

## CONVERSE COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Converse County's population decreased from 13,833 in 2010 to 13,755 in 2011, or by 0.6 percent. This compares to a statewide population growth of 0.8 percent over the period.<sup>75</sup> The number of people from 15 to 24 years of age increased by 0.1 percent, and the number of people from 55 to 64 years of age increased by 4.1 percent. The white population decreased by 1 percent, while the black population increased by 22.2 percent. The Hispanic population increased from 867 to 910 people between 2010 and 2011 or by 5 percent. These data are presented in Table II.5.1, below.

<b>Table II.5.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Converse County						
2010 Census and 2011 Intercensal Estimates						
Subject	Converse County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
<b>Population</b>	<b>13,833</b>	<b>13,755</b>	<b>-0.6%</b>	<b>563,626</b>	<b>568,158</b>	<b>0.8%</b>
<b>Age</b>						
Under 14 years	2,898	2,842	-1.9%	113,371	113,462	0.1%
15 to 24 years	1,640	1,642	0.1%	78,460	78,704	0.3%
25 to 44 years	3,442	3,379	-1.8%	144,615	145,669	0.7%
45 to 54 years	2,197	2,110	-4.0%	83,577	80,936	-3.2%
55 to 64 years	1,880	1,957	4.1%	73,513	77,120	4.9%
65 and Over	1,776	1,825	2.8%	70,090	72,267	3.1%
<b>Race</b>						
White	13,423	13,285	-1.0%	529,110	531,484	0.4%
Black	54	66	22.2%	5,135	6,024	17.3%
American Indian and Alaskan Native	119	137	15.1%	14,457	14,774	2.2%
Asian	44	55	25.0%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	7	8	14.3%	521	551	5.8%
Two or more races	186	204	9.7%	9,754	10,360	6.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	867	910	5.0%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Converse County's population increased from 12,052 persons in 2000 to 13,833 in 2010, or by 14.8 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 15.3 percent, while the black population increased by 155.6 percent. The Hispanic population increased from 660 to 867 persons between 2000 and 2010, or by 31.4 percent. These data are presented in Table II.5.2, on the following page.

<sup>75</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.5.2</b>					
<b>Population by Race and Ethnicity</b>					
Converse County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	11,416	94.7%	13,160	95.1%	15.3%
Black	18	0.1%	46	0.3%	155.6%
American Indian	110	0.9%	106	0.8%	-3.6%
Asian	32	0.3%	41	0.3%	28.1%
Native Hawaiian/Pacific Islander	3	0.0%	7	0.1%	133.3%
Other	296	2.5%	241	1.7%	-18.6%
Two or More Races	177	1.5%	232	1.7%	31.1%
<b>Total</b>	<b>12,052</b>	<b>100.0%</b>	<b>13,833</b>	<b>100.0%</b>	<b>14.8%</b>
Hispanic (Ethnicity)	660	5.5%	867	6.3%	31.4%

Table II.5.3, below, presents the population of Converse County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 14.8 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 767 persons, or by 68.9 percent. In 2010, the largest age group in Converse County was the group aged 35 to 54, which accounted for 28.3 percent of the entire population. 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.

<b>Table II.5.3</b>							
<b>Population by Age and Gender</b>							
Converse County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	414	356	770	519	451	970	26.0%
5 to 19	1,529	1,429	2,958	1,470	1,399	2,869	-3.0%
20 to 24	255	292	547	357	342	699	27.8%
25 to 34	635	695	1,330	854	867	1,721	29.4%
35 to 54	2,023	1,982	4,005	2,018	1,900	3,918	-2.2%
55 to 64	561	552	1,113	974	906	1,880	68.9%
65 and Over	590	739	1,329	825	951	1,776	33.6%
<b>Total</b>	<b>6,007</b>	<b>6,045</b>	<b>12,052</b>	<b>7,017</b>	<b>6,816</b>	<b>13,833</b>	<b>14.8%</b>

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.5.4, on the following page.

<b>Table II.5.4</b>			
<b>Group Quarters Population</b>			
Converse County			
2000 SF1 and 2010 Census Data			
<b>Group Quarters</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>% Change 00-10</b>
<b>Institutionalized</b>			
Correctional Institutions <sup>76</sup>	32	30	-6.3%
Juvenile Facilities	.	7	100.0%
Nursing Homes	51	42	-17.6%
Other Institutions	1	.	-100.0%
<b>Total</b>	<b>84</b>	<b>79</b>	<b>-6.0%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	10	24	140.0%
<b>Total</b>	<b>10</b>	<b>24</b>	<b>140.0%</b>
<b>Group Quarters Population</b>	<b>94</b>	<b>103</b>	<b>9.6%</b>

Table II.5.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 3,860 family households, 3,138 of which housed married couple families and 722 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 257 families, or a female householder with no husband present, of which there were 465 families. There were also an estimated 1,813 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 13.2 percent, and the number of married couple families increased by 10.3 percent. The number of male households with no wife present increased by 49.4 percent, the number of female households with no husband present increased by 18 percent, and non-family households increased by 41.2 percent.

<b>Table II.5.5</b>			
<b>Household Type by Tenure</b>			
Converse County			
2000 SF1 and 2010 Census Data			
<b>Family Type</b>	<b>2000</b>	<b>2010</b>	<b>% Change 00-10</b>
Family households	3,410	3,860	13.2%
Married couple family	2,844	3,138	10.3%
Owner-occupied housing units	2,436	2,676	9.9%
Renter-occupied housing units	408	462	13.2%
Other family	566	722	27.6%
Male householder, no wife present	172	257	49.4%
Owner-occupied housing units	107	160	49.5%
Renter-occupied housing units	65	97	49.2%
Female householder, no husband present	394	465	18.0%
Owner-occupied housing units	207	226	9.2%
Renter-occupied housing units	187	239	27.8%
Non-family households	1,284	1,813	41.2%
Owner-occupied housing units	725	1,021	40.8%
Renter-occupied housing units	559	792	41.7%
<b>Total</b>	<b>4,694</b>	<b>5,673</b>	<b>20.9%</b>

<sup>76</sup> In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.5.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,920 two-person family households, 738 three-person family households, and 723 four-person family households. One-person non-family households made up 82.8 percent of all non-family households, or an estimated 1,502 households. Between 2000 and 2010, the number of four-person households increased by 8.9 percent, or from 676 to 736 households.

<b>Table II.5.6<sup>77</sup></b>							
<b>Household Type by Household Size</b>							
Converse County							
2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	1,097	1,097	.	1,502	1,502	36.9%
Two Person	1,537	158	1,695	1,920	265	2,185	28.9%
Three Person	758	19	777	738	32	770	-0.9%
Four Person	668	8	676	723	13	736	8.9%
Five Person	309	0	309	325	1	326	5.5%
Six Person	106	1	107	121	0	121	13.1%
Seven Person	32	1	33	33	0	33	0.0%
<b>Total</b>	<b>3,410</b>	<b>1,284</b>	<b>4,694</b>	<b>3,860</b>	<b>1,813</b>	<b>5,673</b>	<b>20.9%</b>

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 2,185 two-person households, 1,748 were owner-occupied and 437 were renter-occupied. Of the 736 four-person households, 568 were owner-occupied and 168 were renter-occupied. Further household size data by tenure are presented in Table II.5.7, below.

<b>Table II.5.7</b>							
<b>Tenure by Household Size</b>							
Converse County							
2000 SF1 and 2010 Census Data							
Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	612	485	1,097	846	656	1,502	36.9%
Two Person	1,426	269	1,695	1,748	437	2,185	28.9%
Three Person	566	211	777	550	220	770	-0.9%
Four Person	531	145	676	568	168	736	8.9%
Five Person	240	69	309	252	74	326	5.5%
Six Person	76	31	107	96	25	121	13.1%
Seven Person or More	24	9	33	23	10	33	0.0%
<b>Total</b>	<b>3,475</b>	<b>1,219</b>	<b>4,694</b>	<b>4,083</b>	<b>1,590</b>	<b>5,673</b>	<b>20.9%</b>

<sup>77</sup> To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.5.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 17.5 percent, or from 3,475 to 4,083 households. The number of renter units increased from 1,219 to 1,590 households, or by 30.4 percent. In 2010, Converse County had a total of 6,403 housing units, of which 5,673, or 88.6 percent, were occupied. A total of 730 units, or 11.4 percent of all units, were vacant, which was a decrease of 25.1 percent from the 2000 Census.

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	4,694	5,673	20.9%
Owner-Occupied	3,475	4,083	17.5%
Renter-Occupied	1,219	1,590	30.4%
Vacant Housing Units	975	730	-25.1%
<b>Total Housing Units</b>	<b>5,669</b>	<b>6,403</b>	<b>12.9%</b>
Homeownership Rate	74.0%	72.0%	.

Table II.5.9, below, shows that, of the 730 vacant housing units in Converse County at the time of the 2010 Census, 127, or 17.4 percent, were for rent and 91, or 12.5 percent, were for sale. An estimated 280 units were for seasonal, recreational, or occasional use, and 204, or 27.9 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 47 to 23 units, or by 51.1 percent, and units listed as “other vacant” decreased from 236 to 204 units, or by 13.6 percent.

Disposition	2000	2010	% Change 00-10
For rent	286	127	-55.6%
For sale only	81	91	12.3%
Rented or sold but not occupied	47	23	-51.1%
For seasonal, recreational, or occasional use	319	280	-12.2%
For migrant workers	6	5	-16.7%
Other vacant	236	204	-13.6%
<b>Total</b>	<b>975</b>	<b>730</b>	<b>-25.1%</b>

*2010 Five-Year ACS Data*

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau’s position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.5.10, below, presents different income statistics for Converse County. According to the 2010 ACS data averages, Median Family Income (MFI) for Converse County was \$69,057 compared to the statewide average of \$65,964. Per capita income for Converse County, which is calculated by dividing total income by population, was \$27,656, which compared to \$27,860 for the State of Wyoming.

<b>Table II.5.10</b> <b>Median and Per Capita Income</b> Converse County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Converse County	Wyoming
Median Family Income	69,057	65,964
Median Household Income	54,599	53,802
Per Capita Income	27,656	27,860

Table II.5.11, below, shows households by income for Converse County and the State of Wyoming in 2010. In Converse County, there were a total of 599 households, or 10.8 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 701 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 12.6 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 17.9 percent of total households and numbered 998 in Converse County.

<b>Table II.5.11</b> <b>Households by Income</b> Converse County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Converse County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	599	10.8%	21,963	10.1%
\$15,000–\$19,999	332	6.0%	10,477	4.8%
\$20,000–\$24,999	187	3.4%	11,850	5.4%
\$25,000–\$34,999	633	11.4%	23,902	11.0%
\$35,000–\$49,999	701	12.6%	32,677	15.0%
\$50,000–\$74,999	1,274	22.9%	44,279	20.3%
\$75,000–\$99,999	840	15.1%	30,595	14.1%
\$100,000 and Above	998	17.9%	41,945	19.3%
<b>Total</b>	<b>5,564</b>	<b>100.0%</b>	<b>217,688</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.5.12, on the following page. In total, the poverty rate in Converse County was 7.7 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Converse County had a poverty rate of 5.1 percent, and the female population had a poverty rate of

10.4 percent. There were 65 males and 89 females in poverty aged 5 and under. Overall, 15.1 percent of persons in poverty in Converse County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 122 persons, which represented 11.9 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

<b>Table II.5.12</b>				
<b>Poverty by Age</b>				
Converse County and the State of Wyoming				
2010 Five-Year ACS Data				
<b>Age</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>% of Total</b>
<b>Converse County</b>				
5 and Under	65	89	154	15.1%
6 to 17	60	47	107	10.5%
18 to 64	202	438	640	62.6%
65 and Older	17	105	122	11.9%
<b>Total</b>	<b>344</b>	<b>679</b>	<b>1,023</b>	<b>100.0%</b>
Poverty Rate	5.1%	10.4%	7.7%	.
<b>State of Wyoming</b>				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
<b>Total</b>	<b>22,792</b>	<b>29,505</b>	<b>52,297</b>	<b>100.0%</b>
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.5.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Converse County saw an average of 3,334 owner-occupied single-family units compared to 593 single-family rental units. In Converse County, single-family units represented 70.6 percent of all households compared to 70.8 percent statewide. Converse County had a total of 478 apartment rental units, and total apartment units accounted for 8.6 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 934 mobile homes in Converse County, which made up 16.8 percent of all occupied housing units and compared to 14.3 percent statewide.

<b>Table II.5.13</b>				
<b>Households by Unit Type</b>				
Converse County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Converse County</b>				
Single-Family Unit	3,334	593	3,927	70.6%
Duplex	20	33	53	1.0%
Tri- or Four-Plex	14	158	172	3.1%
Apartment	0	478	478	8.6%
Mobile Home	615	319	934	16.8%
Boat, RV, Van, Etc.	.	.	.	.
<b>Total</b>	<b>3,983</b>	<b>1,581</b>	<b>5,564</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	0.1%
<b>Total</b>	<b>152,806</b>	<b>64,882</b>	<b>217,688</b>	<b>100.0%</b>

Table II.5.14, below, shows the number of households by year of construction. As shown, 11.7 percent, or 652 units, were built in 1939 or earlier in the county, and another 3.2 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 260, which accounted for 4.7 percent of all households, and an additional 170 households, or 3.1 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

<b>Table II.5.14</b>				
<b>Households by Year Built</b>				
Converse County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Converse County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	652	11.7%	25,116	11.5%
1940 to 1949	179	3.2%	11,481	5.3%
1950 to 1959	380	6.8%	21,920	10.1%
1960 to 1969	284	5.1%	19,433	8.9%
1970 to 1979	1,979	35.6%	53,519	24.6%
1980 to 1989	1,020	18.3%	34,949	16.1%
1990 to 1999	640	11.5%	26,791	12.3%
2000 to 2004	260	4.7%	14,090	6.5%
2005 or Later	170	3.1%	10,389	4.8%
<b>Total</b>	<b>5,564</b>	<b>100.0%</b>	<b>217,688</b>	<b>100.0%</b>

Table II.5.15, on the following page, 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 1.2 percent of total housing units, while households with five and six rooms accounted for 20.3 and 17.4 percent, respectively, in the county. The median number of rooms in Converse County was six rooms, the same as the statewide median number of rooms.



<b>Table II.5.15 Housing Units by Number of Rooms</b> Converse County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Converse County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	72	1.2%	3,804	1.5%
Two	114	1.8%	6,391	2.5%
Three	276	4.4%	18,634	7.3%
Four	1,075	17.2%	45,335	17.8%
Five	1,270	20.3%	52,421	20.5%
Six	1,085	17.4%	39,475	15.5%
Seven	965	15.5%	31,509	12.4%
Eight	738	11.8%	25,135	9.9%
Nine or More	650	10.4%	32,392	12.7%
<b>Total</b>	<b>6,245</b>	<b>100.0%</b>	<b>255,096</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.5.16, below shows households in the county by number of bedrooms and tenure. There were no rental households without bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.8 percent of total households in Converse County, which compared to 25.5 percent statewide. In Converse County, the 2,411 households with three bedrooms accounted for 43.3 percent of all households, and there were only 384 five-bedroom or more households, which accounted for 6.9 percent of all households.

<b>Table II.5.16 Households by Number of Bedrooms</b> Converse County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Converse County</b>				
None	.	.	.	.
One	89	127	216	3.9%
Two	771	778	1,549	27.8%
Three	1,895	516	2,411	43.3%
Four	897	107	1,004	18.0%
Five or More	331	53	384	6.9%
<b>Total</b>	<b>3,983</b>	<b>1,581</b>	<b>5,564</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	275	1,668	1,943	0.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
<b>Total</b>	<b>152,806</b>	<b>64,882</b>	<b>217,688</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.5.17, at right, structures built in 1939 or earlier had a median value of \$152,800, while structures built between 1950 and 1959 had a median value of \$159,700, and those built between 1990 and 1999 had a median value of \$159,600. 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 \$171,000 and \$199,600, respectively. The median value in Converse County was \$167,500, which compared to \$174,000 in the State of Wyoming.

<b>Table II.5.17</b> <b>Median Value by Year Structure Built</b> Converse County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Converse County	State of Wyoming
1939 or Earlier	152,800	141,200
1940 to 1949	330,000	129,500
1950 to 1959	159,700	151,800
1960 to 1969	182,100	166,500
1970 to 1979	173,200	169,900
1980 to 1989	165,000	187,000
1990 to 1999	159,600	224,000
2000 to 2004	171,000	243,500
2005 or Later	199,600	244,600
<b>Median Value</b>	<b>167,500</b>	<b>174,000</b>

Household mortgage status is reported in Table II.5.18, below. In Converse County, households with a mortgage accounted for 59.4 percent of all households, or 2,367 housing units, and the remaining 40.6 percent, or 1,616 units, had no mortgage. Of those units with a mortgage, 538 had either a second mortgage or home equity loan, no units had both a second mortgage and home equity loan, and 1,829, or 77.3 percent of units with a mortgage, had no second mortgage and no home equity loan.

<b>Table II.5.18</b> <b>Mortgage Status</b> Converse County and the State of Wyoming 2010 Five-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	2,367	59.4%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	538	22.7%	17,932	19.1%
Second mortgage only	272	50.6%	8,629	48.1%
Home equity loan only	266	49.4%	9,303	51.9%
Both second mortgage and home equity loan	.	.	741	0.8%
No second mortgage and no home equity loan	1,829	77.3%	75,088	80.1%
Housing units without a mortgage	1,616	40.6%	59,045	38.6%
<b>Total</b>	<b>3,983</b>	<b>100.0%</b>	<b>152,806</b>	<b>100.0%</b>

The median rent in Converse County was \$509 compared to \$552 statewide, as shown in Table II.5.19, below. These figures show that rents were very comparable.

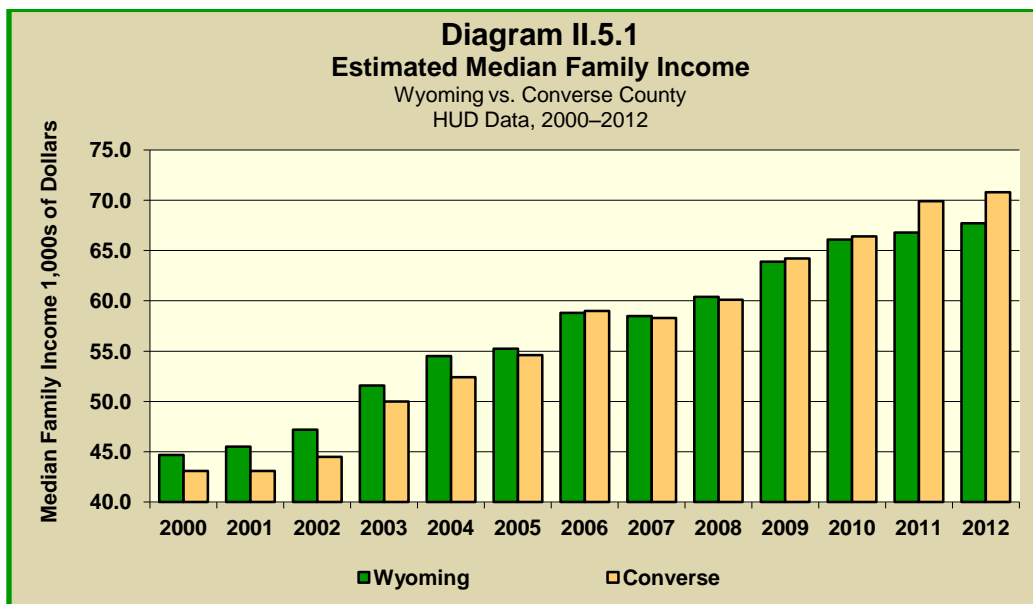
<b>Table II.5.19</b> <b>Median Rent</b> Converse County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Converse County	\$509
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 36 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Converse County are presented below in Table II.5.20 and indicate a net increase of 1,226 persons over the time period.

<b>Table II.5.20</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Converse County			
WYDOT Data, 2000–Second Quarter 2012			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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 – First Half	166	130	36
<b>Total</b>	<b>4,204</b>	<b>2,978</b>	<b>1,226</b>

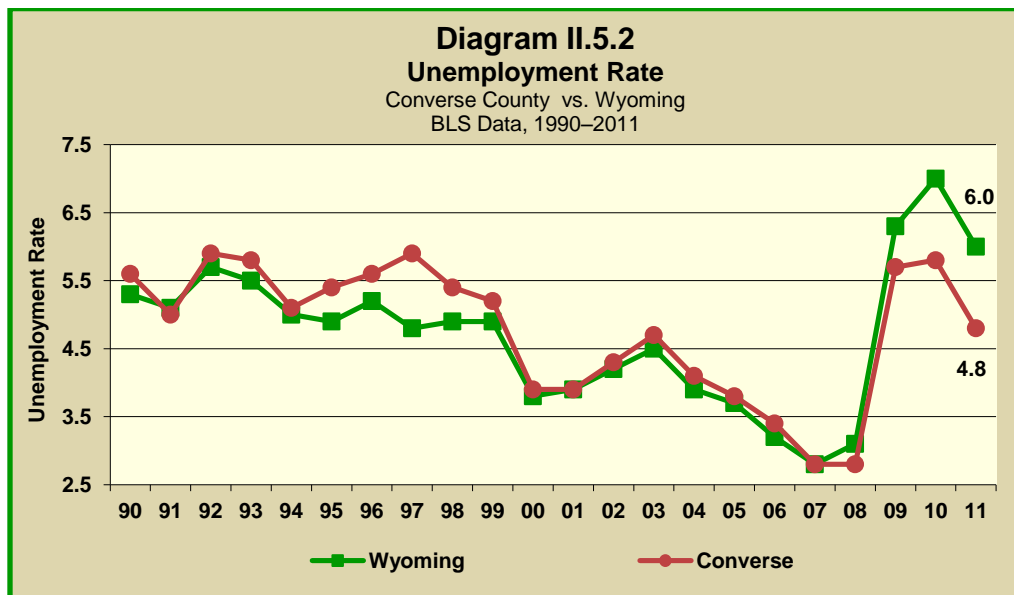
**Economics**

The HUD estimated MFI for Converse County was \$70,800 in 2012.<sup>78</sup> This compares to Wyoming’s MFI of \$67,700. Diagram II.5.1, below, illustrates the estimated MFI for 2000 through 2012.



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 17 persons, from 7,775 in 2010 to 7,792 in 2011. Employment increased by 89 persons; unemployment decreased by 72 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.8 percent in 2010 to 4.8 in 2011, as shown on the following page in Diagram II.5.2.

<sup>78</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.5.21, below, with 2011 information considered preliminary (p), with 2011 information considered preliminary (p), annual total monthly employment increased by 1.64 percent between 2010 and 2011, from a total of 5,437 to 5,526 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Jan	4,369	4,051	4,194	4,361	4,441	4,676	4,675	5,241	5,213	5,410	5,313
Feb	4,227	4,068	4,152	4,324	4,443	4,694	4,697	5,268	5,174	5,364	5,274
Mar	4,224	4,042	4,207	4,388	4,532	4,748	4,770	5,284	5,249	5,414	5,309
Apr	4,284	4,104	4,319	4,505	4,631	4,735	4,783	5,372	5,341	5,392	5,352
May	4,344	4,311	4,507	4,631	4,847	4,831	4,947	5,477	5,495	5,502	5,542
Jun	4,370	4,481	4,632	4,749	5,052	5,020	5,081	5,570	5,505	5,643	5,644
Jul	4,270	4,254	4,533	4,492	4,743	4,765	4,887	5,467	5,279	5,384	5,405
Aug	4,398	4,149	4,335	4,504	4,742	4,787	4,983	5,477	5,261	5,440	5,503
Sep	4,351	4,333	4,466	4,509	4,852	4,899	5,113	5,574	5,474	5,462	5,704
Oct	4,367	4,300	4,599	4,621	4,820	4,782	5,212	5,472	5,505	5,475	5,748
Nov	4,354	4,208	4,492	4,561	4,793	4,728	5,233	5,397	5,491	5,410	5,751
Dec	4,295	4,128	4,471	4,597	4,737	4,774	5,281	5,341	5,453	5,349	5,764
<b>Annual</b>	<b>4,321</b>	<b>4,202</b>	<b>4,409</b>	<b>4,520</b>	<b>4,719</b>	<b>4,787</b>	<b>4,972</b>	<b>5,412</b>	<b>5,370</b>	<b>5,437</b>	<b>5,526</b>
% Change	.	-2.75	4.93	2.52	4.40	1.44	3.86	8.85	-0.78	1.25	1.64

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.5.22, on the following page, annual average weekly wages increased by 2.93 percent between 2010 and 2011, from a total of \$818 to \$842.

<b>Table II.5.22</b>						
<b>Average Weekly Wages</b>						
Converse County						
BLS QCEW Data, 2001–2011(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
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(p)	811	852	835	870	842	2.93

Total business establishments reported by the QCEW are displayed below in Table II.5.23. Establishments increased by 2.03 percent between 2010 and 2011, from a total of 541 to 552 establishments.

<b>Table II.5.23</b>						
<b>Number of Establishments</b>						
Converse County						
BLS QCEW Data, 2001–2011(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
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(p)	538	550	559	562	552	2.03

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Converse County recorded 8,297 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 \$612,162,000, and real per capita income was \$44,263 in 2010. The average earnings per job in the county was \$46,895 in 2010. 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 decreased from \$555 in fourth quarter 2010 to \$548 in fourth quarter 2011, or by 1.3 percent. During the same period, detached single-family home rents decreased by 0.7 percent, rents for mobile homes on a lot increased by 5.4 percent, and rents for mobile home lots increased by 8.9 percent.

Converse County rental prices experienced average annualized increases of 2.3 percent for apartments, 2.8 percent for houses, 4.1 percent for mobile homes plus a lot, and 2.2 percent for mobile home lots since second quarter 1986 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot and 3.1 percent for mobile home lots over the same period. Table II.5.24, at right, presents the Converse County data for each rental type.

<sup>79</sup>

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 23 authorizations in 2010 to 27 in 2011. Total residential units authorized increased from 23 units in 2010 to 47 in 2011.

The real value of single-family building permits decreased from \$122,900 in 2010 to \$115,700 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$168,400 in 2004 to a low of \$53,200 in 2001.

Additional details of permit activity and per unit valuations are given in Table II.5.25, below.

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

<sup>79</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

<b>Table II.5.25</b> <b>Building Permits and Valuation</b> Converse County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	44	4	20	60	128	.	.	122.2
1981	48	4	.	46	98	.	.	106.3
1982	29	20	16	15	80	.	.	102.7
1983	16	12	.	.	28	.	.	95.4
1984	12	2	.	.	14	.	.	86.2
1985	2	6	.	.	8	.	.	115.0
1986	3	.	.	.	3	.	.	120.0
1987	1	.	.	.	1	.	.	118.9
1988	.	2	.	.	2	.	.	.
1989	1	.	.	.	1	.	.	79.2
1990	.	.	.	.	.	.	.	.
1991	3	.	.	.	3	.	.	68.2
1992	2	.	.	.	2	.	.	141.3
1993	9	.	.	.	9	.	.	102.9
1994	6	6	.	.	12	.	10	133.1
1995	17	.	.	.	17	.	.	142.0
1996	18	.	.	.	18	.	12	112.4
1997	3	.	.	24	27	.	.	78.6
1998	11	.	.	.	11	.	.	138.7
1999	8	.	.	.	8	.	.	98.9
2000	1	10	.	.	11	.	10	108.6
2001	5	8	.	.	13	.	.	53.2
2002	10	2	4	.	16	.	.	135.1
2003	12	.	.	42	54	.	.	148.3
2004	18	.	.	.	18	41	11	168.4
2005	54	4	.	.	58	.	.	147.3
2006	34	.	.	.	34	.	.	127.8
2007	99	.	16	.	115	.	.	102.6
2008	57	.	40	6	103	.	.	115.6
2009	38	.	.	.	38	.	.	114.0
2010	23	.	.	.	23	.	.	122.9
2011	27	2	.	18	47	.	.	115.7

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Converse County was \$182,466. This represented a decrease of 3.6 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, or a decrease of 3.9 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.5.26, on the following page.

<b>Table II.5.26</b> <b>Average Sales Prices</b> Converse County and Wyoming DOR Data, 1999–2011				
Year	Converse County Average Price (\$)	Converse County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	77,507	-0.28	101,517	4.76
2000	87,792	13.27	111,437	9.77
2001	88,000	0.24	116,469	4.52
2002	101,357	15.18	121,140	4.01
2003	123,707	22.05	132,708	9.55
2004	115,800	-6.39	142,501	7.38
2005	141,949	22.58	159,776	12.12
2006	148,804	4.83	187,869	17.58
2007	173,375	16.51	265,044	41.08
2008	187,131	7.9	256,045	-3.4
2009	178,401	-4.7	241,622	-5.6
2010	189,267	6.09	250,958	3.9
2011	182,466	-3.6	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.<sup>80</sup> During June 2012, a total of 49 surveys were completed by property managers in Converse County. Of the 699 rental units surveyed, 17 were vacant, indicating a vacancy rate of 2.43 percent, as shown in Table II.5.27, below. This compares to a 2.09 percent vacancy rate one year ago and a statewide 2012 vacancy rate 2.09 percent. In the first half of 2012, the vacancy rate in Converse County increased to 2.43.

<b>Table II.5.27</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Converse County RVS Data, 2001–First Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	14	393	18	4.58
2001b	9	355	12	3.38
2002a	11	316	6	1.90
2002b	8	183	6	3.28
2003a	13	325	10	3.08
2003b	11	504	14	2.78
2004a	19	378	15	3.97
2004b	22	481	40	8.32
2005a	19	472	24	5.08
2005b	21	1,143	26	2.27
2006a	20	575	27	4.70
2006b	21	625	9	1.44
2007a	23	530	4	0.75
2007b	15	424	2	0.47
2008a	21	612	10	1.63
2008b	20	491	10	2.04
2009a	24	491	13	2.65
2009b	32	681	47	6.90
2010a	32	683	37	5.42
2010b	38	604	31	5.13
2011a	40	669	14	2.09
2011b	44	619	13	2.10
2012a	49	699	17	2.43

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 trended roughly the same over the eleven year period.

<sup>80</sup> 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.



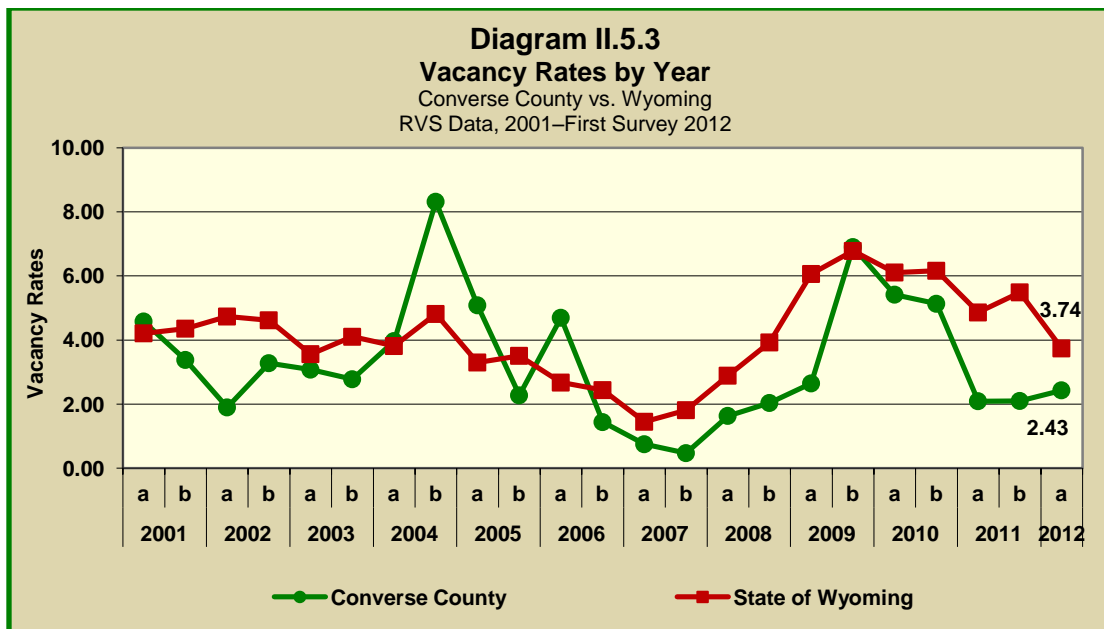
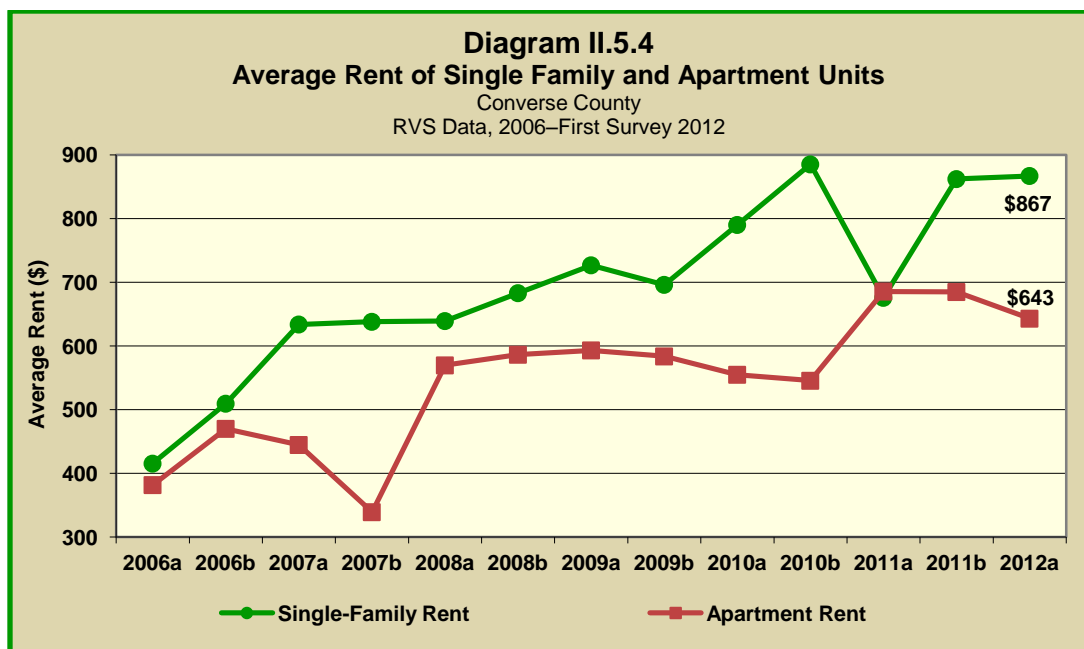


Diagram II.5.4, below, shows the average rent of single-family and apartment units in Converse County. In the first half of 2012, average rents for single-family units rose to \$862 and average rents for apartments decreased to \$643.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 84 respondents in Converse County. Of the incoming population who were unsatisfied with their current housing, 63.9 percent said they were seeking to own a home and 36.1 percent of respondents wished to rent. Of those seeking to own a home, 50 percent wished to buy existing units, of which 33.3 percent anticipated spending less than \$99,999, 55.6 percent anticipated spending between \$100,000 and \$249,999 and the remaining 11.1 percent wished to spend above \$250,000 . The remaining 50 percent of aspiring homebuyers expected to build a new home, of which 25 percent

anticipated spending less than \$100,000, 50 percent anticipated spending between \$100,000 and \$249,999, and the remaining 25 percent anticipated spending above \$250,000.

Of those currently renting or seeking to rent, 30.8 percent of respondents anticipated spending less than \$474, 53.8 percent anticipated spending between \$475 and \$849, and 15.4 percent anticipated spending more than \$849. Additional survey data are presented in **Volume II. Technical Appendix.**

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 1,343 loans purchased in Converse County between 1979 and 2012, with nine occurring in fiscal 2012. The average home size over the period was 1,137 square feet and 1,189 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1981. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$53,096. The average purchase price in fiscal 2012 was \$149,599. In fiscal 2012, 11.1 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

### *Housing Problems*

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

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 74, or 1.3 percent of households in Converse County, were overcrowded and another 10, or 0.2 percent of units, were severely overcrowded, as shown in Table II.5.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

<b>Table II.5.28</b> <b>Overcrowding and Severe Overcrowding</b> Converse County and the State of Wyoming 2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Converse County</b>				
<b>Owner</b>				
Households	3,952	21	10	3,983
Percentage	99.2%	0.5%	0.3%	100.0%
<b>Renter</b>				
Households	1,528	53	.	1,581
Percentage	96.6%	3.4%	.	100.0%
<b>Total</b>				
Households	5,480	74	10	5,564
Percentage	98.5%	1.3%	0.2%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
<b>Renter</b>				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
<b>Total</b>				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 2010 ACS, a total of 218 units, or 3.5 percent of all housing units in Converse County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.5.29, below.

<b>Table II.5.29</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Converse County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Converse County	State of Wyoming
Complete Kitchen Facilities	6,027	247,608
Lacking Complete Kitchen Facilities	218	7,488
<b>Total Housing Units</b>	<b>6,245</b>	<b>255,096</b>
Percent Lacking	3.5%	2.9%

At the time of the 2010 ACS, a total of 212 units, or 3.4 percent of all housing units in Converse County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.5.30, on the following page.

<b>Table II.5.30</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Converse County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Converse County	State of Wyoming
Complete Plumbing Facilities	6,033	249,046
Lacking Complete Plumbing Facilities	212	6,050
<b>Total Households</b>	<b>6,245</b>	<b>255,096</b>
Percent Lacking	3.4%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 14.1 percent of households had a cost burden and 7.7 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 17.3 percent of homeowners with a mortgage in Converse County experienced a cost burden and 4.2 percent experienced a severe cost burden, while 19 percent of renters had a cost burden and 17 percent had a severe cost burden, as shown in Table II.5.31, below.

<b>Table II.5.31</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Converse County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
<b>Converse County</b>					
<b>Owner with a Mortgage</b>					
Households	1,859	409	99	0	2,367
Percent	78.5%	17.3%	4.2%	0.0%	100.0%
<b>Owner without a Mortgage</b>					
Households	1,470	77	59	10	1,616
Percent	91.0%	4.8%	3.7%	0.6%	100.0%
<b>Renter</b>					
Households	862	301	268	150	1,581
Percent	54.5%	19.0%	17.0%	9.5%	100.0%
<b>Total</b>					
Households	4,191	787	426	160	5,564
Percent	75.3%	14.1%	7.7%	2.9%	100.0%
<b>State of Wyoming</b>					
<b>Owner with a Mortgage</b>					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	0.2%	100.0%
<b>Owner without a Mortgage</b>					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
<b>Renter</b>					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
<b>Total</b>					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%