

## 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>72</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 5.0 percent. These data are presented in Table II.5.1, below.

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>72</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>73</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>

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 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.5.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 3,640 family households, of which 3,004 housed married couple families and 636 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 183 families, or a female householder with no husband present, of which there were 453 families. There were also an estimated 1,995 "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 64.6 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Converse County, 82.5 percent were married households, which compared to 80.5 percent in the State of Wyoming.

<sup>73</sup> In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

<b>Table II.5.5 Household Type by Tenure</b> Converse County 2007-2011 Five-Year ACS Data				
Family Type	Converse County		State of Wyoming	
	Converse County	% of Total	State of Wyoming	% of Total
Family households	3,640	64.6%	145,279	66.1%
Married-couple family	3,004	82.5%	116,920	80.5%
Owner-occupied housing units	2,601	86.6%	97,958	83.8%
Renter-occupied housing units	403	13.4%	18,962	16.2%
Other family	636	17.5%	28,359	19.5%
Male householder, no wife present	183	5.0%	9,289	32.8%
Owner-occupied housing units	152	83.1%	5,532	59.6%
Renter-occupied housing units	31	16.9%	3,757	40.4%
Female householder, no husband present	453	12.4%	19,070	67.2%
Owner-occupied housing units	194	42.8%	10,181	53.4%
Renter-occupied housing units	259	57.2%	8,889	46.6%
Nonfamily households	1,995	35.4%	74,349	33.9%
Owner-occupied housing units	1,038	52.0%	41,217	55.4%
Renter-occupied housing units	957	48.0%	33,132	44.6%
<b>Total</b>	<b>5,635</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Table II.5.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 1,804 two-person family households, 593 three-person family households and 772 four-person family households. One-person non-family households made up 87.3 percent of all non-family households or an estimated 1,741 households. Converse County's two persons households made up 35.4 percent of total housing units and four person households made up an additional 13.9 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.5.6 Household Type by Household Size</b> Converse County 2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Converse County</b>				
One Person	.	1,741	1,741	30.9%
Two Person	1,804	189	1,993	35.4%
Three Person	593	51	644	11.4%
Four Person	772	14	786	13.9%
Five Person	231	0	231	4.1%
Six Person	173	0	173	3.1%
Seven Person	67	0	67	1.2%
<b>Total</b>	<b>3,640</b>	<b>1,995</b>	<b>5,635</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
<b>Total</b>	<b>145,279</b>	<b>74,349</b>	<b>219,628</b>	<b>100.0%</b>

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 1,993 two-person households, 1,608 were owner-occupied and 385 were renter-occupied. Of the 786 four-person households, 573 were owner-occupied and 213 were renter-occupied. Further household size data by tenure are presented in Table II.5.7, below.

<b>Table II.5.7 Tenure by Household Size</b>				
Converse County 2007-2011 Five-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Converse County</b>				
One Person	954	787	1,741	30.9%
Two Person	1,608	385	1,993	35.4%
Three Person	508	136	644	11.4%
Four Person	573	213	786	13.9%
Five Person	200	31	231	4.1%
Six Person	75	98	173	3.1%
Seven Person or more	67	0	67	1.2%
<b>Total</b>	<b>3,985</b>	<b>1,650</b>	<b>5,635</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

As shown in Table II.5.8, below, Converse County had a total of 6,326 housing units of which 5,635 or 89.1 percent were occupied. Of these occupied units, 70.7 percent, or 3,985 units were owner occupied, which compares to a statewide rate of 70.5 percent. A total of 691 units or 10.9 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

<b>Table II.5.8 Housing Units by Tenure</b>				
Converse County 2007-2011 Five-Year ACS Data				
<b>Tenure</b>	<b>Converse County</b>		<b>State of Wyoming</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	5,635	89.1%	219,628	84.8%
Owner-Occupied	3,985	70.7%	154,888	70.5%
Renter-Occupied	1,650	29.3%	64,740	29.5%
Vacant Housing Units	691	10.9%	39,362	15.2%
<b>Total Housing Units</b>	<b>6,326</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>

Table II.5.9, on the following page, shows that of the 691 housing units in Converse County as reported in the 2011 ACS data, 108 or 15.6 percent were for rent and 15 or 2.2 percent were for sale. An estimated 258 units were for seasonal, recreational, or occasional use, and 240 or 34.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

<b>Table II.5.9 Disposition of Vacant Housing Units</b> Converse County 2007-2011 Five Year ACS Data				
Disposition	Converse County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	108	15.6%	5,138	13.1%
Rented, but not occupied	70	10.1%	2,072	5.3%
For sale only	15	2.2%	2,921	7.4%
Sold, but not occupied	0	0.0%	983	2.5%
For seasonal, recreational, or occasional use	258	37.3%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	240	34.7%	10,249	26.0%
<b>Total</b>	<b>691</b>	<b>100.0%</b>	<b>39,362</b>	<b>100.0%</b>

Table II.5.10, at right, presents different income statistics for Converse County. According to the 2011 ACS data averages, median family income for Converse County was \$71,268 compared to the statewide average of \$69,058. Per capita income for Converse County, which is calculated by dividing total income by population, was \$28,517, which compared to \$28,952 for the State of Wyoming.

<b>Table II.5.10 Median and Per Capita Income</b> Converse County 2007-2011 Five-Year ACS Data		
Income Type	Converse County	Wyoming
Median Family Income	71,268	69,058
Median Household Income	56,673	56,380
Per Capita Income	28,517	28,952

Table II.5.11, below, shows households by income for Converse County and the State of Wyoming. In Converse County, there were a total of 547 households or 9.7 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 657 households that had incomes between \$35,000 and \$49,999, which accounted for 11.7 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 19.9 percent of total households and numbered 1,122 in Converse County.

<b>Table II.5.11 Households by Income</b> Converse County 2007-2011 Five-Year ACS Data				
Income	Converse County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	547	9.7%	21,222	9.7%
15,000 - 19,999	295	5.2%	10,180	4.6%
20,000 - 24,999	303	5.4%	10,638	4.8%
25,000 - 34,999	591	10.5%	23,696	10.8%
35,000 - 49,999	657	11.7%	31,275	14.2%
50,000 - 74,999	1,192	21.2%	44,469	20.2%
75,000 - 99,999	928	16.5%	31,675	14.4%
100,000 and above	1,122	19.9%	46,473	21.2%
<b>Total</b>	<b>5,635</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.5.12, below. In total, the poverty rate in Converse County was 8.5 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Converse County had a poverty rate of 6.4 percent and the female population had a poverty rate of 10.7 percent. There were 113 males and 84 females in poverty under the age of 5. Overall, 17.1 percent of persons in poverty in Converse County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 150 individuals with incomes below the poverty level which represented 13.0 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

<b>Table II.5.12</b>				
<b>Poverty by Age</b>				
Converse County				
2007-2011 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 Below	113	84	197	17.1%
6 to 18	69	83	152	13.2%
18 to 64	218	434	652	56.6%
65 and Older	33	117	150	13.0%
<b>Total</b>	<b>433</b>	<b>718</b>	<b>1,151</b>	<b>100.0%</b>
Poverty Rate	6.4%	10.7%	8.5%	.
<b>State of Wyoming</b>				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
<b>Total</b>	<b>24,335</b>	<b>30,565</b>	<b>54,900</b>	<b>100.0%</b>
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.5.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Converse County saw an average of 3,333 owner-occupied single-family units compared to 572 single-family rental units. In Converse County, single-family units comprised 69.3 percent of all households compared with 71.7 percent statewide. Converse County had a total of 454 apartment rental units and total apartment units accounted for 8.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 953 mobile homes in Converse County, which comprised 16.9 percent of all occupied housing units and compared to 13.8 statewide.

<b>Table II.5.13</b>				
<b>Households by Unit Type</b>				
Converse County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Converse County</b>				
Single-Family Unit	3,333	572	3,905	69.3%
Duplex	33	72	105	1.9%
Tri- or Four-Plex	14	204	218	3.9%
Apartments	0	454	454	8.1%
Mobile Homes	605	348	953	16.9%
Boat, RV, Van, Etc.	0	0	0	0.0%
<b>Total</b>	<b>3,985</b>	<b>1,650</b>	<b>5,635</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

Table II.5.14, below, shows the number of households by year of construction. As shown, 10.0 percent, or 562 units, were built in 1939 or earlier in the county, and another 114 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 303, which accounted for 5.4 percent of all households, and an additional 199 households, or 3.5 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

<b>Table II.5.14</b>				
<b>Households by Year Built</b>				
Converse County 2007-2011 Five-Year ACS Data				
Year Built	Converse County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	562	10.0%	25,099	11.4%
1940 to 1949	114	2.0%	10,841	4.9%
1950 to 1959	379	6.7%	22,067	10.0%
1960 to 1969	271	4.8%	19,430	8.8%
1970 to 1979	2,119	37.6%	52,134	23.7%
1980 to 1989	1,072	19.0%	34,742	15.8%
1990 to 1999	616	10.9%	26,856	12.2%
2000 to 2004	303	5.4%	14,190	6.5%
Built 2005 or Later	199	3.5%	14,269	6.5%
<b>Total</b>	<b>5,635</b>	<b>100.0%</b>	<b>219,628</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 accounting for only 1.1 percent of total housing units, while households with five and six



rooms accounted for 22.0 and 17.4 percent, respectively. The median number of rooms in Converse County was 6 rooms, which compared to 6 statewide.

<b>Table II.5.15</b>				
<b>Housing Units by Number of Rooms</b>				
Converse County 2007-2011 Five-Year ACS Data				
Number of Rooms	Converse County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	72	1.1%	4,252	1.6%
Two	109	1.7%	6,593	2.5%
Three	352	5.6%	19,112	7.4%
Four	1,012	16.0%	44,741	17.3%
Five	1,390	22.0%	52,369	20.2%
Six	1,102	17.4%	40,122	15.5%
Seven	833	13.2%	31,810	12.3%
Eight	696	11.0%	25,589	9.9%
Nine or more	760	12.0%	34,402	13.3%
<b>Total</b>	<b>6,326</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.5.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 26.1 percent of total households in Converse County, which compared to 24.8 percent statewide. In Converse County, the 2,445 households with three bedrooms accounted for 43.4 percent of all households, and there were only 391 five-bedroom or more households, which accounted for 6.9 percent of all households.

<b>Table II.5.16</b>				
<b>Households by Number of Bedrooms</b>				
Converse County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Converse County</b>				
None	0	0	0	0.0%
One	55	201	256	4.5%
Two	722	750	1,472	26.1%
Three	1,888	557	2,445	43.4%
Four	993	78	1,071	19.0%
Five or more	327	64	391	6.9%
<b>Total</b>	<b>3,985</b>	<b>1,650</b>	<b>5,635</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</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 \$161,600, while structures built between 1950 and 1959 had a median value of \$159,400 and those built between 1990 to 1999 had a median value of \$162,500. 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 \$188,600 and \$242,000, respectively. The total average median value in Converse County was \$180,500, which compared to \$181,900 in the State of Wyoming.

<b>Table II.5.17</b> <b>Median Value by Year Structure Built</b> Converse County 2007-2011 Five-Year ACS Data		
Year Built	Converse County	State of Wyoming
1939 or earlier	161,600	148,000
1940 to 1949	102,100	130,200
1950 to 1959	159,400	155,800
1960 to 1969	184,100	171,100
1970 to 1979	186,800	180,100
1980 to 1989	181,100	194,300
1990 to 1999	162,500	224,800
2000 to 2004	188,600	247,900
Built 2005 or Later	242,000	245,700
<b>Total</b>	<b>180,500</b>	<b>181,900</b>

Household mortgage status is reported in Table II.5.18, below. In Converse County, households with a mortgage accounted for 61.3 percent of all households or 2,442 housing units, and the remaining 38.7 percent or 1,543 units had no mortgage. Of those units with a mortgage, 541 had either a second mortgage or home equity loan, 12 had both a second mortgage and home equity loan, and 1,889 or 77.4 percent had no second mortgage or no home equity loan.

<b>Table II.5.18</b> <b>Mortgage Status</b> Converse County 2007-2011 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	2,442	61.3%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	541	22.2%	16,846	17.7%
Second mortgage only	283	52.3%	8,326	49.4%
Home equity loan only	258	47.7%	8,520	50.6%
Both second mortgage and home equity loan	12	0.5%	733	0.8%
No second mortgage and no home equity loan	1,889	77.4%	77,715	81.6%
Housing units without a mortgage	1,543	38.7%	59,594	38.5%
<b>Total</b>	<b>3,985</b>	<b>100.0%</b>	<b>154,888</b>	<b>100.00%</b>

The median rent in Converse County was \$538 as compared to \$591 statewide, as shown in Table II.5.19, below.

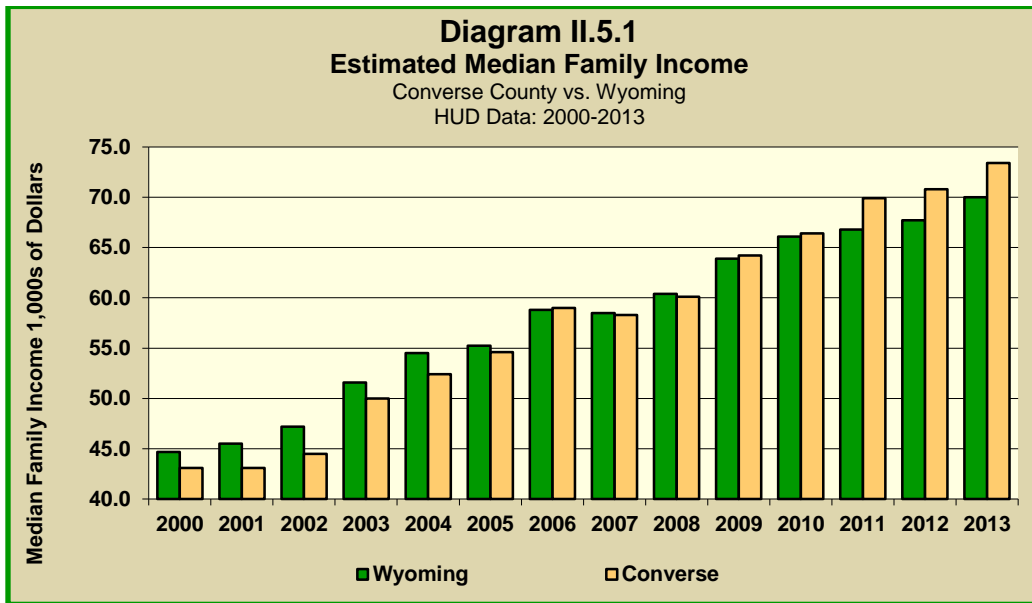
<b>Table II.5.19</b> <b>Median Rent</b> Converse County 2007-2011 Five-Year ACS Data	
Place	Rent
Converse County	\$538
State of Wyoming	\$591

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>

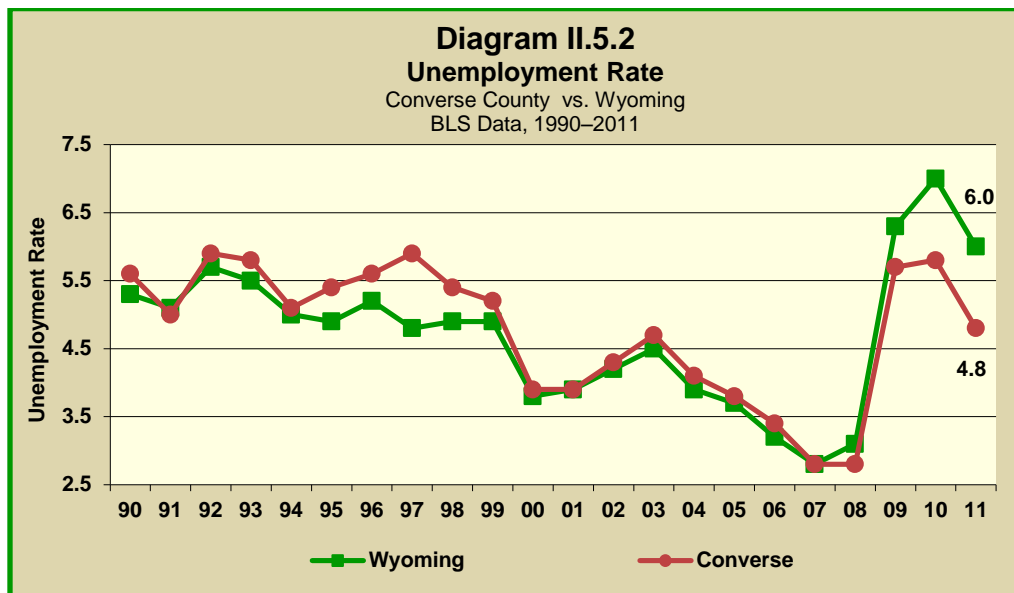
**Economics**

The HUD estimated MFI for Converse County was \$73,400 in 2013.<sup>74</sup> This compares to Wyoming’s MFI of \$70,000. Diagram II.5.1, below, illustrates the estimated MFI for 2000 through 2013.



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 percent in 2011, as shown on the following page in Diagram II.5.2.

<sup>74</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, annual total monthly employment increased by 1.62 percent between 2010 and 2011, from a total of 5,437 to 5,525 workers. Preliminary estimates shows employment increased to 6,117 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	4,051	4,194	4,361	4,441	4,676	4,675	5,241	5,213	5,410	5,313	5,692
Feb	4,068	4,152	4,324	4,443	4,694	4,697	5,268	5,174	5,364	5,274	5,727
Mar	4,042	4,207	4,388	4,532	4,748	4,770	5,284	5,249	5,414	5,309	5,777
Apr	4,104	4,319	4,505	4,631	4,735	4,783	5,372	5,341	5,392	5,352	5,856
May	4,311	4,507	4,631	4,847	4,831	4,947	5,477	5,495	5,502	5,542	5,961
Jun	4,481	4,632	4,749	5,052	5,020	5,081	5,570	5,505	5,643	5,644	6,117
Jul	4,254	4,533	4,492	4,743	4,765	4,887	5,467	5,279	5,384	5,405	.
Aug	4,149	4,335	4,504	4,742	4,787	4,983	5,477	5,261	5,440	5,503	.
Sep	4,333	4,466	4,509	4,852	4,899	5,113	5,574	5,474	5,462	5,704	.
Oct	4,300	4,599	4,621	4,820	4,782	5,212	5,472	5,505	5,475	5,747	.
Nov	4,208	4,492	4,561	4,793	4,728	5,233	5,397	5,491	5,410	5,750	.
Dec	4,128	4,471	4,597	4,737	4,774	5,281	5,341	5,453	5,349	5,762	.
<b>Annual</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>5,525</b>	.
% Change	-2.75	4.93	2.52	4.40	1.44	3.86	8.85	-0.78	1.25	1.62	.

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. Preliminary estimates show average weekly wages increased to \$881 in the second quarter 2012.

<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	811	852	835	870	842	2.93
2012(p)	831	881	.	.	.	.

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. Preliminary estimate show business establishments increased to 581 in the second quarter of 2012.

<b>Table II.5.23</b>						
<b>Number of Establishments</b>						
Converse County						
BLS QCEW Data, 2001–2012(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	538	550	559	560	552	2.03
2012p	568	581	.	.	.	.

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 8,540 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$626,981,000, and real per capita income was \$45,582 in 2011. The average earnings per job in the county was \$46,859 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

**Housing**

According to the Wyoming cost of living index, average apartment rent in Converse County decreased from \$550 in second quarter 2011 to \$540 in second quarter 2012, or by 1.8 percent. During the same period, detached single-family home rents increased by 61.0 percent, rents for mobile homes on a lot increased by 13.6 percent, and rents for mobile home lots increased by 14.7 percent.

Converse County rental prices experienced average annualized increases of 2.2 percent for apartments, 4.6 percent for houses, 4.1 percent for mobile homes plus a lot, and 2.3 percent for mobile home lots since second quarter 1986 through second quarter 2012. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 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.

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
Q2.12	540	218	1,167	734

<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				
<b>Year</b>	<b>Converse County Average Price (\$)</b>	<b>Converse County Annual % Change</b>	<b>Wyoming Average Price</b>	<b>Wyoming Annual % Change</b>
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 December 2012.<sup>75</sup> During December 2012, a total of 42 surveys were completed by property managers in Converse County. Of the 727 rental units surveyed, 22 were vacant, indicating a vacancy rate of 3.03 percent, as shown in Table II.5.27, below. This compares to a 2.10 percent vacancy rate one year ago and a statewide 2012 vacancy rate 4.17 percent.

<b>Table II.5.27</b>				
<b>Total Units, Vacant Units, and Vacancy Rate</b>				
Converse County				
RVS Data, 2001–First Survey 2012				
<b>Year</b>	<b>Sample</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
2001a	14	393	18	4.58%
2001b	9	355	12	3.38%
2002a	11	316	6	1.90%
2002b	8	183	6	3.28%
2003a	13	325	10	3.08%
2003b	11	504	14	2.78%
2004a	19	378	15	3.97%
2004b	22	481	40	8.32%
2005a	19	472	24	5.08%
2005b	21	1,143	26	2.27%
2006a	20	575	27	4.70%
2006b	21	625	9	1.44%
2007a	23	530	4	0.75%
2007b	15	424	2	0.47%
2008a	21	612	10	1.63%
2008b	20	491	10	2.04%
2009a	24	491	13	2.65%
2009b	32	681	47	6.90%
2010a	32	683	37	5.42%
2010b	38	604	31	5.13%
2011a	40	669	14	2.09%
2011b	44	619	13	2.10%
2012a	49	699	17	2.43%
2012b	42	727	22	3.03%

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>75</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.



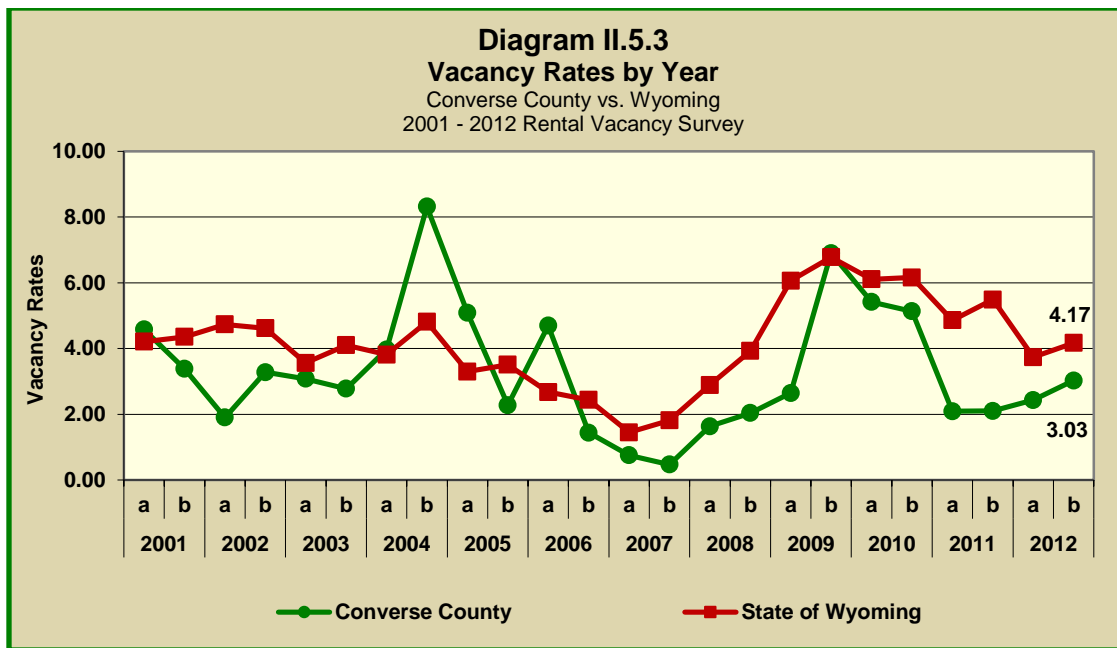
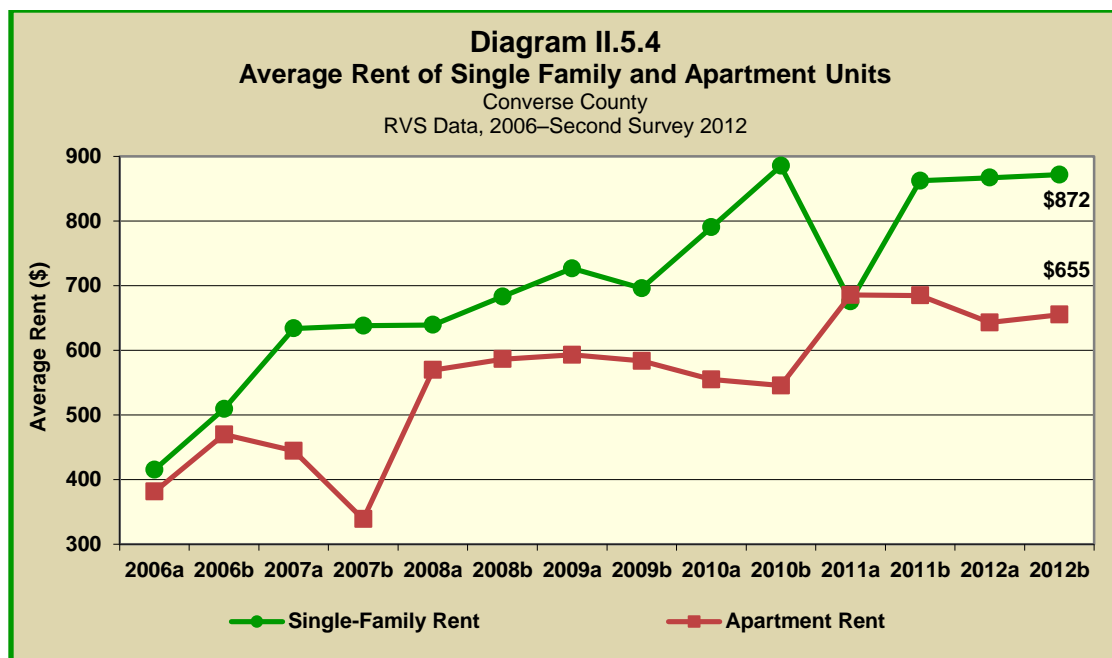


Diagram II.5.4, below, shows the average rent of single-family and apartment units in Converse County. In the second half of 2012, average rents for single-family units rose to \$872 and average rents for apartments increased to \$655.



The calendar 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 38 respondents in Converse County. Of the incoming population who were unsatisfied with their current housing, 64.3 percent said they were seeking to own a home and 35.7 percent of respondents wished to rent. Of those seeking to own a home, 30.8 percent wished to buy existing units, of which 100.0 percent anticipated spending less than \$99,999. The remaining 69.2 percent of aspiring homebuyers expected to build a new home, of which 60.0 percent anticipated spending between \$100,000 and \$249,999, and the remaining 40.0 percent anticipated spending above \$250,000.

Of those currently renting or seeking to rent, 40.0 percent of respondents anticipated spending less than \$474, 40.0 percent anticipated spending between \$475 and \$849, and 20.0 percent anticipated spending more than \$849. Additional survey data are presented in **Volume II. Technical Appendix.**

**Housing Problems**

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2011 five-year ACS data, 119 or 2.1 percent of households in Converse County were overcrowded and another 18 or 0.3 percent of units were severely overcrowded, as shown in Table II.5.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.5.28</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Converse County				
2007-2011 Five-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Converse County</b>				
<b>Owner</b>				
Households	3,919	48	18	3,985
Percentage	98.3%	1.2%	0.5%	100.0%
<b>Renter</b>				
Households	1,579	71	0	1,650
Percentage	95.7%	4.3%	0.0%	100.0%
<b>Total</b>				
Households	5,498	119	18	5,635
Percentage	97.6%	2.1%	0.3%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
<b>Renter</b>				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
<b>Total</b>				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

I

Complete 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 2011 five-year ACS, a total of 152 units or 2.4 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, at right.

<b>Table II.5.29</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Converse County 2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Converse County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	6,174	251,420
Lacking Complete Kitchen Facilities	152	7,570
<b>Total Housing Units</b>	<b>6,326</b>	<b>258,990</b>
Percent Lacking	2.4%	2.9%

At the time of the 2011 ACS, a total of 145 units or 2.3 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, at right.

<b>Table II.5.30</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Converse County 2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Converse County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	6,181	252,719
Lacking Complete Plumbing Facilities	145	6,271
<b>Total Households</b>	<b>6,326</b>	<b>258,990</b>
Percent Lacking	2.3%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 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, 15.0 percent of households had a cost burden and 7.7 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 20.4 percent of homeowners with a mortgage in Converse County experienced a cost burden and 4.3 percent experienced a severe cost burden, while 17.5 percent of renters had a cost burden and 14.3 percent had a severe cost burden, as shown in Table II.5.31, on the following page.

<b>Table II.5.31</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Converse County					
2007-2011 Five-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Converse County</b>					
<b>Owner With a Mortgage</b>					
Households	1,841	497	104	0	2,442
Percent	75.4%	20.4%	4.3%	0.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,369	62	92	20	1,543
Percent	88.7%	4.0%	6.0%	1.3%	100.0%
<b>Renter</b>					
Households	920	289	236	205	1,650
Percent	55.8%	17.5%	14.3%	12.4%	100.0%
<b>Total</b>					
Households	4,130	848	432	225	5,635
Percent	73.3%	15.0%	7.7%	4.0%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
<b>Renter</b>					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
<b>Total</b>					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

## 2013 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 *2013 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 1,845 households in Converse County, from 5,673 in 2010 to 7,518 in 2040. Homeowners are expected to increase from 4,083 households in 2010 to 5,465 by 2040. Renters are anticipated to increase from 1,590 households in 2010 to 2,053 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 92 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 126 households and by 193 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 114 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 88 households over the period. Table II.5.32, on the following page, provides details of the household forecast by tenure and income.

<b>Table II.5.32</b>						
<b>Household Forecast by Tenure and Income</b>						
Converse County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	272	371	570	297	2,573	4,083
2015	282	386	592	309	2,674	4,243
2020	295	403	618	322	2,793	4,431
2025	310	424	650	339	2,937	4,660
2030	328	447	687	358	3,102	4,922
2035	346	472	724	378	3,271	5,191
2040	364	497	763	398	3,444	5,465
<b>Renters by Percent of Median Household Income</b>						
2010	391	301	279	94	525	1,590
2015	392	303	280	94	527	1,596
2020	408	315	291	98	548	1,659
2025	428	330	306	103	575	1,743
2030	453	350	323	109	609	1,844
2035	479	369	342	115	643	1,947
2040	505	389	360	121	678	2,053
<b>Total Households by Percent of Median Household Income</b>						
2010	663	673	849	391	3,098	5,673
2015	675	688	872	403	3,201	5,840
2020	703	717	909	420	3,340	6,090
2025	739	754	956	442	3,512	6,403
2030	781	797	1,010	467	3,710	6,765
2035	824	841	1,066	493	3,914	7,138
2040	868	886	1,123	519	4,122	7,518

