%	39,951	100.0%

Table II.5.9, at right, presents different income statistics for Converse County. According to the 2012 ACS data averages, median family income for Converse County was \$72,837 compared to the statewide average of \$70,013. Per capita income for Converse County, which is calculated by dividing total income by population, was \$30,030, which compared to \$28,858 for the State of Wyoming.

Table II.5.9 Median and Per Capita Income Converse County 2008-2012 5-Year ACS Data		
Income Type	Converse County	Wyoming
Median Family Income	72,837	70,013
Median Household Income	62,554	56,573
Per Capita Income	30,030	28,858

Table II.5.10, on the following page, shows households by income for Converse County and the State of Wyoming. In Converse County, there were a total of 499 households or 8.9 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 669 households that had incomes between \$35,000 and \$49,999, which accounted for 11.9 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 23.3 percent of total households and numbered 1,309 in Converse County.

Table II.5.10				
Households by Income				
Converse County 2008-2012 5-Year ACS Data				
Income	Converse County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	499	8.9%	21,996	9.9%
15,000 - 19,999	272	4.9%	10,608	4.8%
20,000 - 24,999	234	4.2%	10,519	4.7%
25,000 - 34,999	574	10.2%	22,992	10.4%
35,000 - 49,999	669	11.9%	31,395	14.2%
50,000 - 74,999	1,138	20.3%	44,135	19.9%
75,000 - 99,999	913	16.3%	31,949	14.4%
100,000 and above	1,309	23.3%	47,885	21.6%
Total	5,608	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.5.11, below. In total, the poverty rate in Converse County was 8.3 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Converse County had a poverty rate of 6.6 percent and the female population had a poverty rate of 10.0 percent. There were 89 males and 89 females in poverty under the age of 5. Overall, 15.8 percent of persons in poverty in Converse County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 135 individuals with incomes below the poverty level which represented 12.0 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.5.11				
Poverty by Age				
Converse County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Converse County				
5 and Below	89	89	178	15.8%
6 to 18	119	85	204	18.1%
18 to 64	213	397	610	54.1%
65 and Older	38	97	135	12.0%
Total	459	668	1,127	100.0%
Poverty Rate	6.6%	10.0%	8.3%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.5.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Converse County saw an average of 3,412 owner-occupied single-family units compared to 558 single-family rental units. In Converse County, single-family units comprised 70.8 percent of all households compared with 71.5 percent statewide. Converse

County had a total of 392 apartment rental units and total apartment units accounted for 7.0 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 901 mobile homes in Converse County, which comprised 16.1 percent of all occupied housing units and compared to 13.6 statewide.

Table II.5.12 Households by Unit Type Converse County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Converse County				
Single-Family Unit	3,412	558	3,970	70.8%
Duplex	25	129	154	2.7%
Tri- or Four-Plex	7	184	191	3.4%
Apartments	0	392	392	7.0%
Mobile Homes	711	190	901	16.1%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	4,155	1,453	5,608	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.5.13, below, shows the number of households by year of construction. As shown, 10.9 percent, or 612 units, were built in 1939 or earlier in the county, and another 147 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 474, which accounted for 8.5 percent of all households, and an additional 50 households, or 0.9 percent, were built in 2005 or later. These figures compare to 1,270 households, or .6 percent, that were built from 2005 or later statewide.

Table II.5.13 Households by Year Built Converse County 2008-2012 5-Year ACS Data				
Year Built	Converse County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	612	10.9%	24,899	11.2%
1940 to 1949	147	2.6%	10,352	4.7%
1950 to 1959	360	6.4%	22,395	10.1%
1960 to 1969	202	3.6%	19,254	8.7%
1970 to 1979	2,131	38.0%	50,875	23.0%
1980 to 1989	1,049	18.7%	34,715	15.7%
1990 to 1999	583	10.4%	26,905	12.1%
2000 to 2004	474	8.5%	30,814	13.9%
Built 2005 or Later	50	.9%	1,270	.6%
Total	5,608	100.0%	221,479	100.0%

Table II.5.14, below, displays housing units for Converse County and the State of Wyoming. The number of rooms in Converse County varied between households. Households with one room accounting for only 1.6 percent of total housing units, while households with five and six rooms accounted for 23.5 and 18.3 percent, respectively. The median number of rooms in Converse County was 6 rooms, which compared to 6 statewide.

Table II.5.14				
Housing Units by Number of Rooms				
Converse County 2008-2012 5-Year ACS Data				
Number of Rooms	Converse County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	105	1.6%	4,323	1.7%
Two	82	1.3%	6,841	2.6%
Three	363	5.7%	19,299	7.4%
Four	804	12.6%	44,488	17.0%
Five	1,494	23.5%	51,437	19.7%
Six	1,166	18.3%	40,208	15.4%
Seven	812	12.8%	32,481	12.4%
Eight	637	10.0%	25,835	9.9%
Nine or more	903	14.2%	36,518	14.0%
Total	6,366	100.0%	261,430	100.0%
Median Rooms	6	.	6	.

Table II.5.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 40 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.5 percent of total households in Converse County, which compared to 24.6 percent statewide. In Converse County, the 2,574 households with three bedrooms accounted for 45.9 percent of all households, and there were only 377 five-bedroom or more households, which accounted for 6.7 percent of all households.

Table II.5.15				
Households by Number of Bedrooms				
Converse County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Converse County				
None	0	40	40	.7%
One	81	236	317	5.7%
Two	657	603	1,260	22.5%
Three	2,217	357	2,574	45.9%
Four	871	169	1,040	18.5%
Five or more	329	48	377	6.7%
Total	4,155	1,453	5,608	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	100.0%

The age of a structure influences its value. As shown in Table II.5.16, at right, structures built in 1939 or earlier had a median value of \$201,600, while structures built between 1950 and 1959 had a median value of \$171,700 and those built between 1990 to 1999 had a median value of \$152,100. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$199,900 and \$, respectively. The total average median value in Converse County was \$183,100, which compared to \$184,400 in the State of Wyoming.

Year Built	Converse County	State of Wyoming
1939 or earlier	201,600	153,500
1940 to 1949	112,500	136,800
1950 to 1959	171,700	156,600
1960 to 1969	187,500	173,700
1970 to 1979	182,200	181,700
1980 to 1989	183,300	196,100
1990 to 1999	152,100	228,400
2000 to 2004	199,900	248,900
Built 2005 or Later		221,600
Total	183,100	184,400

Household mortgage status is reported in Table II.5.17, below. In Converse County, households with a mortgage accounted for 62.7 percent of all households or 2,606 housing units, and the remaining 37.3 percent or 1,549 units had no mortgage. Of those units with a mortgage, 539 had either a second mortgage or home equity loan, 23 had both a second mortgage and home equity loan, and 2,044 or 78.4 percent had no second mortgage or no home equity loan.

Mortgage Status	Converse County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,606	62.7%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	539	20.7%	15,069	16.0%
Second mortgage only	260	48.2%	7,440	49.4%
Home equity loan only	279	51.8%	7,629	50.6%
Both second mortgage and home equity loan	23	.9%	645	.7%
No second mortgage and no home equity loan	2,044	78.4%	78,587	83.3%
Housing units without a mortgage	1,549	37.3%	61,358	39.4%
Total	4,155	100.0%	155,659	100.00%

The median rent in Converse County was \$533 as compared to \$618 statewide, as seen in Table II.5.18, below.

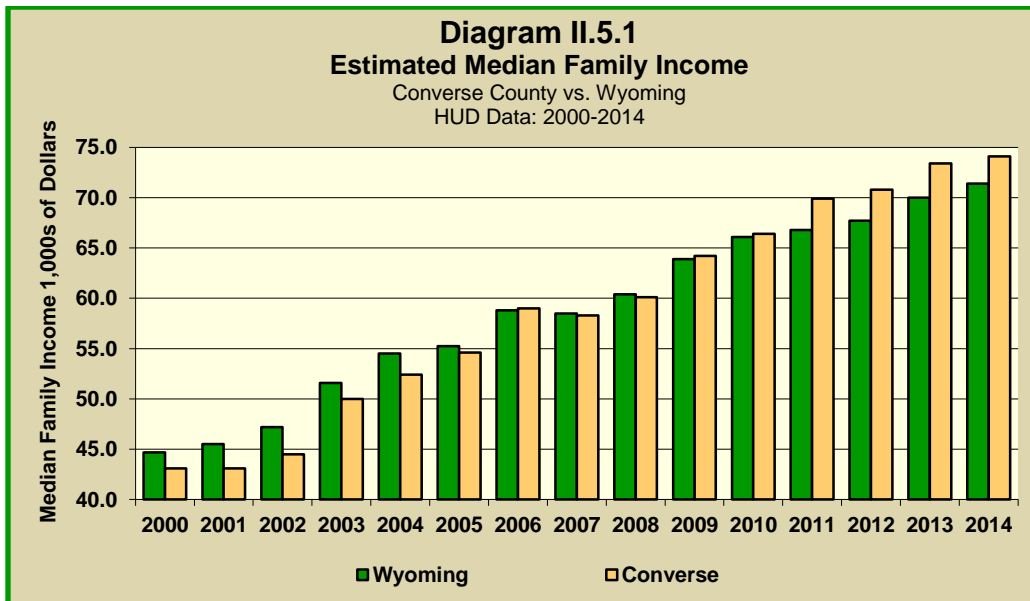
Place	Rent
Converse County	\$533
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 74 persons during 2013. The driver’s license total exchanges since 2000 for Converse County are presented below in Table II.5.19 and indicate a net increase of 1,319 persons over the time period.

Table II.5.19			
Driver’s Licenses Exchanged and Surrendered			
Converse County			
WYDOT Data, 2000–2013			
Year	In-Migrants	Out-Migrants	Net Change
2000	326	275	51
2001	355	247	108
2002	337	245	92
2003	278	210	68
2004	279	227	52
2005	292	203	89
2006	302	230	72
2007	397	226	171
2008	441	246	195
2009	336	240	96
2010	368	217	151
2011	327	282	45
2012	349	294	55
2013	368	294	74
Total	4,755	3,436	1,319

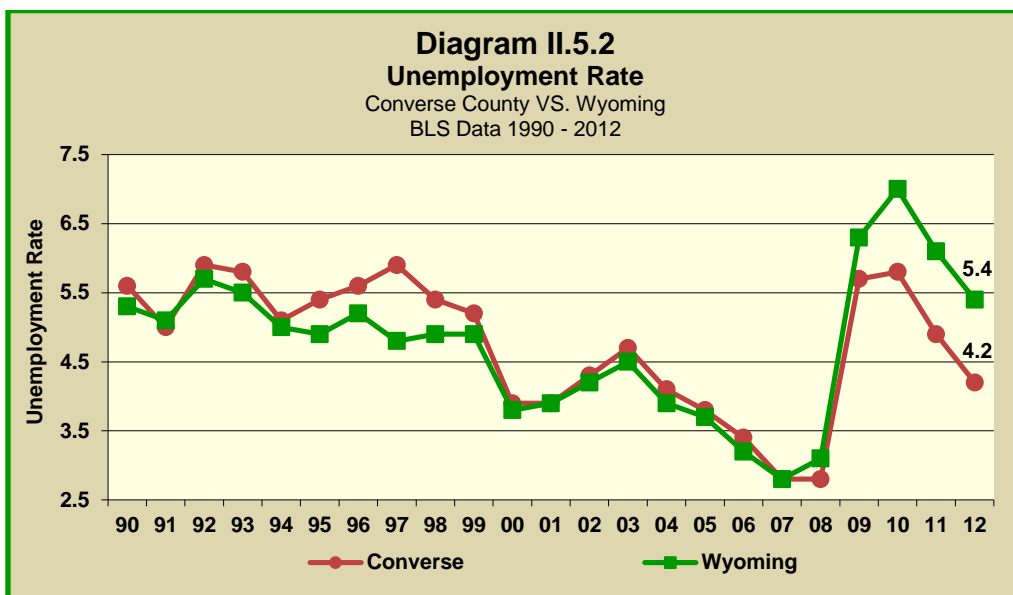
Economics

The HUD estimated MFI for Converse County was \$74,100 in 2014.⁷² This compares to Wyoming’s MFI of \$71,400. Diagram II.5.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Converse County’s labor force, defined as the number of persons working or actively seeking work, increased by 352 persons, from 7,808 in 2011 to 8,160 in 2012. Employment increased by 392 persons; unemployment decreased by 40 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 4.9 percent in 2011 to 4.2 percent in 2012, as shown on the following page in Diagram II.5.2.

⁷² Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), 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 the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.5.20, below, annual total monthly employment increased by 6.79 percent between 2011 and 2012, from a total of 5,525 to 5,900 workers. Preliminary estimates shows total monthly employment increased to 6,300 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	4,194	4,361	4,441	4,676	4,675	5,241	5,213	5,410	5,313	5,692	5,947
Feb	4,152	4,324	4,443	4,694	4,697	5,268	5,174	5,364	5,274	5,727	5,983
Mar	4,207	4,388	4,532	4,748	4,770	5,284	5,249	5,414	5,309	5,777	6,017
Apr	4,319	4,505	4,631	4,735	4,783	5,372	5,341	5,392	5,352	5,855	6,033
May	4,507	4,631	4,847	4,831	4,947	5,477	5,495	5,502	5,542	5,964	6,160
Jun	4,632	4,749	5,052	5,020	5,081	5,570	5,505	5,643	5,644	6,123	6,300
Jul	4,533	4,492	4,743	4,765	4,887	5,467	5,279	5,384	5,405	5,808	.
Aug	4,335	4,504	4,742	4,787	4,983	5,477	5,261	5,440	5,503	5,875	.
Sep	4,466	4,509	4,852	4,899	5,113	5,574	5,474	5,462	5,704	5,960	.
Oct	4,599	4,621	4,820	4,782	5,212	5,472	5,505	5,475	5,747	6,028	.
Nov	4,492	4,561	4,793	4,728	5,233	5,397	5,491	5,410	5,750	5,987	.
Dec	4,471	4,597	4,737	4,774	5,281	5,341	5,453	5,349	5,762	6,006	.
Annual	4,409	4,520	4,719	4,787	4,972	5,412	5,370	5,437	5,525	5,900	.
% Change	4.93	2.52	4.40	1.44	3.86	8.85	-0.78	1.25	1.62	6.79	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.5.21, on the following page, annual average weekly wages increased by 3.21 percent between 2011 and 2012, from a total of \$842 to \$869. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$880.

Table II.5.21						
Average Weekly Wages						
Converse County						
BLS QCEW Data, 2001–2013(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	503	541	498	545	522	.
2002	466	533	494	530	506	-3.07
2003	546	604	558	599	578	14.23
2004	572	606	584	635	600	3.81
2005	567	649	621	645	621	3.50
2006	626	690	629	745	673	8.37
2007	683	730	692	806	729	8.32
2008	743	800	787	879	802	10.01
2009	774	836	768	895	819	2.12
2010	787	844	776	863	818	-0.12
2011	811	852	835	870	842	2.93
2012	831	882	848	913	869	3.21
2013(p)	850	880	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.5.22. Establishments increased by 5.07 percent between 2011 and 2012, from a total of 552 to 580 establishments. Preliminary estimates indicate the total number of establishments increased to 598 in the second quarter of 2013.

Table II.5.22						
Number of Establishments						
Converse County						
BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	461	465	465	466	464	.
2002	470	479	481	474	476	2.59
2003	465	479	484	486	479	0.63
2004	498	503	496	499	499	4.18
2005	495	507	500	492	499	0.00
2006	499	496	495	493	496	-0.60
2007	495	500	504	510	502	1.21
2008	518	532	533	536	530	5.58
2009	533	543	535	533	536	1.13
2010	536	542	547	538	541	0.93
2011	538	550	559	560	552	2.03
2012	568	581	585	587	580	5.07
2013p	590	598	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Converse County recorded 8,540 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$638,048,000, and real per capita income was \$46,387 in 2011. The average earnings per job in the county was \$47,686 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Converse County increased from \$540 in second quarter 2012 to \$725 in second quarter 2013, or by 34.3 percent. During the same period, detached single-family home rents decreased by 0.3 percent, rents for mobile homes on a lot increased by 19.2 percent, and rents for mobile home lots increased by 4.6 percent.

Converse County rental prices experienced average annualized increases of 3.1 percent for apartments, 4.2 percent for houses, 4.5 percent for mobile homes plus a lot, and 2.3 percent for mobile home lots since second quarter 1986 through second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot and 2.9 percent for mobile home lots over the same period. Table II.5.23, at right, presents the Converse County data for each rental type.

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 Converse County increased from 27 authorizations in 2011 to 41 in 2012. Total residential units authorized increased from 47 units in 2011 to 54 in 2012.

The real value of single-family building permits increased from \$117,703 in 2011 to \$128,452 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$171,400 in 2004 to a low of \$54,200 in 2001. Additional details of permit activity and per unit valuations are given in Table II.5.24, on the following page.

Table II.5.23				
Semiannual Average Monthly Rental Prices				
Converse County				
EAD Data, Fourth Quarter 1986–Second Quarter 2013				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	307	120	366	256
Q2.87	280	117	361	215
Q4.87	264	113	333	217
Q2.88	250	113	329	234
Q4.88	246	113	359	242
Q2.89	274	113	369	275
Q4.89	243	113	347	244
Q2.90	263	114	351	242
Q4.90	305	115	330	178
Q2.91	256	115	338	237
Q4.91	276	108	350	175
Q2.92	265	115	368	273
Q4.92	.	105	334	261
Q2.93	294	113	.	262
Q4.93	.	113	293	.
Q2.94	.	113	449	.
Q4.94	.	105	.	.
Q2.95	362	110	368	363
Q4.95	370	105	379	315
Q2.96	343	113	437	301
Q4.96	325	118	405	346
Q2.97	349	110	411	287
Q4.97	346	113	386	304
Q2.98	355	118	391	336
Q4.98	330	115	412	368
Q2.99	339	120	394	386
Q4.99	341	115	385	305
Q2.00	336	130	428	382
Q4.00	353	115	436	324
Q2.01	395	128	482	338
Q4.01	370	150	415	319
Q2.02	380	150	464	335
Q4.02	407	143	491	353
Q2.03	384	143	461	373
Q4.03	385	150	488	374
Q2.04	420	150	515	370
Q4.04	392	150	530	369
Q2.05	444	150	519	388
Q4.05	456	148	524	393
Q2.06	444	152	511	431
Q4.06	515	152	545	452
Q2.07	474	160	596	496
Q4.07	523	163	597	439
Q2.08	529	175	600	520
Q4.08	619	180	650	545
Q2.09	622	180	673	550
Q4.09	593	185	682	568
Q2.10	603	190	693	604
Q4.10	555	191	735	668
Q2.11	550	190	725	646
Q4.11	548	208	730	704
Q2.12	540	218	1,167	734
Q4.12	656	193	1,192	733
Q2.13	725	228	1,164	875

Table II.5.24 Building Permits and Valuation Converse County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2012 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	44	4	20	60	128	.	.	124.4
1981	48	4	.	46	98	.	.	108.1
1982	29	20	16	15	80	.	.	104.5
1983	16	12	.	.	28	.	.	97.1
1984	12	2	.	.	14	.	.	87.7
1985	2	6	.	.	8	.	.	117.0
1986	3	.	.	.	3	.	.	122.1
1987	1	.	.	.	1	.	.	121.0
1988	.	2	.	.	2	.	.	.
1989	1	.	.	.	1	.	.	80.6
1990	.	.	.	.	.	.	.	.
1991	3	.	.	.	3	.	.	69.4
1992	2	.	.	.	2	.	.	143.8
1993	9	.	.	.	9	.	.	104.7
1994	6	6	.	.	12	.	10	135.4
1995	17	.	.	.	17	.	.	144.5
1996	18	.	.	.	18	.	12	114.4
1997	3	.	.	24	27	.	.	80.0
1998	11	.	.	.	11	.	.	141.1
1999	8	.	.	.	8	.	.	100.6
2000	1	10	.	.	11	.	10	110.5
2001	5	8	.	.	13	.	.	54.2
2002	10	2	4	.	16	.	.	137.5
2003	12	.	.	42	54	.	.	151.0
2004	18	.	.	.	18	41	11	171.4
2005	54	4	.	.	58	.	.	149.9
2006	34	.	.	.	34	.	.	130.1
2007	99	.	16	.	115	.	.	104.4
2008	57	.	40	6	103	.	.	117.6
2009	38	.	.	.	38	.	.	116.2
2010	23	.	.	.	23	.	.	125.1
2011	27	2	.	18	47	.	.	117.7
2012	41	.	7	6	54	12	4	128.5

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Converse County was \$187,816. This represented an increase of 2.9 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406, or an increase of 10.4 percent over the previous year. A comparison of average sales prices between 1999 and 2012 is displayed in Table II.5.25, on the following page.

Table II.5.25				
Average Sales Prices				
Converse County and Wyoming				
DOR Data, 2000–2012				
Year	Converse County Average Price (\$)	Converse County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	87,792	.	131,207	.
2001	88,000	0.24	128,771	-1.86
2002	101,357	15.18	138,295	7.40
2003	123,707	22.05	148,276	7.22
2004	115,800	-6.39	159,558	7.61
2005	141,949	22.58	178,183	11.67
2006	148,804	4.83	219,438	23.15
2007	173,375	16.51	265,044	20.78
2008	187,131	7.9	256,045	-3.40
2009	178,401	-4.7	241,622	-5.63
2010	189,267	6.09	250,958	3.86
2011	182,466	-3.6	241,301	-3.85
2012	187,816	2.9	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2013.⁷³ During December 2013, a total of 45 surveys were completed by property managers in Converse County. Of the 922 rental units surveyed, 16 were vacant, indicating a vacancy rate of 1.74 percent, as shown in Table II.5.26, below. This compares to a 1.74 percent vacancy rate one year ago and a December statewide 2013 vacancy rate 5.57 percent.

Table II.5.26				
Total Units, Vacant Units, and Vacancy Rate				
Converse County				
RVS Data, June 2001 – December 2013				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	14	393	18	4.58%
2001b	9	355	12	3.38%
2002a	11	316	6	1.90%
2002b	8	183	6	3.28%
2003a	13	325	10	3.08%
2003b	11	504	14	2.78%
2004a	19	378	15	3.97%
2004b	22	481	40	8.32%
2005a	19	472	24	5.08%
2005b	21	1,143	26	2.27%
2006a	20	575	27	4.70%
2006b	21	625	9	1.44%
2007a	23	530	4	0.75%
2007b	15	424	2	0.47%
2008a	21	612	10	1.63%
2008b	20	491	10	2.04%
2009a	24	491	13	2.65%
2009b	32	681	47	6.90%
2010a	32	683	37	5.42%
2010b	38	604	31	5.13%
2011a	40	669	14	2.09%
2011b	44	619	13	2.10%
2012a	49	699	17	2.43%
2012b	42	727	22	3.03%
2013a	43	777	17	2.19%
2013b	45	922	16	1.74%

⁷³ Those signified as a in the “year” column of Table II.5.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

Diagram II.5.3, below, shows the historical vacancy rate for Converse County and Wyoming. As can be seen, the vacancy rate in Converse County has been generally lower than statewide vacancy rate, and trending even lower over the last year.

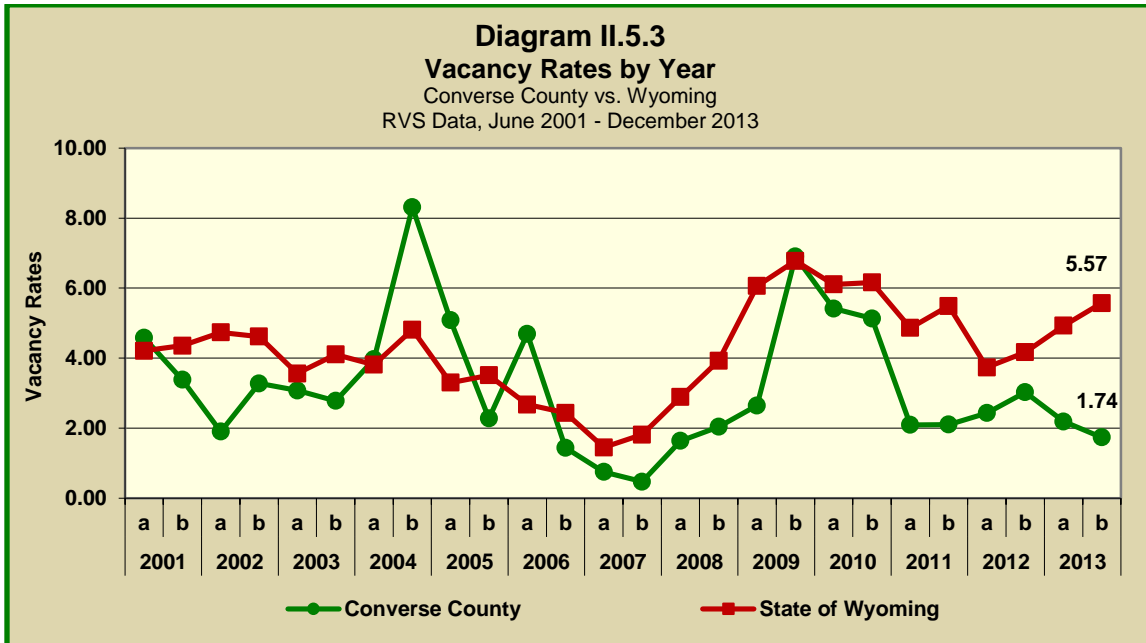


Diagram II.5.4, below, shows the average rent of single-family and apartment units in Converse County. In the second half of 2013, average rents for single-family units rose to \$1,062 and average rents for apartments increased to \$793.

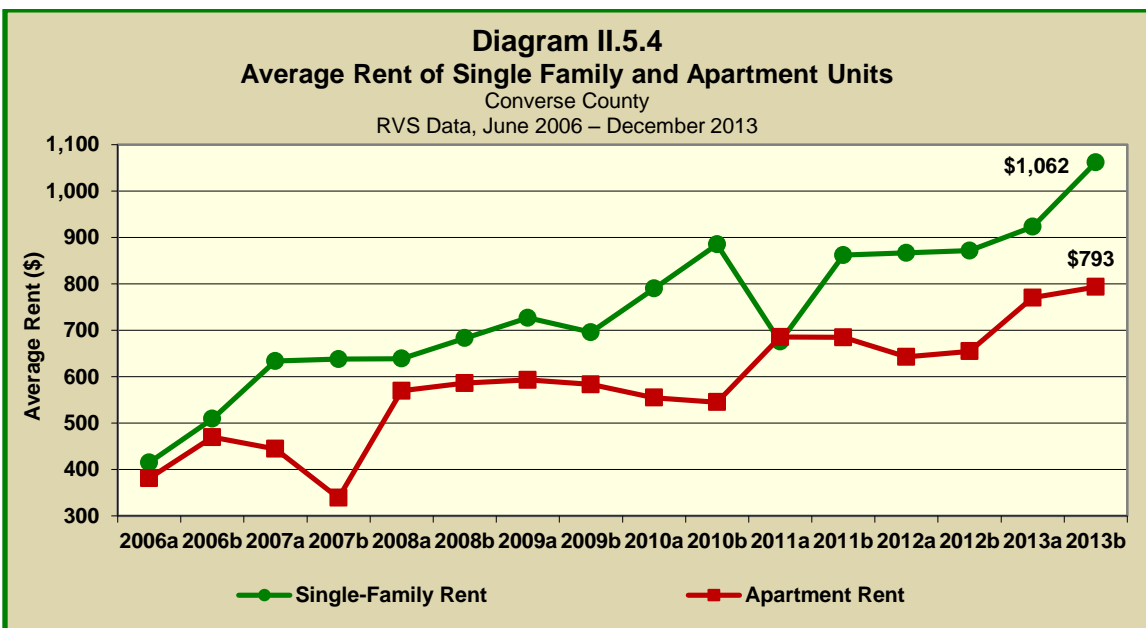


Table II.5.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 64 single family units in Converse County, with 2 of them available. This translates into a vacancy rate of 3.1 percent in Converse County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 571 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 1.9 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.5.27			
Rental Vacancy Survey by Type			
Converse County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	64	2	3.1%
Duplex units	37	0	.0%
Apartments	571	11	1.9%
Mobile Homes	236	3	1.3%
“Other” Units	1	0	.0%
Don’t Know	13	0	.0%
Total	922	16	1.7%

Table II.5.28, below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 20 units. The most common apartment units were two bedroom units, with 328 units. Additional details for additional unit types are reported found below.

Table II.5.28							
Rental Units by Bedroom Size							
Converse County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	6	0	0	.	6
One	3	5	135	0	0	.	143
Two	20	4	328	7	0	.	359
Three	10	2	51	9	1	.	73
Four	2	0	9	0	0	.	11
Five	1	0	0	0	0	.	1
Don’t Know	28	26	42	220	0	13	329
Total	64	37	571	236	1	13	922

Average market-rate rents by unit type are shown in Table II.5.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.5.29						
Average Market Rate Rents by Bedroom Size						
Converse County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$375	\$	\$	\$375
One	\$517	\$750	\$580	\$	\$	\$591
Two	\$794	\$725	\$661	\$703	\$	\$702
Three	\$1,128	\$950	\$690	\$919	\$650	\$957
Four	\$1,750	\$	\$952	\$	\$	\$1,271
Five	\$2,200	\$	\$	\$	\$	\$2,200
Total	\$1,062	\$794	\$793	\$766	\$650	\$840

Table II.5.30, below, shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

Table II.5.30						
Average Assisted Rate Rents by Bedroom Size						
Converse County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$	\$	\$	\$
Two	\$	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$	\$
Five	\$	\$	\$	\$	\$	\$
Total	\$	\$	\$	\$	\$	\$

Table II.5.31, below, shows vacancy rates for single family units by average rental rates for Converse County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.5.31			
Single Family Market Rate Rents by Vacancy Status			
Converse County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	22	1	4.5%
\$1,000 to \$1,500	27	1	3.7%
Above \$1,500	11	0	.0%
Missing	4	0	.0%
Total	64	2	3.1%

The average rent and availability of apartment units is displayed in Table II.5.32, below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.5.32 Apartment Market Rate Rents by Vacancy Status Converse County RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	0	.0%
\$500 to \$1,000	438	10	2.3%
\$1,000 to \$1,500	3	0	.0%
Above \$1,500	0	0	%
Missing	124	1	.81%
Total	571	11	1.9%

Table II.5.33, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 1,000 to 1,500, with a vacancy rate of 0.0 percent.

Table II.5.33 Mobile Home Market Rate Rents by Vacancy Status Converse County RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	28	1	3.6%
\$1,000 to \$1,500	11	0	.0%
Above \$1,500			%
Missing	196	2	1.0%
Total	236	3	1.3%

Table II.5.34, below, shows the condition of rental units by unit type for Converse County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

Table II.5.34 Condition by Unit Type Converse County RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Poor						.	
Fair	13	3	4	0	0	.	20
Average	7	0	4	1	1	.	13
Good	28	8	448	231	0	.	715
Excellent	12	0	109	0	0	.	121
Don't Know	4	26	6	4	0	13	53
Total	64	37	571	236	1	13	922

The availability of single family units based on their condition is displayed in Table II.5.35, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.5.35			
Condition of Single Family Units by Vacancy Status			
Converse County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	13	1	7.7%
Average	7	0	.0%
Good	28	1	3.6%
Excellent	12	0	.0%
Don't Know	4		%
Total	64	2	3.1%

Table II.5.36, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of 0.0 percent.

Table II.5.36			
Condition of Apartment Units by Vacancy Status			
Converse County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	4	2	50.0%
Average	4	0	.0%
Good	448	8	1.8%
Excellent	109	1	.9%
Don't Know	6		%
Total	571	11	1.9%

Table II.5.37, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in average quality, with a vacancy rate of 0.0 percent.

Table II.5.37			
Condition of Mobile Home Units by Vacancy Status			
Converse County			
RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	1	0	.0%
Good	231	3	1.3%
Excellent	0	0	%
Don't Know	4		%
Total	236	3	1.3%

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.5.38, on the following page, respondents in Converse County said they would prefer 5 more single family units, 44 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 60 units.

Table II.5.38 If you had the opportunity to own/manage more units, how many would you prefer Converse County RVS Data, December 2013	
Unit Type	More Units
Single family units	5
Duplex Units	7
Apartments	44
Mobile homes	
Other	4
Don't Know	
All types	
Total	60

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 34 respondents in Converse County. Of the incoming population who were unsatisfied with their current housing, 80.0 percent said they were seeking to own a home and 20.0 percent of respondents wished to rent. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which 33.3 percent anticipated spending between \$100,000 and \$249,999 and the remaining 66.7 percent anticipated spending above \$250,000.

Of those currently renting or seeking to rent, 100.0 percent anticipated spending between \$475 and \$849. Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2012 5-year ACS data, 42 or 0.7 percent of households in Converse County were overcrowded and another 39 or 0.7 percent of units were severely overcrowded, as shown in Table II.5.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.5.39				
Overcrowding and Severe Overcrowding				
Converse County 2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Converse County				
Owner				
Households	4,099	33	23	4,155
Percentage	98.7%	.8%	.6%	100.0%
Renter				
Households	1,428	9	16	1,453
Percentage	98.3%	.6%	1.1%	100.0%
Total				
Households	5,527	42	39	5,608
Percentage	98.6%	.7%	.7%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	100.0%

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

At the time of the 2012 5-year ACS, a total of 160 units or 2.5 percent of all housing units in Converse County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.5.40, at right.

Table II.5.40		
Housing Units with Incomplete Kitchen Facilities		
Converse County 2008-2012 5-Year ACS Data		
Facilities	Converse County	State of Wyoming
Complete Kitchen Facilities	6,206	253,942
Lacking Complete Kitchen Facilities	160	7,488
Total Housing Units	6,366	261,430
Percent Lacking	2.5%	2.9%

At the time of the 2012 ACS, a total of 163 units or 2.6 percent of all housing units in Converse County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.5.41, on the following page.

Table II.5.41 Housing Units with Incomplete Plumbing Facilities Converse County 2008-2012 5-Year ACS Data		
Facilities	Converse County	State of Wyoming
Complete Plumbing Facilities	6,203	255,465
Lacking Complete Plumbing Facilities	163	5,965
Total Households	6,366	261,430
Percent Lacking	2.6%	2.3%

The third type of housing problem reported in the 2012 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Converse County, 13.8 percent of households had a cost burden and 7.0 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 18.3 percent of homeowners with a mortgage in Converse County experienced a cost burden and 4.2 percent experienced a severe cost burden, while 16.0 percent of renters had a cost burden and 13.4 percent had a severe cost burden, as seen in Table II.5.42, on the following page.

Table II.5.42					
Cost Burden and Severe Cost Burden by Tenure					
Converse County 2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Converse County					
Owner With a Mortgage					
Households	2,019	478	109	0	2,606
Percent	77.5%	18.3%	4.2%	.0%	100.0%
Owner Without a Mortgage					
Households	1,374	63	87	25	1,549
Percent	88.7%	4.1%	5.6%	1.6%	100.0%
Renter					
Households	821	232	194	206	1,453
Percent	56.5%	16.0%	13.4%	14.2%	100.0%
Total					
Households	4,214	773	390	231	5,608
Percent	75.1%	13.8%	7.0%	4.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2014 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 1,595 households in Converse County, from 5,673 in 2010 to 7,268 in 2040. Homeowners are expected to increase from 4,083 households in 2010 to 5,262 by 2040. Renters are anticipated to increase from 1,590 households in 2010 to 2,006 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 83 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 116 households and by 184 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 119 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 72 households over the period. Table II.5.43, on the following page, provides details of the household forecast by tenure and income.

Table II.5.43						
Household Forecast by Tenure and Income						
Converse County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	286	403	637	341	2,415	4,083
2015	296	417	659	353	2,497	4,221
2020	307	433	686	367	2,598	4,392
2025	320	451	714	382	2,704	4,570
2030	336	474	750	401	2,840	4,801
2035	352	497	786	421	2,977	5,033
2040	368	519	822	440	3,113	5,262
Renters by Percent of Median Household Income						
2010	454	274	260	88	514	1,590
2015	455	275	260	88	515	1,594
2020	474	286	271	92	536	1,659
2025	492	298	281	95	557	1,724
2030	519	314	297	101	588	1,820
2035	546	330	312	106	619	1,914
2040	573	346	327	111	648	2,006
Total Households by Percent of Median Household Income						
2010	740	677	897	429	2,929	5,673
2015	751	692	919	441	3,012	5,815
2020	781	720	956	459	3,134	6,050
2025	812	749	995	478	3,261	6,294
2030	856	788	1,047	502	3,428	6,621
2035	899	827	1,098	527	3,596	6,947
2040	941	866	1,149	551	3,761	7,268

