

CONVERSE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Converse County's population increased from 13,833 in 2010 to 14,313 in 2013, or by 3.5 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 3.0 percent, and the number of people from 55 to 64 years of age increased by 8.2 percent. The white population increased by 2.0 percent, while the black population increased by 213.0 percent. The Hispanic population increased from 867 to 1,083 people between 2010 and 2013 or by 24.9 percent. These data are presented in Table II.5.1, below.

Table II.5.1						
Profile of Population Characteristics						
Wyoming vs. Converse County						
2010 Census and 2013 Current Census Estimates						
Subject	Converse County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	13,833	14,313	3.5%	563,626	582,658	3.4%
Age						
Under 14 years	2,898	3,011	3.9%	113,371	115,337	1.7%
15 to 24 years	1,640	1,722	5.0%	78,460	80,908	3.1%
25 to 44 years	3,442	3,546	3.0%	144,615	151,055	4.5%
45 to 54 years	2,197	2,060	-6.2%	83,577	76,258	-8.8%
55 to 64 years	1,880	2,035	8.2%	73,513	80,411	9.4%
65 and Over	1,776	1,939	9.2%	70,090	78,689	12.3%
Race						
White	13,423	13,695	2.0%	529,110	539,936	2.0%
Black	54	169	213.0%	5,135	10,186	98.4%
American Indian and Alaskan Native	119	175	47.1%	14,457	15,258	5.5%
Asian	44	68	54.5%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	7	11	57.1%	521	630	20.9%
Two or more races	186	195	4.8%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	867	1,083	24.9%	50,231	56,363	12.2%

Table II.5.2, on the following page, presents the population of Converse County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 7,291 persons, and accounted for 50.9 percent of the population, with the remaining 49.1 percent, or 7,022 persons being female.

Table II.5.2							
Population by Age and Gender							
Converse County							
2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,500	1,398	2,898	1,551	1,460	3,011	3.9%
15 to 24 years	846	794	1,640	892	830	1,722	5.0%
25 to 44 years	1,732	1,710	3,442	1,832	1,714	3,546	3.0%
45 to 54 years	1,140	1,057	2,197	1,045	1,015	2,060	-6.2%
55 to 64 years	974	906	1,880	1,078	957	2,035	8.2%
65 and Over	825	951	1,776	893	1,046	1,939	9.2%
Total	7,017	6,816	13,833	7,291	7,022	14,313	3.5%
% 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 ⁷⁹	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

⁷⁹ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 3,935 family households, of which 3,261 housed married couple families and 674 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 193 families, or a female householder with no husband present, of which there were 481 families. There were also an estimated 1,811 "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 68.5 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Converse County, 82.9 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.5.4				
Household Type by Tenure				
Converse County 2009-2013 5-Year ACS Data				
Family Type	Converse County		State of Wyoming	
	Converse County	% of Total	State of Wyoming	% of Total
Family households	3,935	68.5%	147,018	66.0%
Married-couple family	3,261	82.9%	118,096	80.3%
Owner-occupied housing units	2,927	89.8%	98,615	83.5%
Renter-occupied housing units	334	10.2%	19,481	16.5%
Other family	674	17.1%	28,922	19.7%
Male householder, no wife present	193	4.9%	9,489	32.8%
Owner-occupied housing units	97	50.3%	5,628	59.3%
Renter-occupied housing units	96	49.7%	3,861	40.7%
Female householder, no husband present	481	12.2%	19,433	67.2%
Owner-occupied housing units	244	50.7%	9,887	50.9%
Renter-occupied housing units	237	49.3%	9,546	49.1%
Nonfamily households	1,811	31.5%	75,828	34.0%
Owner-occupied housing units	1,113	61.5%	42,072	55.5%
Renter-occupied housing units	698	38.5%	33,756	44.5%
Total	5,746	100.0%	222,846	100.0%

Table II.5.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 1,836 two-person family households, 971 three-person family households and 684 four-person family households. One-person non-family households made up 88.4 percent of all non-family households or an estimated 1,601 households. Converse County's two persons households made up 34.7 percent of total housing units and four person households made up an additional 12.3 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.5.5				
Household Type by Household Size				
Converse County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Converse County				
One Person	.	1,601	1,601	27.9%
Two Person	1,836	155	1,991	34.7%
Three Person	971	34	1,005	17.5%
Four Person	684	21	705	12.3%
Five Person	286	0	286	5.0%
Six Person	78	0	78	1.4%
Seven Person	80	0	80	1.4%
Total	3,935	1,811	5,746	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 1,991 two-person households, 1,634 were owner-occupied and 357 were renter-occupied. Of the 705 four-person households, 526 were owner-occupied and 179 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Converse County				
One Person	1,008	593	1,601	27.9%
Two Person	1,634	357	1,991	34.7%
Three Person	841	164	1,005	17.5%
Four Person	526	179	705	12.3%
Five Person	242	44	286	5.0%
Six Person	50	28	78	1.4%
Seven Person or more	80	0	80	1.4%
Total	4,381	1,365	5,746	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.5.7, on the following page, Converse County had a total of 6,405 housing units of which 5,746 or 89.7 percent were occupied. Of these occupied units, 76.2 percent, or 4,381 units were owner occupied, which compares to a statewide rate of 70.1. A total of 659 units or 10.3 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 2009-2013 5-Year ACS Data				
Tenure	Converse County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,746	89.7%	222,846	84.7
Owner-Occupied	4,381	76.2%	156,202	70.1
Renter-Occupied	1,365	23.8%	66,644	29.9
Vacant Housing Units	659	10.3%	40,194	15.3
Total Housing Units	6,405	100.0%	263,040	100.0

Table II.5.8, below, shows that of the 659 housing units in Converse County as reported in the 2013 ACS data, 119 or 18.1 percent were for rent and 49 or 7.4 percent were for sale. An estimated 257 units were for seasonal, recreational, or occasional use, and 200 or 30.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.5.8 Disposition of Vacant Housing Units Converse County 2009-2013 5-Year ACS Data				
Disposition	Converse County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	119	18.1%	5,920	14.7%
Rented, but not occupied	24	3.6%	1,757	4.4%
For sale only	49	7.4%	2,733	6.8%
Sold, but not occupied	0	.0%	774	1.9%
For seasonal, recreational, or occasional use	257	39.0%	17,878	44.5%
For migrant workers	10	1.5%	448	1.1%
Other vacant	200	30.3%	10,684	26.6%
Total	659	100.0%	40,194	100.0%

Table II.5.9, at right, presents different income statistics for Converse County. According to the 2013 ACS data averages, median family income for Converse County was \$75,231 compared to the statewide average of \$70,868. Per capita income for Converse County, which is calculated by dividing total income by population, was \$30,941, which compared to \$28,902 for the State of Wyoming.

Table II.5.9 Median and Per Capita Income Converse County 2009-2013 5-Year ACS Data		
Income Type	Converse County	Wyoming
Median Family Income	75,231	70,868
Median Household Income	63,918	57,406
Per Capita Income	30,941	28,902

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 476 households or 8.3 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 586 households that had incomes between \$35,000 and \$49,999, which accounted for 10.2 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 24.6 percent of total households and numbered 1,411 in Converse County.

Table II.5.10 Households by Income Converse County 2009-2013 5-Year ACS Data				
Income	Converse County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	476	8.3%	21,737	9.8%
15,000 - 19,999	287	5.0%	10,770	4.8%
20,000 - 24,999	265	4.6%	10,936	4.9%
25,000 - 34,999	668	11.6%	22,748	10.2%
35,000 - 49,999	586	10.2%	30,917	13.9%
50,000 - 74,999	1,064	18.5%	43,782	19.6%
75,000 - 99,999	989	17.2%	32,050	14.4%
100,000 and above	1,411	24.6%	49,906	22.4%
Total	5,746	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.5.11, below. In total, the poverty rate in Converse County was 8.6 percent, which compared to a statewide poverty rate of 11.5 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 10.7 percent. There were 82 males and 95 females in poverty under the age of 5. Overall, 14.9 percent of persons in poverty in Converse County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 162 individuals with incomes below the poverty level which represented 13.6 percent of the total population in poverty. In the State of Wyoming there were 4,477 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 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Converse County				
5 and Below	82	95	177	14.9%
6 to 18	125	121	246	20.7%
18 to 64	207	397	604	50.8%
65 and Older	49	113	162	13.6%
Total	463	726	1,189	100.0%
Poverty Rate	6.6%	10.7%	8.6%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.5.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Converse County saw an average of 3,517 owner-occupied single-family units compared to 517 single-family rental units. In Converse County, single-family units comprised 70.2 percent of all households compared with 71.8 percent statewide. Converse County had a total of 350 apartment rental units and total apartment units accounted for 7.1

percent of all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 958 mobile homes in Converse County, which comprised 16.7 percent of all occupied housing units and compared to 13.4 statewide.

Table II.5.12 Households by Unit Type Converse County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Converse County				
Single-Family Unit	3,517	517	4,034	70.2%
Duplex	22	128	150	2.6%
Tri- or Four-Plex	11	176	187	3.3%
Apartments	57	350	407	7.1%
Mobile Homes	774	184	958	16.7%
Boat, RV, Van, Etc.	0	10	10	.2%
Total	4,381	1,365	5,746	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.5.13, below, shows the number of households by year of construction. As shown, 11.0 percent, or 630 units, were built in 1939 or earlier in the county, and another 11.2 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 567, which accounted for 9.9 percent of all households, and an additional 74 households, or 1.3 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.5.13 Households by Year Built Converse County 2009-2013 5-Year ACS Data				
Year Built	Converse County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	630	11.0%	24,806	11.1%
1940 to 1949	112	1.9%	10,660	4.8%
1950 to 1959	422	7.3%	22,003	9.9%
1960 to 1969	163	2.8%	18,965	8.5%
1970 to 1979	2,188	38.1%	50,045	22.5%
1980 to 1989	1,016	17.7%	33,947	15.2%
1990 to 1999	574	10.0%	26,271	11.8%
2000 to 2004	567	9.9%	33,516	15.0%
Built 2005 or Later	74	1.3%	2,633	1.2%
Total	5,746	100.0%	222,846	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 1.7 percent of total housing units, while households with five and six rooms accounted for 24.1 and 18.0 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 2009-2013 5-Year ACS Data				
Number of Rooms	Converse County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	109	1.7%	4,380	1.7%
Two	105	1.6%	6,986	2.7%
Three	376	5.9%	19,468	7.4%
Four	772	12.1%	43,545	16.6%
Five	1,543	24.1%	52,356	19.9%
Six	1,150	18.0%	40,659	15.5%
Seven	845	13.2%	32,683	12.4%
Eight	578	9.0%	25,669	9.8%
Nine or more	927	14.5%	37,294	14.2%
Total	6,405	100.0%	263,040	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 77 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.8 percent of total households in Converse County, which compared to 24.2 percent statewide. In Converse County, the 2,653 households with three bedrooms accounted for 46.2 percent of all households, and there were only 333 five-bedroom or more households, which accounted for 5.8 percent of all households.

Table II.5.15				
Households by Number of Bedrooms				
Converse County 2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Converse County				
None	0	77	77	1.3%
One	117	204	321	5.6%
Two	707	603	1,310	22.8%
Three	2,349	304	2,653	46.2%
Four	927	125	1,052	18.3%
Five or more	281	52	333	5.8%
Total	4,381	1,365	5,746	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	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 \$192,200, while structures built between 1950 and 1959 had a median value of \$150,000 and those built between 1990 to 1999 had a median value of \$126,700. 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 \$213,600 and \$270,800, respectively. The total average median value in Converse County was \$180,900, which compared to \$185,900 in the State of Wyoming.

Table II.5.16 Median Value by Year Structure Built Converse County 2009-2013 5-Year ACS Data		
Year Built	Converse County	State of Wyoming
1939 or earlier	192,200	154,300
1940 to 1949	89,400	136,700
1950 to 1959	150,000	156,800
1960 to 1969	166,000	176,000
1970 to 1979	177,500	182,000
1980 to 1989	201,000	196,100
1990 to 1999	126,700	225,600
2000 to 2004	213,600	253,100
Built 2005 or Later	270,800	239,800
Total	180,900	185,900

Household mortgage status is reported in Table II.5.17, below. In Converse County, households with a mortgage accounted for 60.3 percent of all households or 2,642 housing units, and the remaining 39.7 percent or 1,739 units had no mortgage. Of those units with a mortgage, 442 had either a second mortgage or home equity loan, 24 had both a second mortgage and home equity loan, and 2,176 or 82.4 percent had no second mortgage or no home equity loan.

Table II.5.17 Mortgage Status Converse County 2009-2013 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	2,642	60.3%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	442	16.7%	13,352	14.3%
Second mortgage only	240	54.3%	6,691	50.1%
Home equity loan only	202	45.7%	6,661	49.9%
Both second mortgage and home equity loan	24	.9%	598	.6%
No second mortgage and no home equity loan	2,176	82.4%	79,545	85.1%
Housing units without a mortgage	1,739	39.7%	62,707	40.1%
Total	4,381	100.0%	156,202	100.00%

The median rent in Converse County was \$567 as compared to \$647 statewide, as seen in Table II.5.18, below.

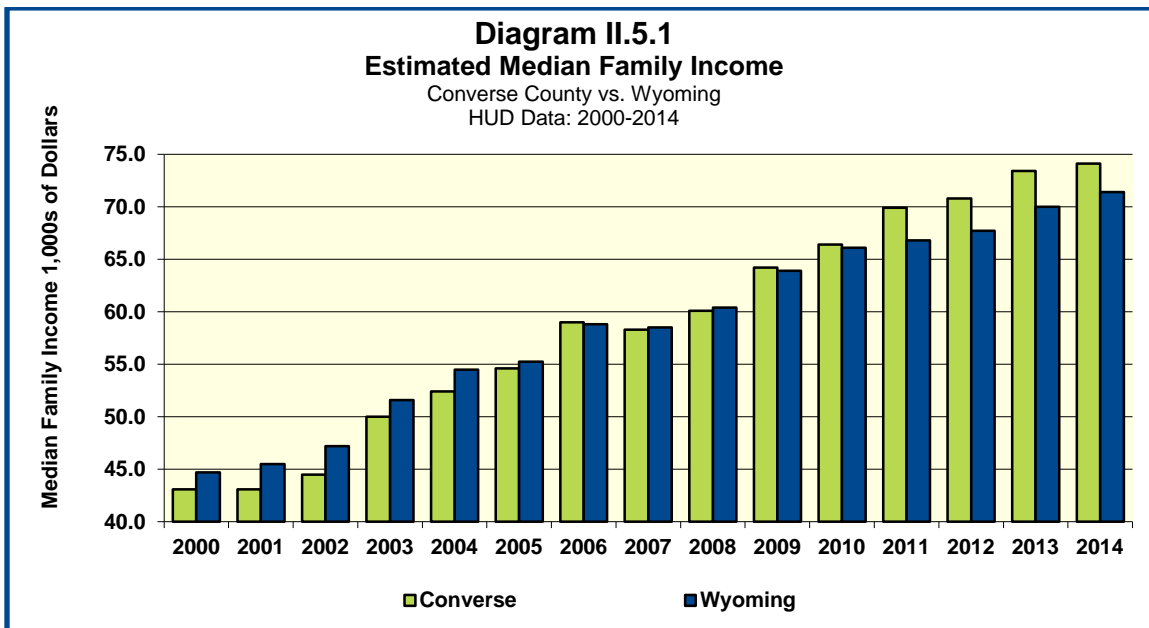
Table II.5.18 Median Rent Converse County 2009-2013 5-Year ACS Data	
Place	Rent
Converse County	\$567
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 75 persons during 2014. 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 1,394 persons over the time period.

Table II.5.19			
Driver’s Licenses Exchanged and Surrendered			
Converse County			
WYDOT Data, 2000–2014			
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
Total	5,147	3,753	1,394

Economics

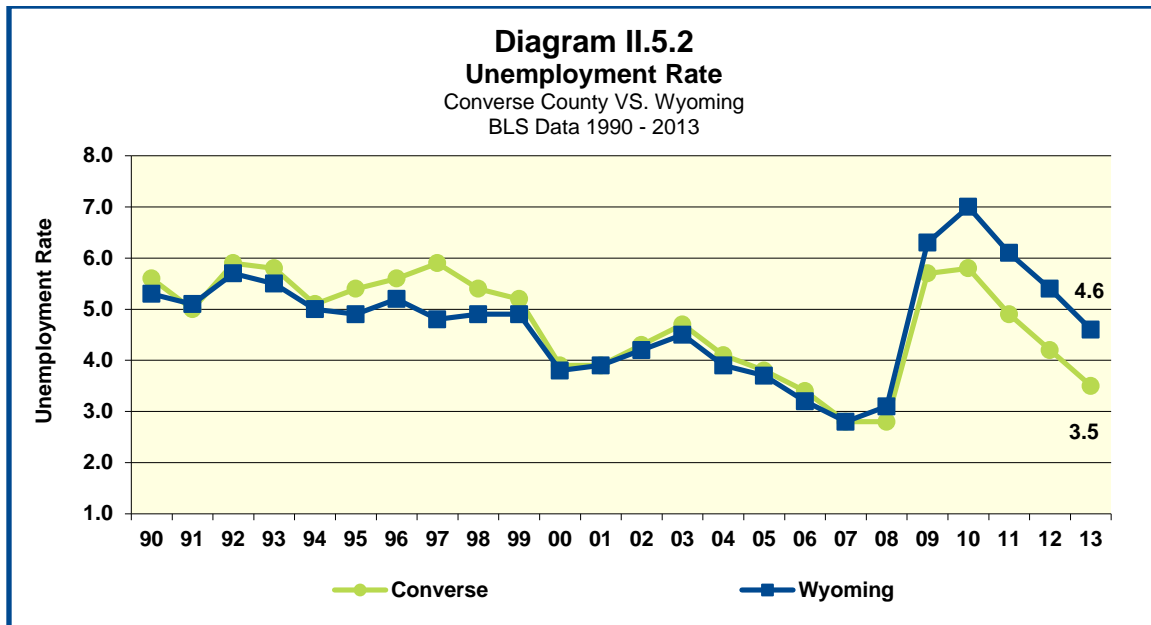
The HUD estimated MFI for Converse County was \$74,100 in 2014.⁸⁰ This compares to Wyoming’s MFI of \$71,400. Diagram II.5.1, below, illustrates the estimated MFI for 2000 through 2014.



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 123 persons, from 8,236 in 2012 to 8,359 in 2013. Employment increased by 176 persons; unemployment decreased by 53 persons; and the unemployment rate, the number of

⁸⁰ 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.

unemployed persons as a percentage of the labor force, decreased from 4.2 percent in 2012 to 3.5 percent in 2013, as shown below in Diagram II.5.2.



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 3.51 percent between 2012 and 2013, from a total of 5,900 to 6,107 workers. Preliminary estimates shows employment increased to 6,690 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	4,361	4,441	4,676	4,675	5,241	5,213	5,410	5,313	5,692	5,947	6,273
Feb	4,324	4,443	4,694	4,697	5,268	5,174	5,364	5,274	5,727	5,983	6,249
Mar	4,388	4,532	4,748	4,770	5,284	5,249	5,414	5,309	5,777	6,017	6,286
Apr	4,505	4,631	4,735	4,783	5,372	5,341	5,392	5,352	5,855	6,031	6,371
May	4,631	4,847	4,831	4,947	5,477	5,495	5,502	5,542	5,964	6,166	6,546
Jun	4,749	5,052	5,020	5,081	5,570	5,505	5,643	5,644	6,123	6,297	6,690
Jul	4,492	4,743	4,765	4,887	5,467	5,279	5,384	5,405	5,808	5,948	.
Aug	4,504	4,742	4,787	4,983	5,477	5,261	5,440	5,503	5,875	6,014	.
Sep	4,509	4,852	4,899	5,113	5,574	5,474	5,462	5,704	5,960	6,119	.
Oct	4,621	4,820	4,782	5,212	5,472	5,505	5,475	5,747	6,028	6,252	.
Nov	4,561	4,793	4,728	5,233	5,397	5,491	5,410	5,750	5,987	6,242	.
Dec	4,597	4,737	4,774	5,281	5,341	5,453	5,349	5,762	6,006	6,265	.
Annual	4,520	4,719	4,787	4,972	5,412	5,370	5,437	5,525	5,900	6,107	.
% Change	2.52	4.40	1.44	3.86	8.85	-0.78	1.25	1.62	6.79	3.51	..

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 2.07 percent between 2013 and

2014, from a total of \$869 to \$887. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$930.

Table II.5.21 Average Weekly Wages Converse County BLS QCEW Data, 2001–2014(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	850	880	873	942	887	2.07
2014(p)	905	930	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.5.22. Establishments increased by 3.62 percent between 2012 and 2013, from a total of 580 to 601 establishments. Preliminary estimates indicate the total number of establishments increased to 606 in the second quarter of 2014.

Table II.5.22 Number of Establishments Converse County BLS QCEW Data, 2001–2013(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
2013	590	599	603	610	601	3.62
2014(p)	601	606	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Converse County recorded 9,156 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 \$732,885,000, and real per capita income was \$51,204 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$50,757 in 2013, while Wyoming average earnings per job was \$52,420. 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 \$725 in second quarter 2013 to \$871 in second quarter 2014, or by 20.1 percent. During the same period, detached single-family home rents increased by 20.5 percent, rents for mobile homes on a lot increased by 7.1 percent, and rents for mobile home lots remained unchanged.

Converse County rental prices experienced average annualized increases of 3.8 percent for apartments, 4.9 percent for houses, 4.7 percent for mobile homes plus a lot, and 2.3 percent for mobile home lots since second quarter 1986 through second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot and 3.1 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 remained at 41 authorizations between 2011 and 2012. Total residential units authorized decreased from 54 units in 2012 to 51 in 2013.

The real value of single-family building permits increased from \$130,370 in 2012 to \$131,545 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$171,907 in 2004 to a low of \$54,197 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 2014				
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
Q4.13	802	203	1,142	833
Q2.14	871	228	1,403	937

Table II.5.24 Building Permits and Valuation Converse County Census Bureau Data, 1980–2013									
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	Multi-Family Units
1980	44	4	20	60	128	.	.	123.6	68.0
1981	48	4	.	46	98	.	.	107.5	57.2
1982	29	20	16	15	80	.	.	103.8	172.2
1983	16	12	.	.	28	.	.	96.4	.
1984	12	2	.	.	14	.	.	87.3	.
1985	2	6	.	.	8	.	.	116.2	.
1986	3	.	.	.	3	.	.	121.6	.
1987	1	.	.	.	1	.	.	120.9	.
1988	.	2	.	.	2	.	.	.	.
1989	1	.	.	.	1	.	.	80.3	.
1990	.	.	.	.	.	.	.	.	.
1991	3	.	.	.	3	.	.	69.4	.
1992	2	.	.	.	2	.	.	144.1	.
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	.	.	80.1	74.4
1998	11	.	.	.	11	.	.	141.3	.
1999	8	.	.	.	8	.	.	100.8	.
2000	1	10	.	.	11	.	10	110.6	.
2001	5	8	.	.	13	.	.	54.2	.
2002	10	2	4	.	16	.	.	137.7	.
2003	12	.	.	42	54	.	.	151.3	52.1
2004	18	.	.	.	18	41	11	171.9	.
2005	54	4	.	.	58	.	.	150.5	.
2006	34	.	.	.	34	.	.	130.8	.
2007	99	.	16	.	115	.	.	105.2	.
2008	57	.	40	6	103	.	.	118.9	49.2
2009	38	.	.	.	38	.	.	117.6	.
2010	23	.	.	.	23	.	.	126.7	.
2011	27	2	.	18	47	.	.	119.4	93.4
2012	41	.	7	6	54	12	4	130.4	47.4
2013	41	.	.	.	51	.	.	131.5	66.5

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Converse County was \$204,742. This represented an increase of 9.0 percent from the previous year. In contrast, Wyoming’s average was \$281,345, or an increase of 5.6 percent over the previous year. A comparison of average sales prices between 1999 and 2013 is displayed in Table II.5.25, on the following page.

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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2014.⁸¹ During December 2014, a total of 51 surveys were completed by property managers in Converse County. Of the 885 rental units surveyed, 26 were vacant, indicating a vacancy rate of 2.9 percent, as shown in Table II.5.26, below. This compares to a 1.7 percent vacancy rate one year ago and a December statewide 2014 vacancy rate 4.6 percent.

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%

⁸¹ 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.

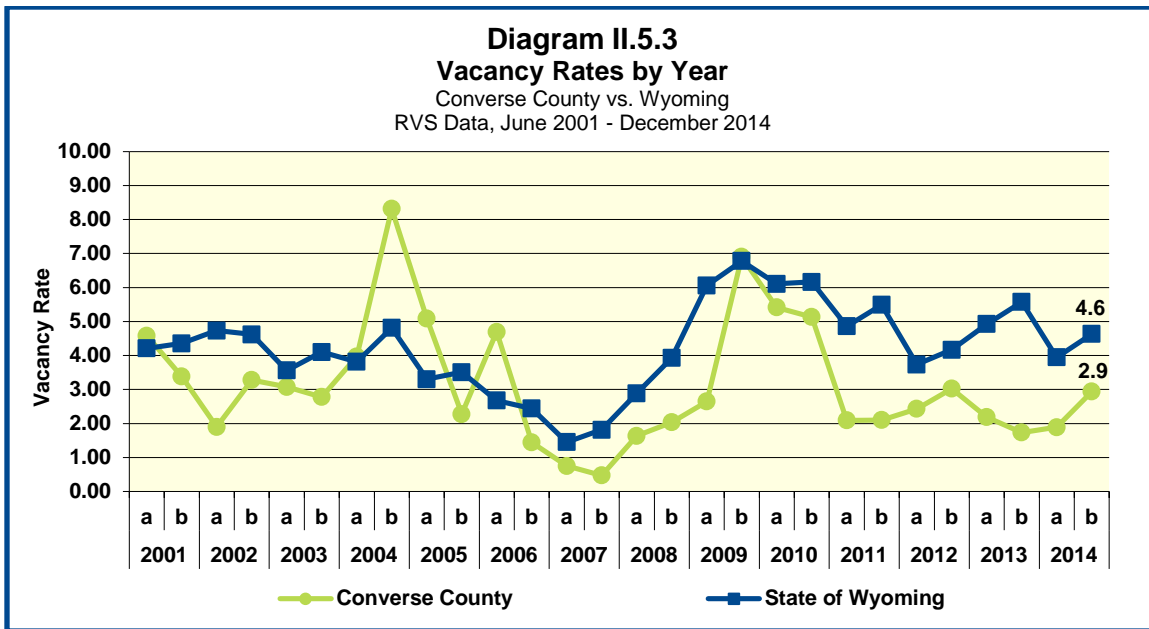


Diagram II.5.4, below, shows the average rent of single-family and apartment units in Converse County. In 2014, average rents for single-family units rose to \$989 and average rents for apartments increased to \$798.

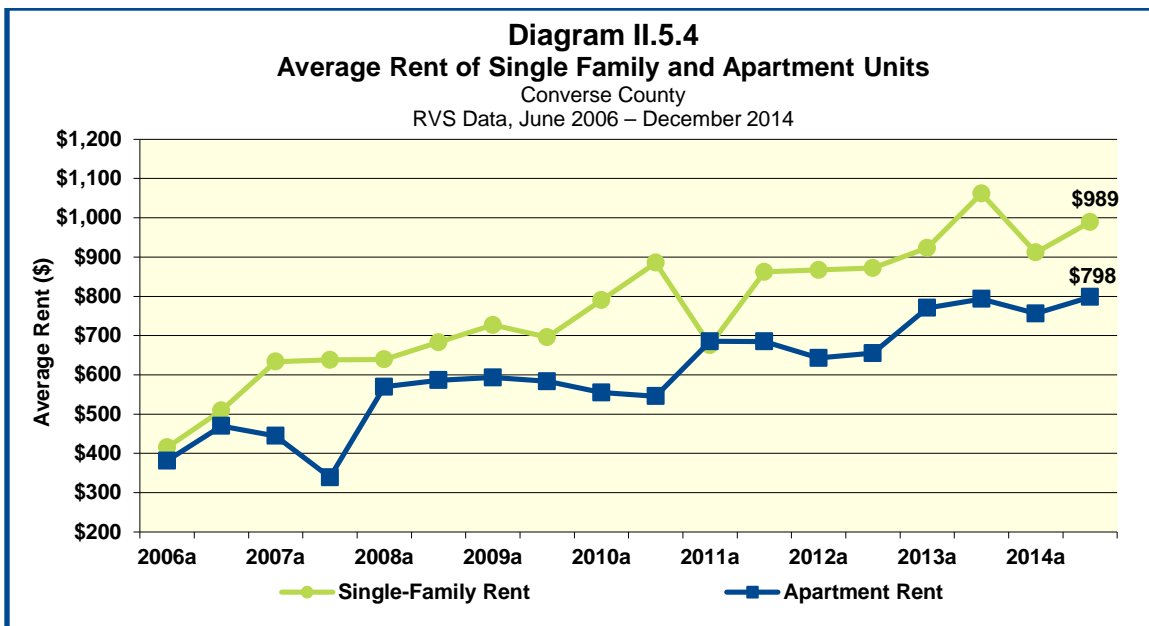


Table II.5.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 37 single family units in Converse County, with 1 of them available. This translates into a vacancy rate of 2.7 percent in Converse County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 629 apartment units reported in the survey, with 14 of them available, which resulted in a vacancy rate of 2.2 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.5.27			
Rental Vacancy Survey by Type			
Converse County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	37	1	2.7%
Duplex units	39	0	.0%
Apartments	629	14	2.2%
Mobile Homes	104	5	4.8%
“Other” Units	15	0	.0%
Don't Know	61	6	9.8%
Total	885	26	2.9%

Table II.5.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 10 units. The most common apartment units were two bedroom units, with 323 units. Additional details of unit types by bedrooms are reported below.

Table II.5.28							
Rental Units by Bedroom Size							
Converse County							
RVS Data, December 2014							
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	2	0	135	1	0	.	138
Two	6	4	323	42	1	.	376
Three	10	3	54	33	10	.	110
Four	5	6	1	1	4	.	17
Five	0	0	0	0	0	.	0
Don't Know	14	26	110	27	0	61	238
Total	37	39	629	104	15	61	885

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 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$1,000	\$	\$	\$1,000
One	\$488	\$	\$547	\$	\$	\$532
Two	\$790	\$605	\$731	\$750	\$800	\$738
Three	\$1,083	\$	\$1,077	\$1,050	\$	\$1,074
Four	\$1,275	\$788	\$1,200	\$	\$	\$1,065
Five	\$1,400	\$	\$	\$	\$	\$1,400
Total	\$989	\$948	\$798	\$831	\$800	\$858

Table II.5.30, 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.5.30			
Single Family Market Rate Rents by Vacancy Status			
Converse County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	9	0	.0%
\$1,000 to \$1,500	19	0	.0%
Above \$1,500			%
Missing	8	1	12.5%
Total	37	1	2.7%

The availability of apartment units by average rent is displayed in Table II.5.31 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.5.31			
Apartment Market Rate Rents by Vacancy Status			
Converse County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	340	4	1.2%
\$1,000 to \$1,500	9	0	.0%
Above \$1,500			%
Missing	280	10	3.6%
Total	629	14	2.2%

Table II.5.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of .0 percent.

Table II.5.32 Mobile Home Market Rate Rents by Vacancy Status Converse County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	39	0	.0%
\$1,000 to \$1,500	6	2	33.3%
Above \$1,500			%
Missing	59	3	5.1%
Total	104	5	4.8%

Table II.5.33, 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.5.33 Condition by Unit Type Converse County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	5	0	8	0	0	.	13
Good	16	37	509	56	14	.	632
Excellent	10	2	81	23	1	.	117
Don’t Know	6	0	31	25	0	61	123
Total	37	39	629	104	15	61	885

The availability of single family units based on their condition is displayed in Table II.5.34, 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.5.34 Condition of Single Family Units by Vacancy Status Converse County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	5	0	.0%
Good	16	0	.0%
Excellent	10	0	.0%
Don’t Know	6	1	16.7%
Total	37	1	2.7%

Table II.5.35, 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.5.35			
Condition of Apartment Units by Vacancy Status			
Converse County			
RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	8	0	.0%
Good	509	9	1.8%
Excellent	81	5	6.2%
Don't Know	31	0	.0%
Total	629	14	2.2%

Table II.5.36, below, 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 excellent condition, with a vacancy rate of 0.0 percent.

Table II.5.36			
Condition of Mobile Home Units by Vacancy Status			
Converse County			
RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	0	0	%
Good	56	4	7.1%
Excellent	23	0	.0%
Don't Know	25	1	4.0%
Total	104	5	4.8%

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, on the following page, respondents in Converse County said they would prefer 9 more single family units, 76 more apartment units, and 50 units of all types. In total, respondents indicated they wished to own or manage an additional 158 units.

Table II.5.37 If you had the opportunity to own/manage more units, how many would you prefer Converse County RVS Data, December 2014	
Unit Type	More Units
Single family units	9
Duplex Units	6
Apartments	76
Mobile homes	
Other	14
Don't Know	3
All types	50
Total	158

Table, II.5.38, on the following page shows the most common answers from the 2014 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 28 respondents, with an average persons per household of 2.7 people. Of new residents to Converse County, 51.9 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 60.7 percent of respondents renting their residence. The average mortgage payment in Converse County was \$779 and the average rent was \$715. When asked if they were satisfied with their current housing, 78.6 percent said they were satisfied with thier current housing.

Table II.5.38 Most Replied Response Converse County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	28
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (35.7%)
Marital status	Married (51.9%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (21.4%)
In which industry are you primarily employed	Mining (25.9%)
Highest education level completed	High School Diploma/GED (35.7%)
Total household income from all sources	Less than \$10,000 dollars (18.2%)
Current Housing Characteristics	
Current Residence	Single family home (28.6%)
Do you own or rent	Rent (60.7%)
How many bedrooms (Average)	2.5
How many full bathrooms (Average)	1.5
Average mortgage payment	\$779
Average rental payment	\$715
Are you satisfied with your current housing	Satisfied with current housing (78.6%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (66.7%)
Are you seeking to change your housing situation	Seeking different housing (46.2%)
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 (50.0%)
Expected buying price	\$150,000 to \$199,999 dollars (33.3%)
Expected building price	\$150,000 to \$199,999 dollars (66.7%)
Expected rental price	(%)

For residents who are unsatisfied with their current housing, 66.7 percent were unsatisfied because the housing unit is too small.. 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 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$150,000 to \$199,999 dollars if they were buying an existing unit, and \$150,000 to \$199,999 dollars if anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix.**⁸²

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 2013 5-year ACS data, 71 or 1.2 percent of households in Converse County were overcrowded and another 49 or .9 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.

⁸² 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 2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Converse County				
Owner				
Households	4,339	34	8	4,381
Percentage	99.0%	.8%	.2%	100.0%
Renter				
Households	1,287	37	41	1,365
Percentage	94.3%	2.7%	3.0%	100.0%
Total				
Households	5,626	71	49	5,746
Percentage	97.9%	1.2%	.9%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	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 2013 5-year ACS, a total of 143 units or 2.2 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 2009-2013 5-Year ACS Data		
Facilities	Converse County	State of Wyoming
Complete Kitchen Facilities	6,262	256,276
Lacking Complete Kitchen Facilities	143	6,764
Total Housing Units	6,405	263,040
Percent Lacking	2.2%	2.6%

At the time of the 2013 ACS, a total of 128 units or 2.0 percent of all housing units in Converse County were lacking complete plumbing facilities. This compared to 2.0 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 2009-2013 5-Year ACS Data		
Facilities	Converse County	State of Wyoming
Complete Plumbing Facilities	6,277	257,728
Lacking Complete Plumbing Facilities	128	5,312
Total Households	6,405	263,040
Percent Lacking	2.0%	2.0%

The third type of housing problem reported in the 2013 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, 11.0 percent of households had a cost burden and 7.8 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 15.3 percent of homeowners with a mortgage in Converse County experienced a cost burden and 6.4 percent experienced a severe cost burden, while 14.4 percent of renters had a cost burden and 13.8 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 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Converse County					
Owner With a Mortgage					
Households	2,047	404	168	23	2,642
Percent	77.5%	15.3%	6.4%	.9%	100.0%
Owner Without a Mortgage					
Households	1,590	32	92	25	1,739
Percent	91.4%	1.8%	5.3%	1.4%	100.0%
Renter					
Households	812	197	189	167	1,365
Percent	59.5%	14.4%	13.8%	12.2%	100.0%
Total					
Households	4,449	633	449	215	5,746
Percent	77.4%	11.0%	7.8%	3.7%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 1,262 households in Converse County, from 5,673 in 2010 to 6,935 in 2040. Homeowners are expected to increase from 4,083 households in 2010 to 5,102 by 2040. Renters are anticipated to increase from 1,590 households in 2010 to 1,833 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 72 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 128 households and by 146 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 72 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 41 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	290	513	586	312	2,382	4,083
2015	301	531	606	323	2,466	4,227
2020	311	549	627	335	2,553	4,375
2025	322	568	649	346	2,639	4,524
2030	334	590	674	359	2,741	4,698
2035	349	615	703	375	2,859	4,901
2040	363	641	732	390	2,976	5,102
Renters by Percent of Median Household Income						
2010	472	266	244	85	522	1,590
2015	462	260	238	84	511	1,554
2020	473	267	244	86	523	1,593
2025	484	272	249	87	535	1,627
2030	500	282	258	91	553	1,684
2035	523	294	270	95	578	1,759
2040	545	307	281	98	602	1,833
Total Households by Percent of Median Household Income						
2010	763	779	829	398	2,904	5,673
2015	762	791	844	407	2,977	5,781
2020	784	816	872	420	3,076	5,968
2025	805	840	898	434	3,174	6,151
2030	834	872	932	450	3,294	6,382
2035	871	910	973	470	3,437	6,661
2040	907	947	1,013	489	3,579	6,935