

CONVERSE COUNTY

Demographics

The Census Bureau's current census estimates indicate that Converse County's population increased from 13,833 in 2010 to 14,097 in 2014, or by 1.9 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 2.5 percent, and the number of people from 55 to 64 years of age increased by 6.4 percent. The white population increased by 0.4 percent, while the black population increased by 151.9 percent. The Hispanic population increased from 867 to 1,088 people between 2010 and 2014, or by 25.5 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 2014 Current Census Estimates						
Subject	Converse County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	13,833	14,097	1.9%	563,626	584,153	3.6%
Age						
Under 14 years	2,898	2,909	.4%	113,371	115,517	1.9%
15 to 24 years	1,640	1,697	3.5%	78,460	80,249	2.3%
25 to 44 years	3,442	3,529	2.5%	144,615	152,555	5.5%
45 to 54 years	2,197	1,975	-10.1%	83,577	73,372	-12.2%
55 to 64 years	1,880	2,000	6.4%	73,513	80,819	9.9%
65 and Over	1,776	1,987	11.9%	70,090	81,641	16.5%
Race						
White	13,423	13,479	.4%	529,110	541,596	2.4%
Black	54	136	151.9%	5,135	9,112	77.4%
American Indian and Alaskan Native	119	186	56.3%	14,457	15,541	7.5%
Asian	44	81	84.1%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	7	13	85.7%	521	632	21.3%
Two or more races	186	202	8.6%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	867	1,088	25.5%	50,231	57,065	13.6%

Table II.5.2, on the following page, presents the population of Converse County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 7,196 persons, and accounted for 51.0 percent of the population, with the remaining 49.0 percent, or 6,901 persons, being female.

Table II.5.2 Population by Age and Gender Converse County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,500	1,398	2,898	1,485	1,424	2,909	.4%
15 to 24 years	846	794	1,640	878	819	1,697	3.5%
25 to 44 years	1,732	1,710	3,442	1,823	1,706	3,529	2.5%
45 to 54 years	1,140	1,057	2,197	1,015	960	1,975	-10.1%
55 to 64 years	974	906	1,880	1,064	936	2,000	6.4%
65 and Over	825	951	1,776	931	1,056	1,987	11.9%
Total	7,017	6,816	13,833	7,196	6,901	14,097	1.9%
% of Total	50.7%	49.3%	.	51.0%	49.0%	.	

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 ¹⁰⁷	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

¹⁰⁷ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 3,712 family households, of which 3,128 housed married couple families and 584 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 139 families, or a female householder with no husband present, of which there were 445 families. There were also an estimated 2,009 “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 64.9 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Converse County, 84.3 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Family Type	Converse County		State of Wyoming	
	Converse County	% of Total	State of Wyoming	% of Total
Family households	3,712	64.9%	147,321	65.3%
Married-couple family	3,128	84.3%	117,624	79.8%
Owner-occupied housing units	2,672	85.4%	97,837	83.2%
Renter-occupied housing units	456	14.6%	19,787	16.8%
Other family	584	15.7%	29,697	20.2%
Male householder, no wife present	139	23.8%	9,885	33.3%
Owner-occupied housing units	71	51.1%	5,955	60.2%
Renter-occupied housing units	68	48.9%	3,930	39.8%
Female householder, no husband present	445	76.2%	19,812	66.7%
Owner-occupied housing units	236	53.0%	9,942	50.2%
Renter-occupied housing units	209	47.0%	9,870	49.8%
Nonfamily households	2,009	35.1%	78,193	34.7%
Owner-occupied housing units	1,239	61.7%	42,555	54.4%
Renter-occupied housing units	770	38.3%	35,638	45.6%
Total	5,721	100.0%	225,514	100.0%

Table II.5.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 1,827 two-person family households, 824 three-person family households and 568 four-person family households. One-person non-family households made up 90.6 percent of all non-family households or an estimated 1,821 households. Converse County’s two persons households made up 34.1 percent of total housing units and four person households made up an additional 10.5 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.5.5				
Household Type by Household Size				
Converse County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Converse County				
One Person	.	1,821	1,821	31.8%
Two Person	1,827	123	1,950	34.1%
Three Person	824	31	855	14.9%
Four Person	568	34	602	10.5%
Five Person	323	0	323	5.6%
Six Person	122	0	122	2.1%
Seven Person	48	0	48	.8%
Total	3,712	2,009	5,721	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,950 two-person households, 1,581 were owner-occupied and 369 were renter-occupied. Of the 602 four-person households, 420 were owner-occupied and 182 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Converse County				
One Person	1,140	681	1,821	31.8%
Two Person	1,581	369	1,950	34.1%
Three Person	708	147	855	14.9%
Four Person	420	182	602	10.5%
Five Person	262	61	323	5.6%
Six Person	59	63	122	2.1%
Seven Person or more	48	0	48	.8%
Total	4,218	1,503	5,721	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.5.7, on the following page, Converse County had a total of 6,449 housing units of which 5,721 or 88.7 percent were occupied. Of these occupied units, 73.7 percent, or 4,218 units were owner occupied, which compares to a statewide rate of 69.3. A total of 728 units or 11.3 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.5.7 Housing Units by Tenure Converse County 2010-2014 5-Year ACS Data				
Tenure	Converse County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,721	88.7%	225,514	85.0
Owner-Occupied	4,218	73.7%	156,289	69.3
Renter-Occupied	1,503	26.3%	69,225	30.7
Vacant Housing Units	728	11.3%	39,681	15.0
Total Housing Units	6,449	100.0%	265,195	100.0

Table II.5.8, below, shows that of the 728 housing units in Converse County as reported in the 2014 ACS data, 156 or 21.4 percent were for rent and 56 or 7.7 percent were for sale. An estimated 250 units were for seasonal, recreational, or occasional use, and 236 or 32.4 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 2010-2014 5-Year ACS Data				
Disposition	Converse County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	156	21.4%	5,921	14.9%
Rented, but not occupied	21	2.9%	1,577	4.0%
For sale only	56	7.7%	2,601	6.6%
Sold, but not occupied	0	.0%	802	2.0%
For seasonal, recreational, or occasional use	250	34.3%	17,496	44.1%
For migrant workers	9	1.2%	362	.9%
Other vacant	236	32.4%	10,922	27.5%
Total	728	100.0%	39,681	100.0%

Table II.5.9, at right, presents different income statistics for Converse County. According to the 2014 ACS data averages, median family income for Converse County was \$74,342 compared to the statewide average of \$72,086. Per capita income for Converse County, which is calculated by dividing total income by population, was \$30,380, which compared to \$29,381 for the State of Wyoming.

Table II.5.9 Median and Per Capita Income Converse County 2010-2014 5-Year ACS Data		
Income Type	Converse County	Wyoming
Median Family Income	74,342	72,086
Median Household Income	61,820	58,252
Per Capita Income	30,380	29,381

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 525 households or 9.2 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 667 households that had incomes between \$35,000 and \$49,999, which accounted for 11.7 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 24.7 percent of total households and numbered 1,412 in Converse County.

Table II.5.10 Households by Income Converse County 2010-2014 5-Year ACS Data				
Income	Converse County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	525	9.2%	21,756	9.6%
15,000 - 19,999	313	5.5%	10,739	4.8%
20,000 - 24,999	217	3.8%	11,332	5.0%
25,000 - 34,999	705	12.3%	22,763	10.1%
35,000 - 49,999	667	11.7%	30,423	13.5%
50,000 - 74,999	931	16.3%	43,643	19.4%
75,000 - 99,999	951	16.6%	31,799	14.1%
100,000 and above	1,412	24.7%	53,059	23.5%
Total	5,721	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.5.11, below. In total, the poverty rate in Converse County was 9.2 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Converse County had a poverty rate of 6.8 percent and the female population had a poverty rate of 11.5 percent. There were 44 males and 125 females in poverty under the age of 5. Overall, 13.3 percent of persons in poverty in Converse County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 211 individuals with incomes below the poverty level which represented 16.6 percent of the total population in poverty. In the State of Wyoming there were 4,574 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 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Converse County				
5 and Below	44	125	169	13.3%
6 to 17	144	143	287	22.6%
18 to 64	238	364	602	47.4%
65 and Older	52	159	211	16.6%
Total	478	791	1,269	100.0%
Poverty Rate	6.8%	11.5%	9.2%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 3,475 owner-occupied single-family units compared to 508 single-family rental units. In Converse County, single-family units comprised 69.6 percent of all households compared with 71.7 percent statewide. Converse County had a total of 466 apartment rental units and total apartment units accounted for 9.1

percent of all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 890 mobile homes in Converse County, which comprised 15.6 percent of all occupied housing units and compared to 13.0 statewide.

Table II.5.12 Households by Unit Type Converse County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Converse County				
Single-Family Unit	3,475	508	3,983	69.6%
Duplex	4	124	128	2.2%
Tri- or Four-Plex	0	181	181	3.2%
Apartments	56	466	522	9.1%
Mobile Homes	683	207	890	15.6%
Boat, RV, Van, Etc.	0	17	17	.3%
Total	4,218	1,503	5,721	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.5.13, below, shows the number of households by year of construction. As shown, 10.7 percent, or 610 units, were built in 1939 or earlier in the county, and another 118 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 635, which accounted for 11.1 percent of all households, and an additional 122 households, or 2.1 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.5.13 Households by Year Built Converse County 2010-2014 5-Year ACS Data				
Year Built	Converse County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	610	10.7%	24,514	10.9%
1940 to 1949	118	2.1%	10,454	4.6%
1950 to 1959	343	6.0%	22,142	9.8%
1960 to 1969	130	2.3%	18,728	8.3%
1970 to 1979	2,144	37.5%	49,663	22.0%
1980 to 1989	1,129	19.7%	32,994	14.6%
1990 to 1999	490	8.6%	26,751	11.9%
2000 to 2009	635	11.1%	35,858	15.9%
Built 2010 or Later	122	2.1%	4,410	2.0%
Total	5,721	100.0%	225,514	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 1.7 percent of total housing units, while households with five and six rooms accounted for 23.0 and 17.6 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 2010-2014 5-Year ACS Data				
Number of Rooms	Converse County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	108	1.7%	4,521	1.7%
Two	114	1.8%	7,349	2.8%
Three	400	6.2%	20,368	7.7%
Four	839	13.0%	42,809	16.1%
Five	1,484	23.0%	53,147	20.0%
Six	1,135	17.6%	41,493	15.6%
Seven	885	13.7%	31,612	11.9%
Eight	483	7.5%	25,739	9.7%
Nine or more	1,001	15.5%	38,157	14.4%
Total	6,449	100.0%	265,195	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 96 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.4 percent of total households in Converse County, which compared to 24.4 percent statewide. In Converse County, the 2,642 households with three bedrooms accounted for 46.2 percent of all households, and there were only 319 five-bedroom or more households, which accounted for 5.6 percent of all households.

Table II.5.15 Households by Number of Bedrooms Converse County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Converse County				
None	0	96	96	1.7%
One	118	215	333	5.8%
Two	644	696	1,340	23.4%
Three	2,281	361	2,642	46.2%
Four	881	110	991	17.3%
Five or more	294	25	319	5.6%
Total	4,218	1,503	5,721	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$197,200, while structures built between 1950 and 1959 had a median value of \$158,700 and those built between 1990 to 1999 had a median value of \$164,000. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2010 or later had median values of \$234,300 and \$231,700, respectively. The total average median value in Converse County was \$187,200, which compared to \$189,300 in the State of Wyoming.

Table II.5.16 Median Value by Year Structure Built Converse County 2010-2014 5-Year ACS Data		
Year Built	Converse County	State of Wyoming
1939 or earlier	197,200	153,700
1940 to 1949	178,200	140,900
1950 to 1959	158,700	158,200
1960 to 1969	157,500	177,300
1970 to 1979	181,600	184,100
1980 to 1989	198,700	197,900
1990 to 1999	164,000	233,600
2000 to 2009	234,300	252,800
Built 2010 or Later	231,700	258,900
Total	187,200	189,300

Household mortgage status is reported in Table II.5.17, below. In Converse County, households with a mortgage accounted for 58.6 percent of all households or 2,473 housing units, and the remaining 41.4 percent or 1,745 units had no mortgage. Of those units with a mortgage, 328 had either a second mortgage or home equity loan, 19 had both a second mortgage and home equity loan, and 2,126 or 86.0 percent had no second mortgage or no home equity loan.

Table II.5.17 Mortgage Status Converse County 2010-2014 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	2,473	58.6%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	328	13.3%	12,104	13.1%
Second mortgage only	137	41.8%	5,864	48.4%
Home equity loan only	191	58.2%	6,240	51.6%
Both second mortgage and home equity loan	19	.8%	545	.6%
No second mortgage and no home equity loan	2,126	86.0%	80,039	86.4%
Housing units without a mortgage	1,745	41.4%	63,601	40.7%
Total	4,218	100.0%	156,289	100.00%

The median rent in Converse County was \$542 as compared to \$663 statewide, as seen in Table II.5.18, below.

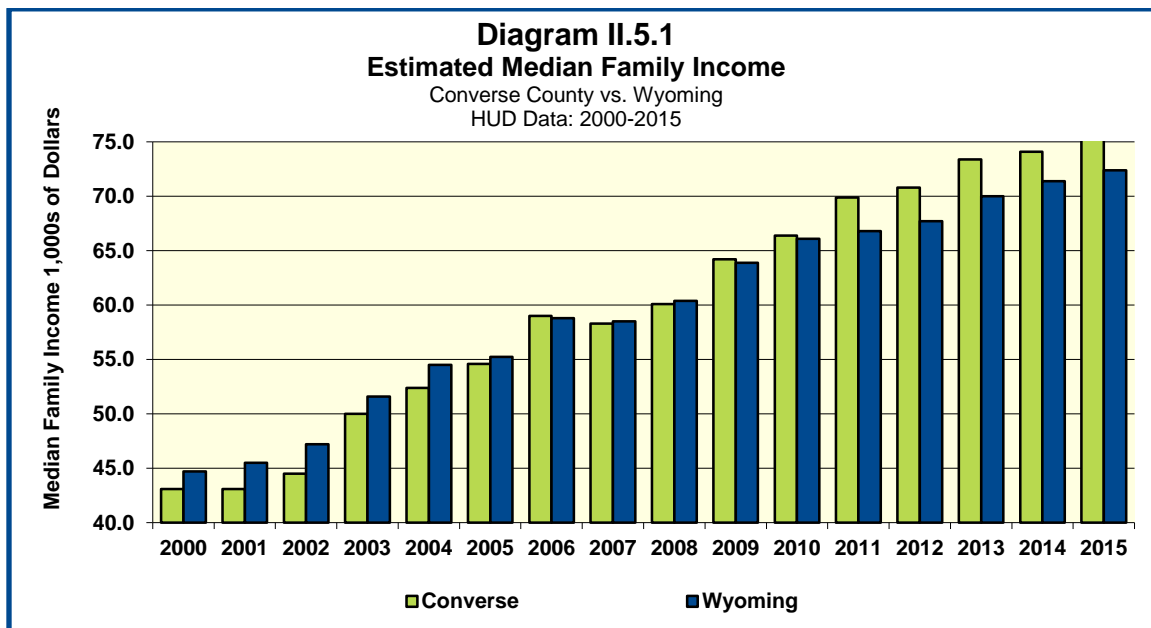
Table II.5.18 Median Rent Converse County 2010-2014 5-Year ACS Data	
Place	Rent
Converse County	\$542
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 7 persons during 2015. 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 1,401 persons over the time period.

Table II.5.19			
Driver’s Licenses Exchanged and Surrendered			
Converse County			
WYDOT Data, 2000–2015			
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
Total	5,503	4,102	1,401

Economics

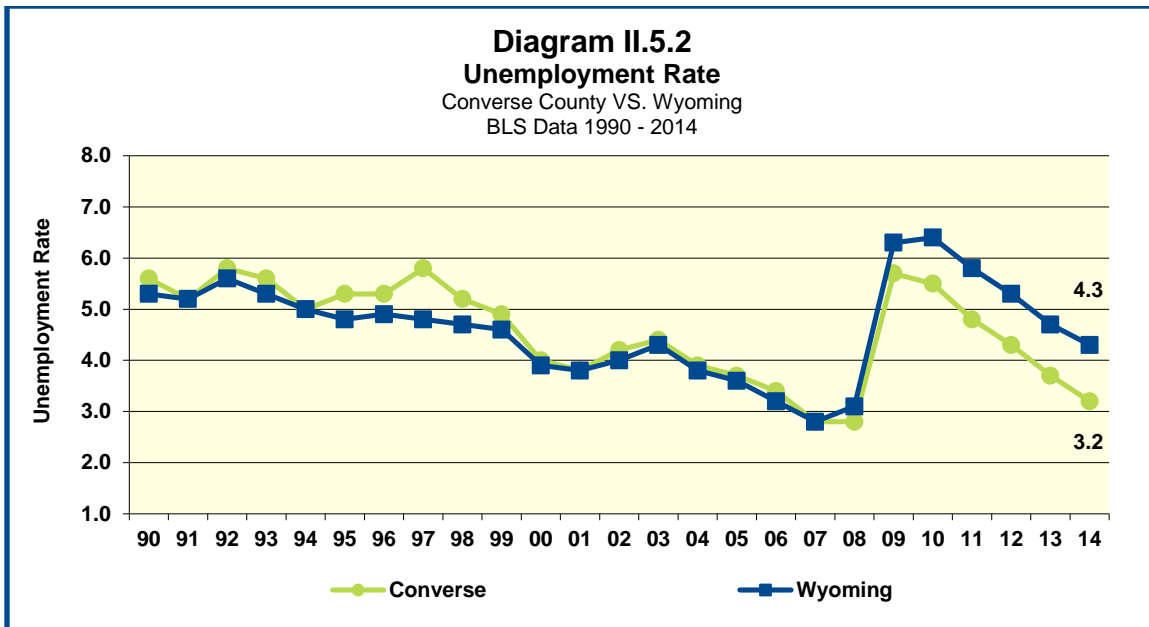
The HUD estimated MFI for Converse County was \$76,700 in 2015.¹⁰⁸ This compares to Wyoming’s MFI of \$72,400. Diagram II.5.1, below, illustrates the estimated MFI for 2000 through 2015.



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 237 persons, from 8,111 in 2013 to 8,348 in 2014. Employment increased by 269 persons; unemployment decreased by 32 persons; and the unemployment rate, the number of

¹⁰⁸ 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 3.7 percent in 2013 to 3.2 percent in 2014, 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.5.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 6,488 persons in 2014; this figure was higher than the 2013 average by 381 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment fell from 6,729 to 6,584 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	4,441	4,676	4,675	5,241	5,213	5,410	5,313	5,692	5,947	6,273	6,431
Feb	4,443	4,694	4,697	5,268	5,174	5,364	5,274	5,727	5,983	6,249	6,459
Mar	4,532	4,748	4,770	5,284	5,249	5,414	5,309	5,777	6,017	6,286	6,460
Apr	4,631	4,735	4,783	5,372	5,341	5,392	5,352	5,855	6,031	6,355	6,548
May	4,847	4,831	4,947	5,477	5,495	5,502	5,542	5,964	6,166	6,557	6,618
Jun	5,052	5,020	5,081	5,570	5,505	5,643	5,644	6,123	6,297	6,729	6,584
Jul	4,743	4,765	4,887	5,467	5,279	5,384	5,405	5,808	5,948	6,347	
Aug	4,742	4,787	4,983	5,477	5,261	5,440	5,503	5,875	6,014	6,411	
Sep	4,852	4,899	5,113	5,574	5,474	5,462	5,704	5,960	6,119	6,633	
Oct	4,820	4,782	5,212	5,472	5,505	5,475	5,747	6,028	6,252	6,731	
Nov	4,793	4,728	5,233	5,397	5,491	5,410	5,750	5,987	6,242	6,663	
Dec	4,737	4,774	5,281	5,341	5,453	5,349	5,762	6,006	6,265	6,627	
Annual	4,719	4,787	4,972	5,412	5,370	5,437	5,525	5,900	6,107	6,488	
% Change	4.40	1.44	3.86	8.85	-0.78	1.25	1.62	6.79	3.51	6.24	

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 \$887 in 2013. In 2014, average weekly wages saw an increase of 6.99 over the prior year, rising to \$949. These data are shown in Table II.5.21, below. Preliminary estimates show average weekly wages rose from \$930 to \$988 between the second quarter of 2014 and 2015.

Table II.5.21 Average Weekly Wages Converse County BLS QCEW Data, 2001–2015(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(p)	831	988				

Total business establishments reported by the QCEW are displayed in Table II.5.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming increased by 0.67 percent to 605 establishments. Preliminary estimates show the number of establishments rose from 607 to 615 between the second quarter of 2014 and 2015.

Table II.5.22 Number of Business Establishments Converse County BLS QCEW Data, 2001–2015(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(p)	610	615				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Converse County recorded 9,583 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 \$726,168,000, and real per capita income was \$51,512 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$52,920 in 2014, while Wyoming average earnings per job was \$53,171. 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 increased from \$880 in second quarter 2014 to \$885 in second quarter 2015, or by 0.6 percent. During the same period, detached single-family home rents decreased by 13.3 percent, rents for mobile homes on a lot decreased by 6.2 percent, and rents for mobile home lots decreased by 10.1 percent.

Converse County rental prices experienced average annualized increases of 1.4 percent for apartments, 2.0 percent for houses, 2.1 percent for mobile homes plus a lot, and 0.3 percent for mobile home lots since second quarter 1986 through second quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot and 0.8 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 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	577	226	688	482
Q2.87	512	214	662	394
Q4.87	483	208	610	397
Q2.88	443	201	582	415
Q4.88	436	201	636	428
Q2.89	468	193	629	469
Q4.89	414	193	592	416
Q2.90	432	187	577	398
Q4.90	501	189	542	293
Q2.91	407	183	538	377
Q4.91	439	172	557	278
Q2.92	412	179	572	425
Q4.92	0	163	520	406
Q2.93	447	172	0	398
Q4.93	0	172	445	0
Q2.94	0	168	668	0
Q4.94	0	156	0	0
Q2.95	528	160	536	529
Q4.95	539	153	552	459
Q2.96	491	162	625	431
Q4.96	465	169	580	495
Q2.97	491	155	578	404
Q4.97	487	159	543	428
Q2.98	494	164	544	468
Q4.98	459	160	573	512
Q2.99	465	165	540	529
Q4.99	468	158	528	418
Q2.00	450	174	574	512
Q4.00	473	154	584	434
Q2.01	518	168	632	443
Q4.01	485	197	544	418
Q2.02	490	194	599	432
Q4.02	525	185	634	456
Q2.03	486	181	583	472
Q4.03	487	190	618	473
Q2.04	517	185	634	456
Q4.04	483	185	653	454
Q2.05	530	179	619	463
Q4.05	544	177	625	469
Q2.06	514	176	592	499
Q4.06	596	176	631	523
Q2.07	535	180	672	559
Q4.07	590	184	673	495
Q2.08	585	194	664	575
Q4.08	685	199	719	603
Q2.09	683	198	739	604
Q4.09	651	203	749	623
Q2.10	654	206	752	655
Q4.10	602	207	797	724
Q2.11	584	202	770	686
Q4.11	582	221	776	748
Q2.12	563	227	1,218	766
Q4.12	684	201	1,244	765
Q2.13	744	234	1,195	898
Q4.13	823	208	1,172	855
Q2.14	880	230	1,417	946
Q4.14	934	206	1,407	955
Q2.15	885	207	1,229	888

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Converse County increased from 41 authorizations in 2013 to 43 in 2014.

The real value of single-family building permits increased from \$133,441 in 2013 to \$183,257 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.5.24, below.

Table II.5.24 Building Permits and Valuation Converse County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	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	125.6	69.1
1981	48	4	.	46	98	109.2	58.2
1982	29	20	16	15	80	105.5	174.9
1983	16	12	.	.	28	97.9	.
1984	12	2	.	.	14	88.6	.
1985	2	6	.	.	8	118.1	.
1986	3	.	.	.	3	123.5	.
1987	1	.	.	.	1	122.8	.
1988	.	2	.	.	2	.	.
1989	1	.	.	.	1	81.6	.
1990
1991	3	.	.	.	3	70.5	.
1992	2	.	.	.	2	146.4	.
1993	9	.	.	.	9	106.3	.
1994	6	6	.	.	12	137.5	.
1995	17	.	.	.	17	146.8	.
1996	18	.	.	.	18	116.3	.
1997	3	.	.	24	27	81.3	75.6
1998	11	.	.	.	11	143.6	.
1999	8	.	.	.	8	102.4	.
2000	1	10	.	.	11	112.4	.
2001	5	8	.	.	13	55.1	.
2002	10	2	4	.	16	139.8	.
2003	12	.	.	42	54	153.7	53.0
2004	18	.	.	.	18	174.7	.
2005	54	4	.	.	58	152.9	.
2006	34	.	.	.	34	132.9	.
2007	99	.	16	.	115	106.9	.
2008	57	.	40	6	103	120.8	50.0
2009	38	.	.	.	38	119.4	.
2010	23	.	.	.	23	128.7	.
2011	27	2	.	18	47	121.2	94.8
2012	41	.	7	6	54	132.2	48.0
2013	41	.	.	10	51	133.4	67.5
2014	43	.	.	.	43	183.3	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Converse County was \$217,627. This represented an increase of 6.3 percent from the previous year. In contrast, Wyoming’s average was \$263,432, or a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 1999 and 2014 is displayed in Table II.5.25, on the following page.

Table II.5.25 Average Sales Prices Converse County and Wyoming DOR Data, 2000–2014				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2014.¹⁰⁹ During December 2015, a total of 48 surveys were completed by property managers in Converse County. Of the 707 rental units surveyed, 79 were vacant, indicating a vacancy rate of 11.2 percent, as shown in Table II.5.26, at right. This compares to a 2.9 percent vacancy rate one year ago and a December statewide 2015 vacancy rate 6.9 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 the last survey 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 2015				
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%

¹⁰⁹ 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.

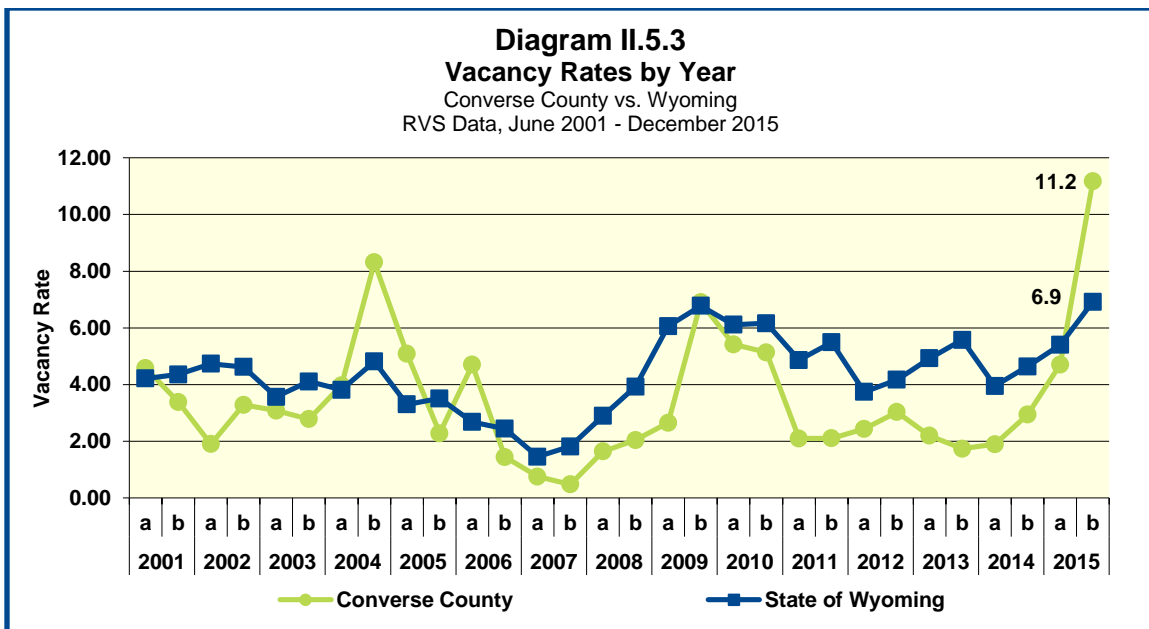


Diagram II.5.4, below, shows the average rent of single-family and apartment units in Converse County. In 2015, average rents for single-family units fell to \$989 and average rents for apartments decreased to \$718.

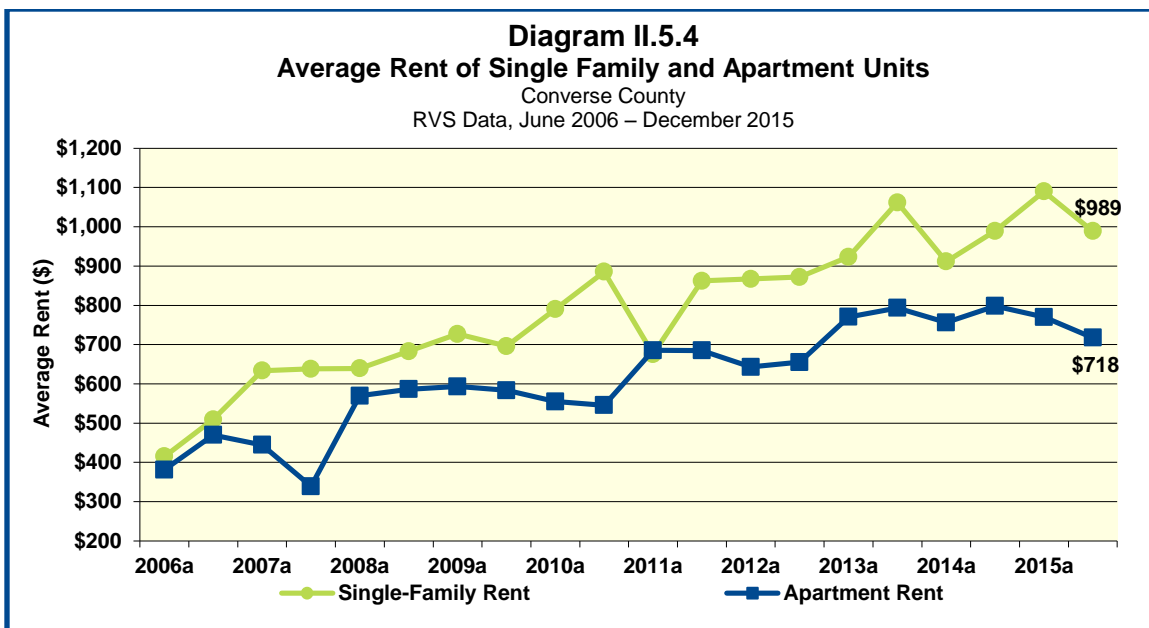


Table II.5.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 95 single family units in Converse County, with 3 of them available. This translates into a vacancy rate of 3.2 percent in Converse County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 472 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 2.3 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	95	3	3.2%
Duplex units	36	2	5.6%
Apartments	472	11	2.3%
Mobile Homes	51	5	9.8%
“Other” Units	0	0	%
Don’t Know	53	58	109.4%
Total	707	79	11.2%

Table II.5.28 below reports units by bedroom size. One bedroom units were the most common type of reported single family unit, with 49 units. The most common apartment units were two bedroom units, with 180 units. Additional details of unit types by bedrooms are reported below.

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	2	0	0	.	2
One	49	1	55	0	0	.	105
Two	10	16	180	16	0	.	222
Three	20	17	72	24	0	.	133
Four	7	2	8	0	0	.	17
Five	1	0	0	0	0	.	1
Don’t Know	8	0	155	11	0	53	227
Total	95	36	472	51	0	53	707

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 three bedroom units being the most available single family units.

Table II.5.29							
Available Rental Units by Bedroom Size							
Converse County							
RVS Data, December 2015							
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	1	0	0	0	0	.	1
Two	0	2	10	2	0	.	14
Three	2	0	0	3	0	.	5
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	0	1	0	0	58	59
Total	3	2	11	5	0	58	79

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 5.6 percent, with three bedroom single family units having the highest vacancy rate at 10.0 percent.

Table II.5.30							
Vacancy Rates by Bedroom Size							
Converse County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	2.0%	.0%	.0%	%	%		1.0%
Two	.0%	12.5%	5.6%	12.5%	%		6.3%
Three	10.0%	.0%	.0%	12.5%	%		3.8%
Four	.0%	.0%	.0%	%	%		.0%
Five	.0%	%	%	%	%		.0%
Don't Know	.0%	%	.6%	.0%	%	109.4%	26.5%
Total	3.2%	5.6%	2.3%	9.8%	%	109.4%	11.2%

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 Bedroom Size						
Converse County						
RVS Data, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$600	\$	\$	\$600
One	\$	\$800	\$576	\$	\$	\$604
Two	\$775	\$863	\$683	\$667	\$600	\$730
Three	\$1,010	\$	\$850	\$870	\$	\$931
Four	\$1,142	\$	\$720	\$	\$	\$1,081
Five	\$1,000	\$	\$	\$	\$	\$1,000
Total	\$989	\$875	\$718	\$747	\$600	\$823

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 above 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 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	29	1	3.4%
\$1,000 to \$1,500	8	0	.0%
Above \$1,500	1	0	.0%
Missing	57	2	3.5%
Total	95	3	3.2%

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 500 to 1,000 dollars, with a vacancy rate of 3.3 percent.

Table II.5.33 Apartment Market Rate Rents by Vacancy Status Converse County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	338	11	3.3%
\$1,000 to \$1,500	0	0	%
Above \$1,500			%
Missing	134	0	.0%
Total	472	11	2.3%

Table II.5.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of .0 percent.

Table II.5.34 Mobile Home Market Rate Rents by Vacancy Status Converse County RVS Data, December 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	6	0	.0%
\$500 to \$1,000	45	5	11.1%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	51	5	9.8%

Table II.5.35, on the following page, 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, most single family units were in excellent condition, with most apartments being in good condition. Details by unit type and condition are displayed on the following page.

Table II.5.35 Condition by Unit Type Converse County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	2	1	3	0	0	.	6
Good	26	35	252	51	0	.	364
Excellent	59	0	113	0	0	.	172
Don’t Know	8	0	104	0	0	53	165
Total	95	36	472	51	0	53	707

The availability of single family units based on their condition is displayed in Table II.5.36, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of .0 percent.

Table II.5.36 Condition of Single Family Units by Vacancy Status Converse County RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	2	0	.0%
Good	26	3	11.5%
Excellent	59	0	.0%
Don’t Know	8	0	.0%
Total	95	3	3.2%

Table II.5.37, 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 .0 percent.

Table II.5.37 Condition of Apartment Units by Vacancy Status Converse County RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	3	0	.0%
Good	252	11	4.4%
Excellent	113	0	.0%
Don’t Know	104	0	.0%
Total	472	11	2.3%

Table II.5.38, on the following page, 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 good condition, with a vacancy rate of 9.8 percent.

Table II.5.38 Condition of Mobile Home Units by Vacancy Status Converse County RVS Data, December 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	0	0	%
Good	51	5	9.8%
Excellent	0	0	%
Don't Know	0	0	%
Total	51	5	9.8%

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.5.39, below, respondents in Converse County said they would prefer 18 more single family units, 16 more apartment units, and 25 units of all types. In total, respondents indicated they wished to own or manage an additional 63 units.

Table II.5.39 If you had the opportunity to own/manage more units, how many would you prefer Converse County RVS Data, December 2015	
Unit Type	More Units
Single family units	18
Duplex Units	2
Apartments	16
Mobile homes	2
Other	
Don't Know	
All types	25
Total	63

Table II.5.40, on the following page, shows the most common answers from the 2015 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 21 respondents, with an average persons per household of 2.7 people. Of new residents to Converse County, 50.0 percent were married and the most common age group arriving in the state was 18 to 24 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 42.9 percent of respondents owning thier residence. The average mortgage payment in Converse County was \$535 and the average rent was \$864. When asked if they were satisfied with their current housing, 95.2 percent said they were satisfied with thier current housing.

Table II.5.40 Most Replied Response Converse County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	21
Number of persons in household (Average)	2.7
Current age	18 to 24 years old (23.8%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	New job (28.6%)
In which industry are you primarily employed	Other (33.3%)
Highest education level completed	High School Diploma/GED (42.9%)
Total household income from all sources	\$30,000 to \$39,999 dollars (16.7%)
Current Housing Characteristics	
Current Residence	Single family home (61.9%)
Do you own or rent	Own (42.9%)
How many bedrooms (Average)	2.5
How many full bathrooms (Average)	1.4
Average mortgage payment	\$535
Average rental payment	\$864
Are you satisfied with your current housing	Satisfied with current housing (95.2%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is in poor condition (50.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Apartment (100.0%)
Type of tenure seeking	Seeking to rent (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the housing unit is in poor condition. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking an apartment unit. Additional survey data are presented in **Volume II. Technical Appendix**.¹¹⁰

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 2014 5-year ACS data, 120 or 2.1 percent of households in Converse County were overcrowded and another 50 or .9 percent of units were severely overcrowded, as shown in Table II.5.41, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

¹¹⁰ 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.5.41				
Overcrowding and Severe Overcrowding				
Converse County 2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Converse County				
Owner				
Households	4,180	32	6	4,218
Percentage	99.1%	.8%	.1%	100.0%
Renter				
Households	1,371	88	44	1,503
Percentage	91.2%	5.9%	2.9%	100.0%
Total				
Households	5,551	120	50	5,721
Percentage	97.0%	2.1%	.9%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 141 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.5.42, at right.

Table II.5.42		
Housing Units with Incomplete Kitchen Facilities		
Converse County 2010-2014 5-Year ACS Data		
Facilities	Converse County	State of Wyoming
Complete Kitchen Facilities	6,308	258,329
Lacking Complete Kitchen Facilities	141	6,866
Total Housing Units	6,449	265,195
Percent Lacking	2.2%	2.6%

At the time of the 2014 ACS, a total of 149 units or 2.3 percent of all housing units in Converse County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.5.43, below.

Table II.5.43		
Housing Units with Incomplete Plumbing Facilities		
Converse County 2010-2014 5-Year ACS Data		
Facilities	Converse County	State of Wyoming
Complete Plumbing Facilities	6,300	259,378
Lacking Complete Plumbing Facilities	149	5,817
Total Households	6,449	265,195
Percent Lacking	2.3%	2.2%

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, 10.6 percent of households had a cost burden and 6.0 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 11.8 percent of homeowners with a mortgage in Converse County experienced a cost burden and 6.2 percent experienced a severe cost burden, while 16.2 percent of renters had a cost burden and 9.0 percent had a severe cost burden, as seen in Table II.5.44, on the following page.

Table II.5.44 Cost Burden and Severe Cost Burden by Tenure Converse County 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Converse County					
Owner With a Mortgage					
Households	2,012	291	154	16	2,473
Percent	81.4%	11.8%	6.2%	.6%	100.0%
Owner Without a Mortgage					
Households	1,587	71	55	32	1,745
Percent	90.9%	4.1%	3.2%	1.8%	100.0%
Renter					
Households	858	244	136	265	1,503
Percent	57.1%	16.2%	9.0%	17.6%	100.0%
Total					
Households	4,457	606	345	313	5,721
Percent	77.9%	10.6%	6.0%	5.5%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 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 1,867 households in Converse County, from 5,673 in 2010 to 7,540 in 2040. Homeowners are expected to increase from 4,083 households in 2010 to 5,501 by 2040. Renters are anticipated to increase from 1,590 households in 2010 to 2,039 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 101 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 147 households and by 241 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 135 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 66 households over the period. Table II.5.44, below, provides details of the household forecast by tenure and income.

Table II.5.44						
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	289	423	695	272	2,404	4,083
2015	311	454	746	292	2,582	4,384
2020	327	477	784	308	2,715	4,611
2025	346	505	831	326	2,875	4,883
2030	361	527	867	340	2,999	5,093
2035	375	547	900	353	3,114	5,288
2040	390	569	936	367	3,239	5,501
Renters by Percent of Median Household Income						
2010	477	233	296	73	511	1,590
2015	481	235	298	73	515	1,603
2020	508	248	315	77	543	1,692
2025	540	264	335	82	578	1,799
2030	565	276	350	86	604	1,880
2035	587	287	364	89	628	1,955
2040	612	299	379	93	655	2,039
Total Households by Percent of Median Household Income						
2010	767	656	990	345	2,915	5,673
2015	792	689	1,044	366	3,096	5,987
2020	835	726	1,099	385	3,258	6,303
2025	886	769	1,166	408	3,453	6,682
2030	926	803	1,216	426	3,603	6,974
2035	962	834	1,264	442	3,742	7,244
2040	1,002	869	1,315	460	3,894	7,540

Additional Comments

The population in Converse County has been declining. Converse County saw a at least 1.5 percent population decline over the last couple years, as half of all Wyoming Counties have seen population declines.¹¹¹ Crime, however, has seen an opposite trend. As of April 2015, in light of the recent crime surge in the County, Converse County Sheriff’s Office is sending prisoners to Wheatland because they exceeding capacity at local jails.¹¹² Tracking homeless populations can be tricky due to the inability to find persons living on the streets; as such, Converse County reported no homeless persons in 2015.¹¹³

¹¹¹ <http://www.washingtontimes.com/news/2015/mar/27/wyoming-population-reaches-estimated-584000-in-201/>

¹¹² <http://www.businessinsider.com/a-crime-surge-has-accompanied-wyomings-oil-boom-2014-11>

¹¹³ http://trib.com/news/state-and-regional/govt-and-politics/to-tackle-homelessness-in-wyoming-one-challenge-is-finding-and/article_e5f3d252-cd52-5147-b416-c6cd5b33465c.html