

CONVERSE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Converse County's population increased from 13,833 in 2010 to 14,236 in 2015, or by 2.9 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 4.0 percent, and the number of people from 55 to 64 years of age increased by 6.4 percent. The white population increased by 1.4 percent, while the black population increased by 135.2 percent. The Hispanic population increased from 867 to 1,159 people between 2010 and 2015 or by 33.7 percent. These data are presented in Table II.5.1, below.

Table II.5.1						
Profile of Population Characteristics						
Converse County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Converse County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	13,833	14,236	2.9%	563,626	586,107	4.0%
Age						
Under 14 years	2,898	3,049	5.2%	113,371	116,880	3.1%
15 to 24 years	1,640	1,676	2.2%	78,460	78,529	0.1%
25 to 44 years	3,442	3,578	4.0%	144,615	153,641	6.2%
45 to 54 years	2,197	1,913	-12.9%	83,577	71,070	-15.0%
55 to 64 years	1,880	2,000	6.4%	73,513	81,288	10.6%
65 and Over	1,776	2,020	13.7%	70,090	84,699	20.8%
Race						
White	13,423	13,605	1.4%	529,110	543,292	2.7%
Black	54	127	135.2%	5,135	8,286	61.4%
American Indian and Alaskan Native	119	182	52.9%	14,457	15,757	9.0%
Asian	44	100	127.3%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	7	14	100.0%	521	676	29.8%
Two or more races	186	208	11.8%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	867	1,159	33.7%	50,231	58,207	15.9%

Table II.5.2, on the following page, presents the population of Converse County by age and gender from the 2010 Census and 2015 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 2015, the number of males rose to 7,289 persons, and accounted for 51.2 percent of the population, with the remaining 48.8 percent, or 6,947 persons being female.

Table II.5.2 Population by Age and Gender Converse County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,500	1,398	2,898	1,571	1,478	3,049	5.2%
15 to 24 years	846	794	1,640	867	809	1,676	2.2%
25 to 44 years	1,732	1,710	3,442	1,848	1,730	3,578	4.0%
45 to 54 years	1,140	1,057	2,197	988	925	1,913	-12.9%
55 to 64 years	974	906	1,880	1,065	935	2,000	6.4%
65 and Over	825	951	1,776	950	1,070	2,020	13.7%
Total	7,017	6,816	13,833	7,289	6,947	14,236	2.9%
% of Total	50.7%	49.3%	.	51.2%	48.8%	.	

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 ⁹¹	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.

⁹¹ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.5.4, below, shows data on household type by tenure in the 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 4,034 family households, of which 3,203 housed married couple families and 831 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 364 families, or a female householder with no husband present, of which there were 467 families. There were also an estimated 1,643 “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 71.1 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Converse County, 79.4 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Family Type	Converse County		State of Wyoming	
	Converse County	% of Total	State of Wyoming	% of Total
Family households	4,034	71.1%	147,229	64.9%
Married-couple family	3,203	79.4%	117,355	79.7%
Owner-occupied housing units	2,733	85.3%	97,628	83.2%
Renter-occupied housing units	470	14.7%	19,727	16.8%
Other family	831	20.6%	29,874	20.3%
Male householder, no wife present	364	43.8%	10,771	36.1%
Owner-occupied housing units	178	48.9%	6,308	58.6%
Renter-occupied housing units	186	51.1%	4,463	41.4%
Female householder, no husband present	467	56.2%	19,103	63.9%
Owner-occupied housing units	261	55.9%	9,562	50.1%
Renter-occupied housing units	206	44.1%	9,541	49.9%
Nonfamily households	1,643	28.9%	79,636	35.1%
Owner-occupied housing units	1,057	64.3%	43,177	54.2%
Renter-occupied housing units	586	35.7%	36,459	45.8%
Total	5,677	100.0%	226,865	100.0%

Table II.5.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 2,113 two-person family households, 900 three-person family households and 541 four-person family households. One-person non-family households made up 92.8 percent of all non-family households or an estimated 1,524 households. Converse County’s two persons households made up 38.8 percent of total housing units and four person households made up an additional 9.8 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.5.5				
Household Type by Household Size				
Converse County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Converse County				
One Person	.	1,524	1,524	26.8%
Two Person	2,113	91	2,204	38.8%
Three Person	900	14	914	16.1%
Four Person	541	14	555	9.8%
Five Person	324	0	324	5.7%
Six Person	113	0	113	2.0%
Seven Person	43	0	43	.8%
Total	4,034	1,643	5,677	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2015 ACS estimates, of the 2,204 two-person households, 1,862 were owner-occupied and 342 were renter-occupied. Of the 555 four-person households, 386 were owner-occupied and 169 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				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Converse County				
One Person	975	549	1,524	26.8%
Two Person	1,862	342	2,204	38.8%
Three Person	662	252	914	16.1%
Four Person	386	169	555	9.8%
Five Person	221	103	324	5.7%
Six Person	85	28	113	2.0%
Seven Person or more	38	5	43	.8%
Total	4,229	1,448	5,677	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.5.7, on the following page, Converse County had a total of 6,478 housing units of which 5,677 or 87.6 percent were occupied. Of these occupied units, 74.5 percent, or 4,229

units were owner occupied, which compares to a statewide rate of 69.1. A total of 801 units or 12.4 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.5.7 Housing Units by Tenure Converse County 2010-2015 5-Year ACS Data				
Tenure	Converse County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,677	87.6%	226,865	85.1
Owner-Occupied	4,229	74.5%	156,675	69.1
Renter-Occupied	1,448	25.5%	70,190	30.9
Vacant Housing Units	801	12.4%	39,765	14.9
Total Housing Units	6,478	100.0%	266,630	100.0

Table II.5.8, below, shows that of the 801 housing units in Converse County as reported in the 2014 ACS data, 174 or 21.7 percent were for rent and 159 or 19.9 percent were for sale. An estimated 196 units were for seasonal, recreational, or occasional use, and 195 or 24.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.5.8 Disposition of Vacant Housing Units Converse County 2010-2015 5-Year ACS Data				
Disposition	Converse County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	174	21.7%	6,460	16.2%
Rented, but not occupied	0	.0%	1,371	3.4%
For sale only	159	19.9%	2,571	6.5%
Sold, but not occupied	34	4.2%	931	2.3%
For seasonal, recreational, or occasional use	196	24.5%	17,209	43.3%
For migrant workers	43	5.4%	302	.8%
Other vacant	195	24.3%	10,921	27.5%
Total	801	100.0%	39,765	100.0%

Table II.5.9, at right, presents different income statistics for Converse County. According to the 2015 ACS data averages, median family income for Converse County was \$73,944 compared to the statewide average of \$73,194.

Table II.5.9 Median and Per Capita Income Converse County 2010-2015 5-Year ACS Data		
Income Type	Converse County	Wyoming
Median Family Income	73,944	73,194
Median Household Income	62,307	58,840

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 420 households or 7.4 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 695 households that had incomes between \$35,000 and \$49,999, which accounted for 12.2 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 25.7 percent of total households and numbered 1,461 in Converse County.

Table II.5.10 Households by Income Converse County 2010-2015 5-Year ACS Data				
Income	Converse County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	420	7.4%	21,426	9.4%
15,000 - 19,999	221	3.9%	10,358	4.6%
20,000 - 24,999	259	4.6%	11,900	5.2%
25,000 - 34,999	686	12.1%	22,435	9.9%
35,000 - 49,999	695	12.2%	30,775	13.6%
50,000 - 74,999	956	16.8%	43,104	19.0%
75,000 - 99,999	979	17.2%	32,540	14.3%
100,000 and above	1,461	25.7%	54,327	23.9%
Total	5,677	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.5.11, below. In total, the poverty rate in Converse County was 9 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Converse County had a poverty rate of 7 percent and the female population had a poverty rate of 12 percent. There were 59 males and 60 females in poverty under the age of 5. Overall, 9.1 percent of persons in poverty in Converse County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 193 individuals with incomes below the poverty level which represented 14.8 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.5.11 Poverty by Age Converse County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Converse County				
5 and Below	59	60	119	9.1%
6 to 17	123	163	286	21.9%
18 to 64	249	461	710	54.3%
65 and Older	55	138	193	14.8%
Total	486	822	1,308	100.0%
Poverty Rate	7%	12%	9%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.5.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Converse County saw an average of 3,462 owner-occupied

single-family units compared to 465 single-family rental units. In Converse County, single-family units comprised 69.2 percent of all households compared with 71.8 percent statewide. Converse County had a total of 403 apartment rental units and total apartment units accounted for 8.0 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 966 mobile homes in Converse County, which comprised 17.0 percent of all occupied housing units and compared to 12.9 statewide.

Table II.5.12 Households by Unit Type				
Converse County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Converse County				
Single-Family Unit	3,462	465	3,927	69.2%
Duplex	8	128	136	2.4%
Tri- or Four-Plex	0	163	163	2.9%
Apartments	51	403	454	8.0%
Mobile Homes	699	267	966	17.0%
Boat, RV, Van, Etc.	9	22	31	.5%
Total	4,229	1,448	5,677	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.5.13, on the following page, shows the number of households by year of construction. As shown, 10.1 percent, or 571 units, were built in 1939 or earlier in the county, and another 230 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 656, which accounted for 11.6 percent of all households, and an additional 134 households, or 2.4 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.5.13				
Households by Year Built				
Converse County				
2010-2015 5-Year ACS Data				
Year Built	Converse County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	571	10.1%	24,616	10.9%
1940 to 1949	230	4.1%	10,203	4.5%
1950 to 1959	398	7.0%	21,453	9.5%
1960 to 1969	210	3.7%	18,653	8.2%
1970 to 1979	2,004	35.3%	48,616	21.4%
1980 to 1989	1,064	18.7%	33,033	14.6%
1990 to 1999	410	7.2%	26,955	11.9%
2000 to 2009	656	11.6%	36,947	16.3%
Built 2010 or Later	134	2.4%	6,389	2.8%
Total	5,677	100.0%	226,865	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 accounted for only 2.2 percent of total housing units, while households with five and six rooms accounted for 22.4 and 17.2 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				
2010-2015 5-Year ACS Data				
Number of Rooms	Converse County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	141	2.2%	4,535	1.7%
Two	128	2.0%	7,317	2.7%
Three	380	5.9%	20,228	7.6%
Four	817	12.6%	41,849	15.7%
Five	1,448	22.4%	54,574	20.5%
Six	1,114	17.2%	42,082	15.8%
Seven	869	13.4%	31,471	11.8%
Eight	563	8.7%	25,750	9.7%
Nine or more	1,018	15.7%	38,824	14.6%
Total	6,478	100.0%	266,630	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 112 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.8 percent of total households in Converse County, which compared to 24.3 percent statewide. In Converse County, the 2,485 households with three bedrooms accounted for 43.8 percent of all households, and there were only 291 five-bedroom or more households, which accounted for 5.1 percent of all households.

Table II.5.15				
Households by Number of Bedrooms				
Converse County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Converse County				
None	0	112	112	2.0%
One	121	191	312	5.5%
Two	733	677	1,410	24.8%
Three	2,166	319	2,485	43.8%
Four	943	124	1,067	18.8%
Five or more	266	25	291	5.1%
Total	4,229	1,448	5,677	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	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 \$190,000, while structures built between 1950 and 1959 had a median value of \$169,200 and those built between 1990 to 1999 had a median value of \$166,200. The newest structures tended to have the highest values and those built between 2010 and 2013 had a median value of \$195,000. The total average median value in Converse County was \$190,300, which compared to \$194,800 in the State of Wyoming.

Table II.5.16		
Median Value by Year Structure Built		
Converse County 2010-2015 5-Year ACS Data		
Year Built	Converse County	State of Wyoming
1939 or earlier	190,000	156,400
1940 to 1949	250,600	145,000
1950 to 1959	169,200	159,900
1960 to 1969	163,100	182,000
1970 to 1979	185,100	188,100
1980 to 1989	212,300	205,600
1990 to 1999	166,200	236,200
2000 to 2009	224,300	253,100
2010 to 2013	195,000	272,200
2014 to Later	.	284,800
Total	190,300	194,800

Household mortgage status is reported in Table II.5.17, on the following page. In Converse County, households with a mortgage accounted for 59.9 percent of all households or 2,535 housing units, and the remaining 40.1 percent or 1,694 units had no mortgage. Of those units with a mortgage, 315 had either a second mortgage or home equity loan, 29 had both a second mortgage and home equity loan, and 2,191 or 86.4 percent had no second mortgage or no home equity loan.

Table II.5.17 Mortgage Status Converse County 2010-2015 5-Year ACS Data				
Mortgage Status	Converse County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,535	59.9%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	315	12.4%	10,910	11.8%
Second mortgage only	135	42.9%	5,021	46.0%
Home equity loan only	180	57.1%	5,889	54.0%
Both second mortgage and home equity loan	29	1.1%	514	.6%
No second mortgage and no home equity loan	2,191	86.4%	81,121	87.7%
Housing units without a mortgage	1,694	40.1%	64,130	40.9%
Total	4,229	100.0%	156,675	100.00%

The median rent in Converse County was \$577 as compared to \$674 statewide, as seen in Table II.5.18, below.

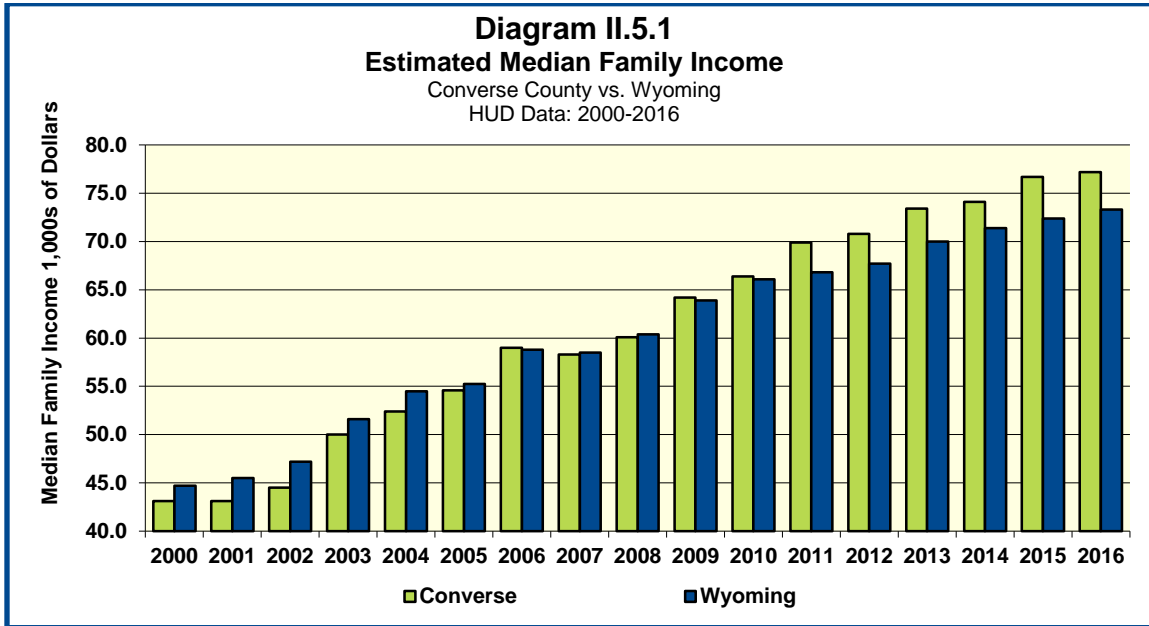
Table II.5.18 Median Rent Converse County 2010-2015 5-Year ACS Data	
Place	Rent
Converse County	\$577
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 8 persons during 2016. 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 1,393 persons over the time period.

Table II.5.19 Driver’s Licenses Exchanged and Surrendered Converse County WYDOT Data, 2000– First Half of 2016			
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
2014	392	317	75
2015	356	349	7
2016-First Half	156	164	-8
Total	5,659	4,266	1,393

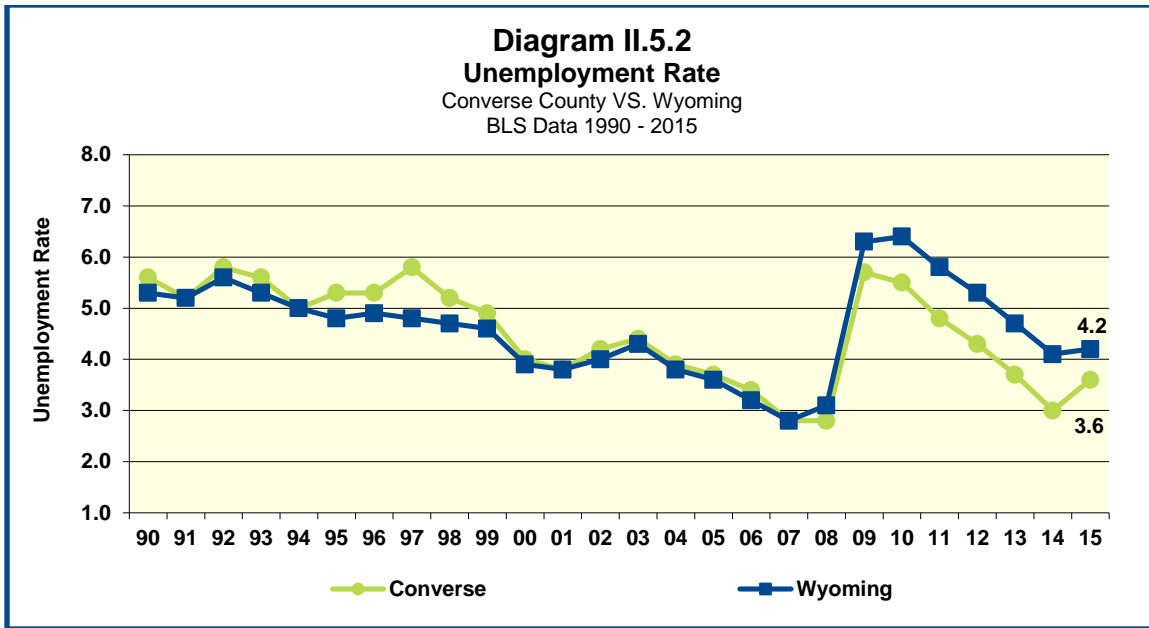
Economics

The HUD estimated MFI for Converse County was \$77,200 in 2016.⁹² This compares to Wyoming’s MFI of \$73,300. Diagram II.5.1, below, illustrates the estimated MFI for 2000 through 2016.



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 14 persons, from 8,356 in 2014 to 8,370 in 2015. Employment decreased by 34 persons; unemployment increased by 48 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.0 percent in 2014 to 3.6 percent in 2015, as shown below in Diagram II.5.2.

⁹² 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 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.5.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 6,460 persons in 2015; this figure was lower than the 2014 average by 28 jobs. In June total preliminary monthly employment was estimated to be 5,883 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	4,441	4,676	4,675	5,241	5,213	5,410	5,313	5,692	5,947	6,273	6,433	6,110
Feb	4,443	4,694	4,697	5,268	5,174	5,364	5,274	5,727	5,983	6,249	6,462	6,019
Mar	4,532	4,748	4,770	5,284	5,249	5,414	5,309	5,777	6,017	6,286	6,464	5,910
Apr	4,631	4,735	4,783	5,372	5,341	5,392	5,352	5,855	6,031	6,355	6,577	5,874
May	4,847	4,831	4,947	5,477	5,495	5,502	5,542	5,964	6,166	6,557	6,639	5,878
Jun	5,052	5,020	5,081	5,570	5,505	5,643	5,644	6,123	6,297	6,729	6,608	5,883
Jul	4,743	4,765	4,887	5,467	5,279	5,384	5,405	5,808	5,948	6,347	6,263	.
Aug	4,742	4,787	4,983	5,477	5,261	5,440	5,503	5,875	6,014	6,411	6,360	.
Sep	4,852	4,899	5,113	5,574	5,474	5,462	5,704	5,960	6,119	6,633	6,498	.
Oct	4,820	4,782	5,212	5,472	5,505	5,475	5,747	6,028	6,252	6,731	6,569	.
Nov	4,793	4,728	5,233	5,397	5,491	5,410	5,750	5,987	6,242	6,663	6,401	.
Dec	4,737	4,774	5,281	5,341	5,453	5,349	5,762	6,006	6,265	6,627	6,249	.
Annual	4,719	4,787	4,972	5,412	5,370	5,437	5,525	5,900	6,107	6,488	6,460	.
% Change	4.40%	1.44%	3.86%	8.85%	-.78%	1.25%	1.62%	6.79%	3.51%	6.24%	-.43%	.

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 \$949 in 2014. In 2015, average weekly wages saw an increase of 4.32 over the prior year, rising to \$990. The most recent preliminary estimates show average weekly wages were 993 in the second quarter on 2016. These data are shown in Table II.5.21, below.

Table II.5.21 Average Weekly Wages Converse County BLS QCEW Data, 2001–2016(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	-.12%
2011	811	852	835	870	842	2.93%
2012	831	882	848	913	869	3.21%
2013	850	880	873	942	887	2.07%
2014	905	930	945	1,015	949	6.99%
2015	951	985	950	1,074	990	4.32%
2016(p)	886	993				

Total business establishments reported by the QCEW are displayed in Table II.5.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 0.17 percent to 600 establishments. The most recent preliminary estimates show the number of business establishments were 591 in the second quarter on 2016.

Table II.5.22 Number of Business Establishments Converse County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	461	465	465	466	466	
2002	470	479	481	474	474	2.59%
2003	465	479	484	486	486	.63%
2004	498	503	496	499	499	4.18%
2005	495	507	500	492	492	.00%
2006	499	496	495	493	493	-.60%
2007	495	500	504	510	510	1.21%
2008	518	532	533	536	536	5.58%
2009	533	543	535	533	533	1.13%
2010	536	542	547	538	538	.93%
2011	538	550	559	560	560	2.03%
2012	568	581	585	587	587	5.07%
2013	590	599	603	610	610	3.62%
2014	601	607	607	605	605	.67%
2015	610	614	601	600	600	.17%
2016	595	591				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Converse County recorded 9,594 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 \$783,156,000, and real per capita income was \$55,012 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$58,277 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Converse County decreased from \$897 in second quarter 2015 to \$661 in second quarter 2016, or by 26.3 percent. During the same period, detached single-family home rents decreased by 21.2 percent, rents for mobile homes on a lot decreased by 15.4 percent, and rents for mobile home lots decreased by 4.2 percent.

Converse County rental prices experienced average annualized increases of 1.0 percent for apartments, 1.4 percent for houses, 1.7 percent for mobile homes plus a lot, and -0.4 percent for mobile home lots since second quarter 1986 through fourth quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.4 percent for houses, 1.1 percent for mobile homes plus a lot and 0.9 percent for mobile home lots over the same period. Table II.5.23, at right, presents the Converse County data for each rental type.

Table II.5.23 Semiannual Average Monthly Rental Prices Converse County EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	586	229	699	489
Q2.87	520	217	672	400
Q4.87	491	211	619	403
Q2.88	450	204	591	421
Q4.88	443	204	645	435
Q2.89	475	196	639	476
Q4.89	421	196	601	422
Q2.90	439	190	586	404
Q4.90	509	192	551	297
Q2.91	414	186	546	383
Q4.91	446	174	565	283
Q2.92	419	182	581	431
Q4.92	0	166	527	412
Q2.93	454	174	0	404
Q4.93	0	174	452	0
Q2.94	0	171	678	0
Q4.94	0	159	0	0
Q2.95	536	163	544	537
Q4.95	547	155	561	466
Q2.96	498	164	635	437
Q4.96	472	171	588	503
Q2.97	499	157	587	410
Q4.97	494	161	551	434
Q2.98	502	167	553	475
Q4.98	466	163	582	520
Q2.99	472	167	548	537
Q4.99	475	160	536	425
Q2.00	457	177	582	520
Q4.00	480	157	593	441
Q2.01	526	170	641	450
Q4.01	492	200	552	424
Q2.02	498	197	608	439
Q4.02	533	187	643	463
Q2.03	493	184	592	479
Q4.03	495	193	627	481
Q2.04	525	188	644	463
Q4.04	490	188	663	461
Q2.05	538	182	629	470
Q4.05	552	179	635	476
Q2.06	522	179	601	507
Q4.06	605	179	641	531
Q2.07	543	183	682	568
Q4.07	599	187	684	503
Q2.08	594	197	674	584
Q4.08	695	202	730	612
Q2.09	693	201	750	613
Q4.09	661	206	760	633
Q2.10	664	209	763	665
Q4.10	611	210	809	735
Q2.11	593	205	782	697
Q4.11	591	224	787	759
Q2.12	572	231	1,236	777
Q4.12	695	204	1,263	776
Q2.13	756	238	1,213	912
Q4.13	836	212	1,190	868
Q2.14	892	233	1,437	960
Q4.14	947	209	1,427	969
Q2.15	897	210	1,245	900
Q4.15	785	204	1,051	819
Q2.16	661	201	981	761

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 decreased from 43 authorizations in 2014 to 30 in 2015.

The real value of single-family building permits increased from \$185,079 in 2014 to \$205,520 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.5.24, below.

Table II.5.24 Building Permits and Valuation Converse County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	44	4	20	60	128	127.5	70.1
1981	48	4	.	46	98	110.8	59.0
1982	29	20	16	15	80	107.0	177.5
1983	16	12	.	.	28	99.4	.
1984	12	2	.	.	14	90.0	.
1985	2	6	.	.	8	119.9	.
1986	3	.	.	.	3	125.4	.
1987	1	.	.	.	1	124.6	.
1988	.	2	.	.	2	.	.
1989	1	.	.	.	1	82.8	.
1990
1991	3	.	.	.	3	71.6	.
1992	2	.	.	.	2	148.5	.
1993	9	.	.	.	9	107.9	.
1994	6	6	.	.	12	139.6	.
1995	17	.	.	.	17	149.0	.
1996	18	.	.	.	18	118.0	.
1997	3	.	.	24	27	82.5	76.7
1998	11	.	.	.	11	145.7	.
1999	8	.	.	.	8	103.9	.
2000	1	10	.	.	11	113.9	.
2001	5	8	.	.	13	55.8	.
2002	10	2	4	.	16	141.8	.
2003	12	.	.	42	54	155.9	53.7
2004	18	.	.	.	18	177.1	.
2005	54	4	.	.	58	155.0	.
2006	34	.	.	.	34	134.8	.
2007	99	.	16	.	115	108.4	.
2008	57	.	40	6	103	122.5	50.7
2009	38	.	.	.	38	121.1	.
2010	23	.	.	.	23	130.5	.
2011	27	2	.	18	47	122.9	96.1
2012	41	.	7	6	54	134.0	48.7
2013	41	.	.	10	51	135.0	68.3
2014	43	.	.	.	43	185.1	.
2015	30	.	.	10	40	205.5	77.8

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Converse County was \$225,710. This represented an increase of 3.7 percent from the previous year. In contrast, Wyoming’s average was \$275,611, or an increase of 4.6 percent over the previous year. A comparison of average sales prices between 1999 and 2015 is displayed in Table II.5.25, on the following page.

Table II.5.25 Average Sales Prices Converse County and Wyoming DOR Data, 2000–2015				
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
2013	204,742	9.0	281,345	5.6
2014	217,627	6.3	263,432	-6.4
2015	225,710	3.7	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.⁹³ During December 2016, a total of 50 surveys were completed by property managers in Converse County. Of the 755 rental units surveyed, 116 were vacant, indicating a vacancy rate of 15.4 percent, as shown in Table II.5.26, at right. This compares to an 11.2 percent vacancy rate one year ago and a December 2016 statewide vacancy rate of 11.1 percent.

Diagram II.5.3, on the following page, 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 but has spiked in recent surveys on account of the decrease in oil prices and production.

Table II.5.26 Total Units, Vacant Units, and Vacancy Rate Converse County RVS Data, June 2001–December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	14	393	18	4.6%
2001b	9	355	12	3.4%
2002a	11	316	6	1.9%
2002b	8	183	6	3.3%
2003a	13	325	10	3.1%
2003b	11	504	14	2.8%
2004a	19	378	15	4.0%
2004b	22	481	40	8.3%
2005a	19	472	24	5.1%
2005b	21	1,143	26	2.3%
2006a	20	575	27	4.7%
2006b	21	625	9	1.4%
2007a	23	530	4	0.8%
2007b	15	424	2	0.5%
2008a	21	612	10	1.6%
2008b	20	491	10	2.0%
2009a	24	491	13	2.7%
2009b	32	681	47	6.9%
2010a	32	683	37	5.4%
2010b	38	604	31	5.1%
2011a	40	669	14	2.1%
2011b	44	619	13	2.1%
2012a	49	699	17	2.4%
2012b	42	727	22	3.0%
2013a	43	777	17	2.2%
2013b	45	922	16	1.7%
2014a	46	741	14	1.9%
2014b	51	885	26	2.9%
2015a	49	765	36	4.7%
2015b	48	707	79	11.2%
2016a	42	875	114	13.0%
2016b	50	755	116	15.4%

⁹³ 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.

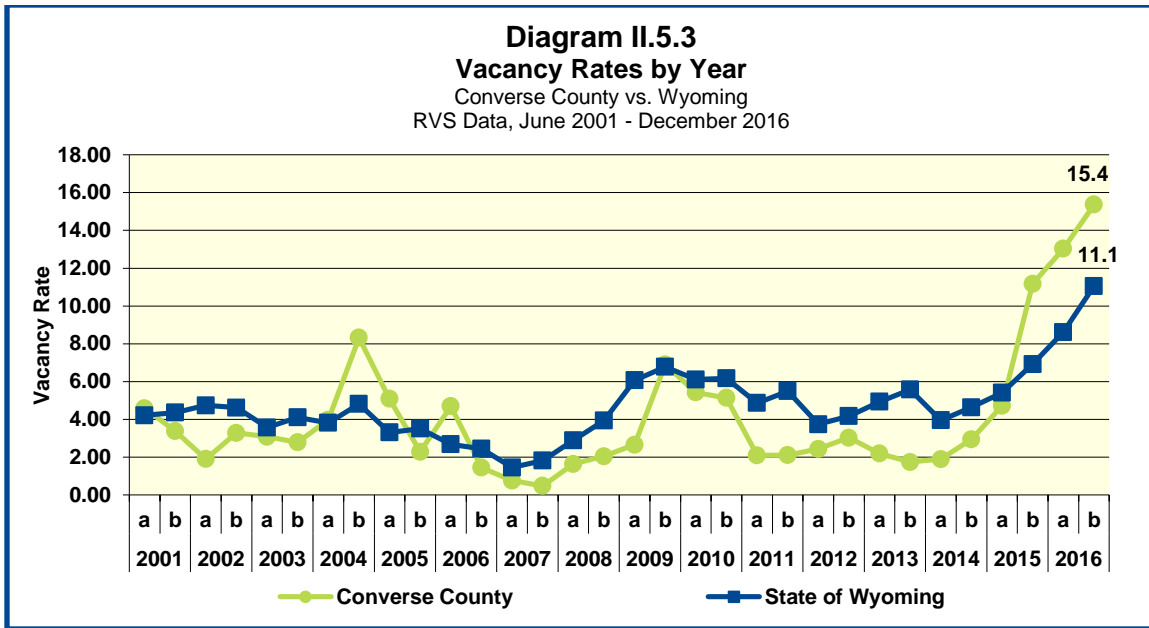


Diagram II.5.4, below, shows the average rent of single-family and apartment units in Converse County. In 2016, average rents for single-family units fell to \$821 and average rents for apartments increased to \$721.

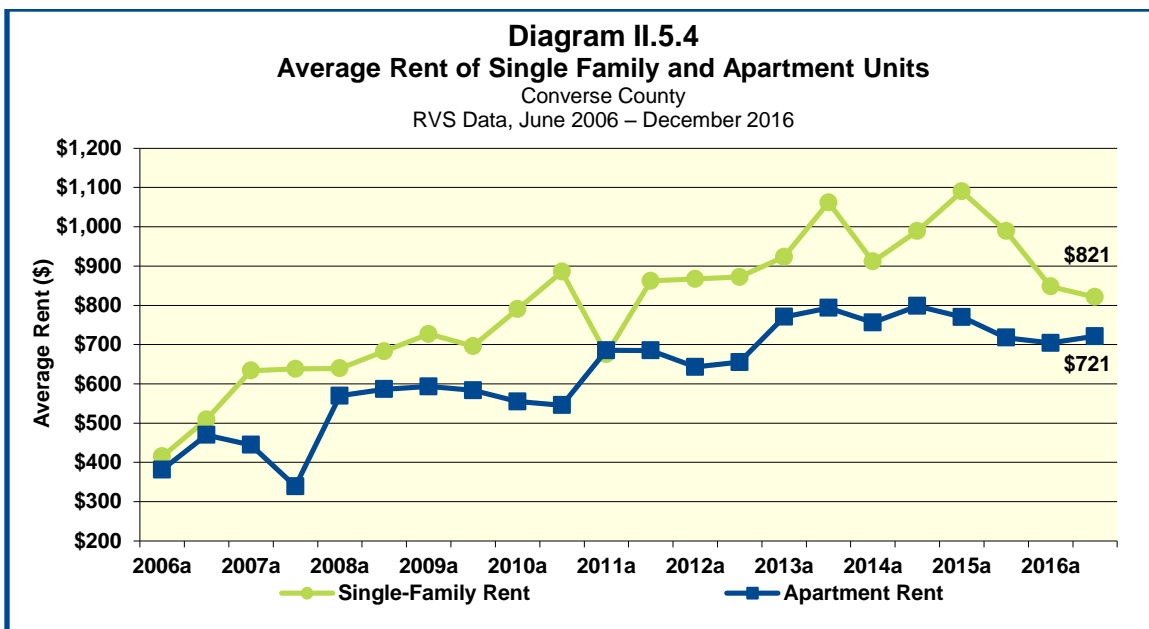


Table II.5.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 35 single family units in Converse County, with 4 of them available. This translates into a vacancy rate of 11.4 percent in Converse County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 547 apartment units reported in the survey, with 58 of them available, which resulted in a vacancy rate of 10.6 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.5.27			
Rental Vacancy Survey by Type			
Converse County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	35	4	11.4%
Duplex units	36	1	2.8%
Apartments	547	58	10.6%
Mobile Homes	96	39	40.6%
“Other” Units	0	0	%
Don't Know	41	14	34.1%
Total	755	116	15.4%

Table II.5.28 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 17 units. The most common apartment units were two bedroom units, with 319 units. Additional details of unit types by bedrooms are reported below.

Table II.5.28							
Rental Units by Number of Bedrooms							
Converse County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	4	0	0	.	4
One	0	1	146	1	0	.	148
Two	7	10	319	47	0	.	383
Three	17	23	68	47	0	.	155
Four	9	2	4	1	0	.	16
Five	2	0	0	0	0	.	2
Don't Know	0	0	6	0	0	41	47
Total	35	36	547	96	0	41	755

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.5.29, on the following page, two bedroom apartments were the most available apartment units, with four bedroom units being the most available single family units.

Table II.5.29							
Available Rental Units by Number of Bedrooms							
Converse County							
RVS Data, December 2016							
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	1	13	0	0	.	14
Two	1	0	30	21	0	.	52
Three	1	0	2	18	0	.	21
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don’t Know	1	0	13	0	0	14	28
Total	4	1	58	39	0	14	116

Table II.5.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 9.4 percent, with two bedroom single family units having the highest vacancy rate at 14.3 percent.

Table II.5.30							
Vacancy Rates by Number of Bedrooms							
Converse County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	%	100.0%	8.9%	.0%	%		9.5%
Two	14.3%	.0%	9.4%	44.7%	%		13.6%
Three	5.9%	.0%	2.9%	38.3%	%		13.5%
Four	11.1%	.0%	.0%	.0%	%		6.3%
Five	.0%	%	%	%	%		.0%
Don’t Know	%	%	216.7%	%	%	34.1%	59.6%
Total	11.4%	2.8%	10.6%	40.6%	%	34.1%	15.4%

Average market-rate rents by unit type are shown in Table II.5.31, below. 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.5.31						
Average Market Rate Rents by Number of Bedrooms						
Converse County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$683	\$	\$	\$683
One	\$	\$	\$487	\$500	\$	\$488
Two	\$550	\$538	\$659	\$513	\$	\$605
Three	\$850	\$638	\$856	\$631	\$	\$765
Four	\$900	\$600	\$960	\$950	\$	\$884
Five	\$1,125	\$	\$	\$	\$	\$1,125
Total	\$821	\$672	\$721	\$593	\$	\$726

Table II.5.32, 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 1,000 to 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.5.32 Single Family Market Rate Rents by Vacancy Status Converse County RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	1	50.0%
\$500 to \$1,000	26	3	11.5%
\$1,000 to \$1,500	6	0	.0%
Above \$1,500			%
Missing	1	0	.0%
Total	35	4	11.4%

The availability of apartment units by average rent is displayed in Table II.5.33 below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of 7.1 percent.

Table II.5.33 Apartment Market Rate Rents by Vacancy Status Converse County RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	77	15	19.5%
\$500 to \$1,000	341	37	10.9%
\$1,000 to \$1,500	56	4	7.1%
Above \$1,500			%
Missing	73	2	2.7%
Total	547	58	10.6%

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 did not 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 by unit type and condition are displayed below.

Table II.5.34 Condition by Unit Type Converse County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	1	0	0	1	0	.	2
Average	2	0	0	48	0	.	50
Good	29	28	333	24	0	.	414
Excellent	3	8	214	23	0	.	248
Don’t Know	0	0	0	0	0	41	41
Total	35	36	547	96	0	41	755

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 good condition, with a vacancy rate of 3.4 percent.

Table II.5.35 Condition of Single Family Units by Vacancy Status Converse County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	1	100.0%
Average	2	1	50.0%
Good	29	1	3.4%
Excellent	3	1	33.3%
Don't Know	0	0	%
Total	35	4	11.4%

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 excellent condition, and had a vacancy rate of 9.8 percent.

Table II.5.36 Condition of Apartment Units by Vacancy Status Converse County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	0	0	%
Good	333	37	11.1%
Excellent	214	21	9.8%
Don't Know	0	0	%
Total	547	58	10.6%

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.5.37, below, 1 respondent said they would prefer more single family units, 0 respondents wanted more apartment units, and 3 respondents indicated they would prefer more units of any type.

Table II.5.37 If you had the opportunity to own/manage more units, how many would you prefer Converse County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	3
Total	4

Table, II.5.38, below, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Converse County had a total of 8 respondents, with an average persons per household of 2.4 people. Of new residents to Converse County, 50.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 50.0 percent of respondents renting their residence. The average mortgage payment in Converse County was \$1,200 and the average rent was \$1,250. When asked if they were satisfied with their current housing, 87.5 percent said they were satisfied with thier current housing.

Table II.5.38 Most Replied Response Converse County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	8
Number of persons in household (Average)	2.4
Current age	25 to 34 years old (25.0%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (50.0%)
In which industry are you primarily employed	Other (25.0%)
Highest education level completed	Less than High School (12.5%)
Total household income from all sources	\$40,000 to \$49,999 dollars (50.0%)
Current Housing Characteristics	
Current Residence	Single family home (37.5%)
Do you own or rent	Rent (50.0%)
How many bedrooms (Average)	3.1
How many full bathrooms (Average)	2.0
Average mortgage payment	\$1,200
Average rental payment	\$1,250
Are you satisfied with your current housing	Satisfied with current housing (87.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Need more bedrooms (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Build a new unit (100.0%)
Expected buying price	\$250,000 to \$299,999 dollars (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because they need more bedrooms. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$250,000 to \$299,999 dollars if they were buying an existing unit. Additional survey data are presented in **Volume II. Technical Appendix.**

Table, II.6.38, on the previous page, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Crook County had a total of 8 respondents, with an average persons per household of 3.3 people. Of new residents to Crook County, 87.5 percent were married and the most common age group arriving in the state was 45 to 54 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 50.0 percent of respondents owning thier residence. The average mortgage payment in Crook County was \$1,000 and the average rent was \$1,350. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with their current housing.

⁹⁴

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 2015 5-year ACS data, 180 or 3.2 percent of households in Converse County were overcrowded and another 46 or .8 percent of units were severely overcrowded, as shown in Table II.5.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

⁹⁴ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

Table II.5.39				
Overcrowding and Severe Overcrowding				
Converse County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Converse County				
Owner				
Households	4,174	50	5	4,229
Percentage	98.7%	1.2%	.1%	100.0%
Renter				
Households	1,277	130	41	1,448
Percentage	88.2%	9.0%	2.8%	100.0%
Total				
Households	5,451	180	46	5,677
Percentage	96.0%	3.2%	.8%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.5%	100.0%

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

At the time of the 2015 5-year ACS, a total of 155 units or 2.4 percent of all housing units in Converse County were lacking complete kitchen facilities. This compared to 2.6 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		
2010-2015 5-Year ACS Data		
Facilities	Converse County	State of Wyoming
Complete Kitchen Facilities	6,323	259,728
Lacking Complete Kitchen Facilities	155	6,902
Total Housing Units	6,478	266,630
Percent Lacking	2.4%	2.6%

At the time of the 2015 ACS, a total of 176 units or 2.7 percent of all housing units in Converse County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.5.41, below.

Table II.5.41 Housing Units with Incomplete Plumbing Facilities Converse County 2010-2015 5-Year ACS Data		
Facilities	Converse County	State of Wyoming
Complete Plumbing Facilities	6,302	260,327
Lacking Complete Plumbing Facilities	176	6,303
Total Households	6,478	266,630
Percent Lacking	2.7%	2.4%

The third type of housing problem reported in the 2014 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, 12.9 percent of households had a cost burden and 5.2 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 14.1 percent of homeowners with a mortgage in Converse County experienced a cost burden and 7.3 percent experienced a severe cost burden, while 22.1 percent of renters had a cost burden and 3.6 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					
2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Converse County					
Owner With a Mortgage					
Households	1,975	358	186	16	2,535
Percent	77.9%	14.1%	7.3%	.6%	100.0%
Owner Without a Mortgage					
Households	1,550	55	58	31	1,694
Percent	91.5%	3.2%	3.4%	1.8%	100.0%
Renter					
Households	833	320	52	243	1,448
Percent	57.5%	22.1%	3.6%	16.8%	100.0%
Total					
Households	4,358	733	296	290	5,677
Percent	76.8%	12.9%	5.2%	5.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 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 *2016 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 1,396 households in Converse County, from 5,673 in 2010 to 7,069 in 2040. Homeowners are expected to increase from 4,083 households in 2010 to 5,187 by 2040. Renters are anticipated to increase from 1,590 households in 2010 to 1,882 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 68 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 129 households and by 170 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 66 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 49 households over the period. Table II.5.43, below, 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	251	476	628	266	2,463	4,083
2015	260	493	650	275	2,551	4,229
2020	277	525	693	294	2,719	4,509
2025	292	554	732	310	2,870	4,759
2030	303	575	759	321	2,975	4,933
2035	311	590	780	330	3,057	5,068
2040	319	604	798	338	3,129	5,187
Renters by Percent of Median Household Income						
2010	360	269	330	93	538	1,590
2015	328	245	301	85	490	1,448
2020	374	279	342	97	558	1,649
2025	396	295	362	102	590	1,746
2030	409	305	375	106	610	1,805
2035	419	312	383	108	625	1,847
2040	426	318	391	110	636	1,882
Total Households by Percent of Median Household Income						
2010	611	744	958	359	3,000	5,673
2015	588	737	951	360	3,040	5,677
2020	651	804	1,036	390	3,277	6,157
2025	688	849	1,094	412	3,460	6,504
2030	712	880	1,134	427	3,586	6,739
2035	730	903	1,163	438	3,682	6,915
2040	745	922	1,188	448	3,765	7,069

