

## CONVERSE COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Converse County’s population increased from 13,833 in 2010 to 14,191 in 2016, or by 2.6 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 8.5 percent, and the number of people from 55 to 64 years of age increased by 8.7 percent. The white population increased by 1.0 percent, while the black population increased by 103.7 percent. The Hispanic population increased from 867 to 1,152 people between 2010 and 2016 or by 32.9 percent. These data are presented in Table II.5.1.

<b>Table II.5.1</b>						
<b>Profile of Population Characteristics</b>						
Converse County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Converse County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>13,833</b>	<b>14,191</b>	<b>2.6%</b>	<b>563,626</b>	<b>585,501</b>	<b>3.9%</b>
<b>Age</b>						
Under 14 years	2,898	3,028	4.5%	113,371	116,796	3.0%
15 to 24 years	1,640	1,643	0.2%	78,460	77,293	-1.5%
25 to 34 years	1,721	1,867	8.5%	77,649	81,948	5.5%
35 to 44 years	1,721	1,680	-2.4%	66,966	71,334	6.5%
45 to 54 years	2,197	1,838	-16.3%	83,577	69,052	-17.4%
55 to 64 years	1,880	2,044	8.7%	73,513	81,266	10.5%
65 and Over	1,776	2,091	17.7%	70,090	87,812	25.3%
<b>Race</b>						
White	13,423	13,561	1.0%	529,110	543,387	2.7%
Black	54	110	103.7%	5,135	7,753	51.0%
American Indian and Alaskan Native	119	179	50.4%	14,457	15,762	9.0%
Asian	44	80	81.8%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	7	13	85.7%	521	673	29.2%
Two or more races	186	248	33.3%	9,754	12,070	23.7%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	867	1,152	32.9%	50,231	58,413	16.3%

Table II.5.2, presents the population of Converse County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 7,017 males, who accounted for 50.7 percent of the population, and the remaining 49.3 percent, or 6,816 persons, were female. In 2016, the number of males rose to 7,186 persons, and accounted for 50.6 percent of the population, with the remaining 49.4 percent, or 7,005 persons being female.

<b>Table II.5.2</b> <b>Population by Age and Gender</b> Converse County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,500	1,398	2,898	1,532	1,496	3,028	4.5%
15 to 24 years	846	794	1,640	837	806	1,643	0.2%
25 to 44 years	854	867	1,721	920	947	1,867	8.5%
45 to 54 years	878	843	1,721	872	808	1,680	-2.4%
55 to 64 years	1,140	1,057	2,197	969	869	1,838	-16.3%
65 and Over	974	906	1,880	1,072	972	2,044	8.7%
<b>Total</b>	<b>7,017</b>	<b>6,816</b>	<b>13,833</b>	<b>7,186</b>	<b>7,005</b>	<b>14,191</b>	<b>2.6%</b>
<b>% of Total</b>	<b>50.7%</b>	<b>49.3%</b>	.	<b>50.6%</b>	<b>49.4%</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.5.3.

<b>Table II.5.3</b> <b>Group Quarters Population</b> Converse County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>77</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.

<sup>77</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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

Table II.5.4, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 4,020 family households, of which 3,243 housed married couple families and 777 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 334 families, or a female householder with no husband present, of which there were 443 families. There were also an estimated 1,556 “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 72.1 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Converse County, 80.7 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Household Type	Converse County		State of Wyoming	
	Converse County	% of Total	State of Wyoming	% of Total
Family households	4,020	72.1%	147,961	65.2%
Married-couple family	3,243	80.7%	117,587	79.5%
Owner-occupied housing units	2,773	85.5%	97,431	82.9%
Renter-occupied housing units	470	14.5%	20,156	17.1%
Other family	777	19.3%	30,374	20.5%
Male householder, no wife present	334	43.0%	11,235	37.0%
Owner-occupied housing units	133	39.8%	6,473	57.6%
Renter-occupied housing units	201	60.2%	4,762	42.4%
Female householder, no husband present	443	57.0%	19,139	63.0%
Owner-occupied housing units	242	54.6%	9,691	50.6%
Renter-occupied housing units	201	45.4%	9,448	49.4%
Nonfamily households	1,556	27.9%	79,024	34.8%
Owner-occupied housing units	947	60.9%	42,146	53.3%
Renter-occupied housing units	609	39.1%	36,878	46.7%
<b>Total</b>	<b>5,576</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.5.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 2,142 two-person family households, 829 three-person family households and 673 four-person family households. One-person non-family households made up 87.3 percent of all non-family households or an estimated 1,358 households. Converse County’s two person households made up 41.4 percent of total housing units and four person households made up an additional 12.5 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

<b>Table II.5.5</b>				
<b>Household Type by Household Size</b>				
Converse County				
2011-2016 5-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Converse County</b>				
One Person	.	1,358	1,358	24.4%
Two Person	2,142	164	2,306	41.4%
Three Person	829	11	840	15.1%
Four Person	673	23	696	12.5%
Five Person	286	0	286	5.1%
Six Person	80	0	80	1.4%
Seven Person	10	0	10	.2%
<b>Total</b>	<b>4,020</b>	<b>1,556</b>	<b>5,576</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
<b>Total</b>	<b>147,961</b>	<b>79,024</b>	<b>226,985</b>	<b>100.0%</b>

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 2,306 two-person households, 1,903 were owner-occupied and 403 were renter-occupied. Of the 696 four-person households, 457 were owner-occupied and 239 were renter-occupied. Further household size data by tenure are presented in Table II.5.6.

<b>Table II.5.6</b>				
<b>Tenure by Household Size</b>				
Converse County				
2011-2016 5-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	860	498	1,358	24.4%
Two Person	1,903	403	2,306	41.4%
Three Person	622	218	840	15.1%
Four Person	457	239	696	12.5%
Five Person	206	80	286	5.1%
Six Person	47	33	80	1.4%
Seven Person or more	0	10	10	.2%
<b>Total</b>	<b>4,095</b>	<b>1,481</b>	<b>5,576</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>

As seen in Table II.5.7, Converse County had a total of 6,506 housing units of which 5,576 or 85.7 percent were occupied. Of these occupied units, 73.4 percent, or 4,095 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 930 units or 14.3 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.5.7 Housing Units by Tenure</b> Converse County 2011-2016 5-Year ACS Data				
Tenure	Converse County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,576	85.7%	226,985	84.7
Owner-Occupied	4,095	73.4%	155,741	68.6
Renter-Occupied	1,481	26.6%	71,244	31.4
Vacant Housing Units	930	14.3%	41,002	15.3
<b>Total Housing Units</b>	<b>6,506</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0</b>

Table II.5.8, shows that of the 930 vacant housing units in Converse County as reported in the 2016 ACS data, 173 or 18.6 percent were for rent and 133 or 14.3 percent were for sale. An estimated 296 units were for seasonal, recreational, or occasional use, and 212 or 22.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

<b>Table II.5.8 Disposition of Vacant Housing Units</b> Converse County 2011-2016 5-Year ACS Data				
Disposition	Converse County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	173	18.6%	6,818	16.6%
Rented, but not occupied	42	4.5%	1,397	3.4%
For sale only	133	14.3%	2,584	6.3%
Sold, but not occupied	31	3.3%	945	2.3%
For seasonal, recreational, or occasional use	296	31.8%	17,395	42.4%
For migrant workers	43	4.6%	351	.9%
Other vacant	212	22.8%	11,512	28.1%
<b>Total</b>	<b>930</b>	<b>100.0%</b>	<b>41,002</b>	<b>100.0%</b>

Table II.5.9, presents different income statistics for Converse County. According to the 2016 ACS data averages, median family income for Converse County was \$77,831 compared to the statewide average of \$73,654.

<b>Table II.5.9 Median and Per Capita Income</b> Converse County 2011-2016 5-Year ACS Data		
Income Type	Converse County	Wyoming
Median Family Income	77,831	73,654
Median Household Income	66,737	59,143

Table II.5.10, shows households by income for Converse County and the State of Wyoming. In Converse County, there were a total of 417 households or 7.5 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 661 households that had incomes between \$35,000 and \$49,999, which accounted for 11.9 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 28.9 percent of total households and numbered 1,614 in Converse County.

<b>Table II.5.10 Households by Income</b>				
Converse County 2011-2016 5-Year ACS Data				
Income	Converse County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	417	7.5%	21,545	9.5%
15,000 - 19,999	236	4.2%	10,637	4.7%
20,000 - 24,999	195	3.5%	11,410	5.0%
25,000 - 34,999	680	12.2%	22,140	9.8%
35,000 - 49,999	661	11.9%	30,946	13.6%
50,000 - 74,999	973	17.4%	42,533	18.7%
75,000 - 99,999	800	14.3%	32,162	14.2%
100,000 and above	1,614	28.9%	55,612	24.5%
<b>Total</b>	<b>5,576</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.5.11. In total, the poverty rate in Converse County was 8 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Converse County had a poverty rate of 6 percent and the female population had a poverty rate of 11 percent. There were 37 males and 71 females in poverty under the age of 5. Overall, 9.2 percent of persons in poverty in Converse County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 202 individuals with incomes below the poverty level which represented 17.1 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

<b>Table II.5.11 Poverty by Age</b>				
Converse County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Converse County</b>				
5 and Below	37	71	108	9.2%
6 to 17	125	113	238	20.2%
18 to 64	213	417	630	53.5%
65 and Older	52	150	202	17.1%
<b>Total</b>	<b>427</b>	<b>751</b>	<b>1,178</b>	<b>100.0%</b>
Poverty Rate	6%	11%	8%	.
<b>State of Wyoming</b>				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
<b>Total</b>	<b>29,598</b>	<b>36,164</b>	<b>65,762</b>	<b>100.0%</b>
Poverty Rate	10%	13%	12%	.

Table II.5.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Converse County saw an average of 3,348 owner-occupied single-family units compared to 527 single-family rental units. In Converse County, single-family units comprised 69.5 percent of all households compared with 71.9 percent statewide. Converse County had a total of 427 apartment rental units and total apartment units accounted for 8.6 percent of all households. In the

State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 973 mobile homes in Converse County, which comprised 17.4 percent of all occupied housing units and compared to 12.9 statewide.

<b>Table II.5.12 Households by Unit Type</b> Converse County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Converse County</b>				
Single-Family Unit	3,348	527	3,875	69.5%
Duplex	0	93	93	1.7%
Tri- or Four-Plex	0	128	128	2.3%
Apartments	51	427	478	8.6%
Mobile Homes	689	284	973	17.4%
Boat, RV, Van, Etc.	7	22	29	.5%
<b>Total</b>	<b>4,095</b>	<b>1,481</b>	<b>5,576</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>

Table II.5.13, shows the number of households by year of construction. As shown, 11.6 percent, or 646 units, were built in 1939 or earlier in the county, and another 248 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 722, which accounted for 12.9 percent of all households, and an additional 167 households, or 3.0 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

<b>Table II.5.13 Households by Year Built</b> Converse County 2011-2016 5-Year ACS Data				
Year Built	Converse County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	646	11.6%	24,398	10.7%
1940 to 1949	248	4.4%	10,195	4.5%
1950 to 1959	402	7.2%	20,926	9.2%
1960 to 1969	235	4.2%	18,850	8.3%
1970 to 1979	1,832	32.9%	47,644	21.0%
1980 to 1989	962	17.3%	32,639	14.4%
1990 to 1999	362	6.5%	26,757	11.8%
2000 to 2009	722	12.9%	37,104	16.3%
Built 2010 or Later	167	3.0%	8,472	3.7%
<b>Total</b>	<b>5,576</b>	<b>100.0%</b>	<b>226,985</b>	<b>100.0%</b>

Table II.5.14, displays housing units for Converse County and the State of Wyoming. The number of rooms in Converse County varied between households. Households with one room accounted

for only 2.2 percent of total housing units, while households with five and six rooms accounted for 20.0 and 17.2 percent, respectively. The median number of rooms in Converse County was 6 rooms, which compared to 6 statewide.

<b>Table II.5.14 Housing Units by Number of Rooms</b> Converse County 2011-2016 5-Year ACS Data				
Number of Rooms	Converse County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	142	2.2%	4,703	1.8%
Two	78	1.2%	6,989	2.6%
Three	358	5.5%	19,621	7.3%
Four	987	15.2%	42,956	16.0%
Five	1,303	20.0%	52,646	19.6%
Six	1,119	17.2%	43,710	16.3%
Seven	899	13.8%	31,960	11.9%
Eight	694	10.7%	25,568	9.5%
Nine or more	926	14.2%	39,834	14.9%
<b>Total</b>	<b>6,506</b>	<b>100.0%</b>	<b>267,987</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.5.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 104 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.2 percent of total households in Converse County, which compared to 23.9 percent statewide. In Converse County, the 2,440 households with three bedrooms accounted for 43.8 percent of all households, and there were only 332 five-bedroom or more households, which accounted for 6.0 percent of all households.

<b>Table II.5.15 Households by Number of Bedrooms</b> Converse County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Converse County</b>				
None	7	104	111	2.0%
One	119	186	305	5.5%
Two	712	637	1,349	24.2%
Three	2,101	339	2,440	43.8%
Four	888	151	1,039	18.6%
Five or more	268	64	332	6.0%
<b>Total</b>	<b>4,095</b>	<b>1,481</b>	<b>5,576</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
<b>Total</b>	<b>155,741</b>	<b>71,244</b>	<b>226,985</b>	<b>100.0%</b>



The age of a structure influences its value. As shown in Table II.5.16, at right, structures built in 1939 or earlier had a median value of \$190,700, while structures built between 1950 and 1959 had a median value of \$183,100 and those built between 1990 to 1999 had a median value of \$172,200. The total median value in Converse County was \$194,500, which compared to \$199,900 in the State of Wyoming.

Year Built	Converse County	State of Wyoming
1939 or earlier	190,700	157,900
1940 to 1949	261,600	152,100
1950 to 1959	183,100	163,300
1960 to 1969	169,400	185,100
1970 to 1979	184,500	191,500
1980 to 1989	210,000	209,600
1990 to 1999	172,200	245,200
2000 to 2009	262,800	260,000
2010 to 2013		288,500
2014 to Later		289,400
<b>Total</b>	<b>194,500</b>	<b>199,900</b>

Household mortgage status is reported in Table II.5.17. In Converse County, households with a mortgage accounted for 58.8 percent of all households or 2,408 housing units, and the remaining 41.2 percent or 1,687 units had no mortgage. Of those units with a mortgage, 231 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 2,177 or 90.4 percent had no second mortgage or no home equity loan.

Mortgage Status	Converse County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,408	58.8%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	231	9.6%	9,772	10.8%
Second mortgage only	72	31.2%	3,961	40.5%
Home equity loan only	159	68.8%	5,811	59.5%
Both second mortgage and home equity loan	0	.0%	359	.4%
No second mortgage and no home equity loan	2,177	90.4%	79,941	88.8%
Housing units without a mortgage	1,687	41.2%	65,669	42.2%
<b>Total</b>	<b>4,095</b>	<b>100.0%</b>	<b>155,741</b>	<b>100.00%</b>

The median rent in Converse County was \$588 as compared to \$686 statewide, as seen in Table II.5.18.

Place	Rent
Converse County	\$588
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 46 persons during 2017. The driver’s license total exchanges since 2000 for Converse County are presented below in Table II.5.19 and indicate a net increase of 1,272 persons over the time period.

<b>Table II.5.19</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Converse County			
WYDOT Data, 2000– 2017			
<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	349	294	55
2013	368	294	74
2014	392	317	75
2015	356	349	7
2016	286	369	-83
2017	280	330	-50
<b>Total</b>	<b>6,069</b>	<b>4,801</b>	<b>1,268</b>

**Economics**

The HUD estimated MFI for Converse County was \$76,700 in 2017. This compares to Wyoming's MFI of \$74,700. Diagram II.5.1, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.5.1**  
**Estimated Median Family Income**  
 Converse County vs. Wyoming  
 HUD Data: 2000-2017

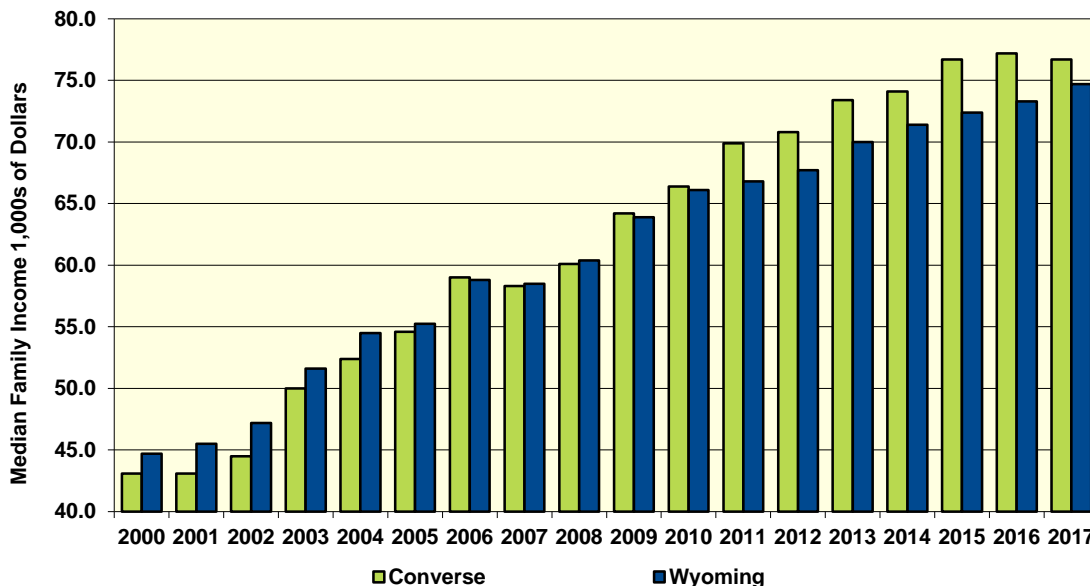


Table II.5.20, shows the labor force statistics for Converse County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.8 percent. The highest level of unemployment occurred during 2016 rising to a rate of 6.2 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last

year the unemployment rate in Converse County increased from 3.6 percent in 2015 to 6.2 percent in 2016, which compared to a statewide increase to 5.3 percent.

<b>Table II.5.20</b> <b>Labor Force Statistics</b> Converse County 1990 - 2016 BLS Data					
Year	Converse County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	320	5,408	5,728	5.6%	5.3%
1991	300	5,477	5,777	5.2%	5.2%
1992	348	5,648	5,996	5.8%	5.6%
1993	342	5,785	6,127	5.6%	5.3%
1994	314	5,917	6,231	5%	5%
1995	337	6,053	6,390	5.3%	4.8%
1996	346	6,167	6,513	5.3%	4.9%
1997	383	6,183	6,566	5.8%	4.8%
1998	341	6,252	6,593	5.2%	4.7%
1999	329	6,340	6,669	4.9%	4.6%
2000	263	6,318	6,581	4%	3.9%
2001	250	6,267	6,517	3.8%	3.8%
2002	261	6,010	6,271	4.2%	4%
2003	290	6,233	6,523	4.4%	4.3%
2004	257	6,282	6,539	3.9%	3.8%
2005	246	6,428	6,674	3.7%	3.6%
2006	233	6,574	6,807	3.4%	3.2%
2007	196	6,696	6,892	2.8%	2.8%
2008	202	7,142	7,344	2.8%	3.1%
2009	437	7,197	7,634	5.7%	6.3%
2010	413	7,155	7,568	5.5%	6.4%
2011	370	7,289	7,659	4.8%	5.8%
2012	342	7,634	7,976	4.3%	5.3%
2013	296	7,806	8,102	3.7%	4.7%
2014	252	8,091	8,343	3%	4.2%
2015	304	8,040	8,344	3.6%	4.2%
2016	489	7,448	7,937	6.2%	5.3%

Diagram II.5.2, shows the employment and labor force for Converse County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 7,448 persons, with the labor force reaching 7,937, indicating there were a total of 489 unemployed persons.

**Diagram II.5.2**  
**Employment and Labor Force**  
 Converse County  
 1990 – 2016 BLS Data

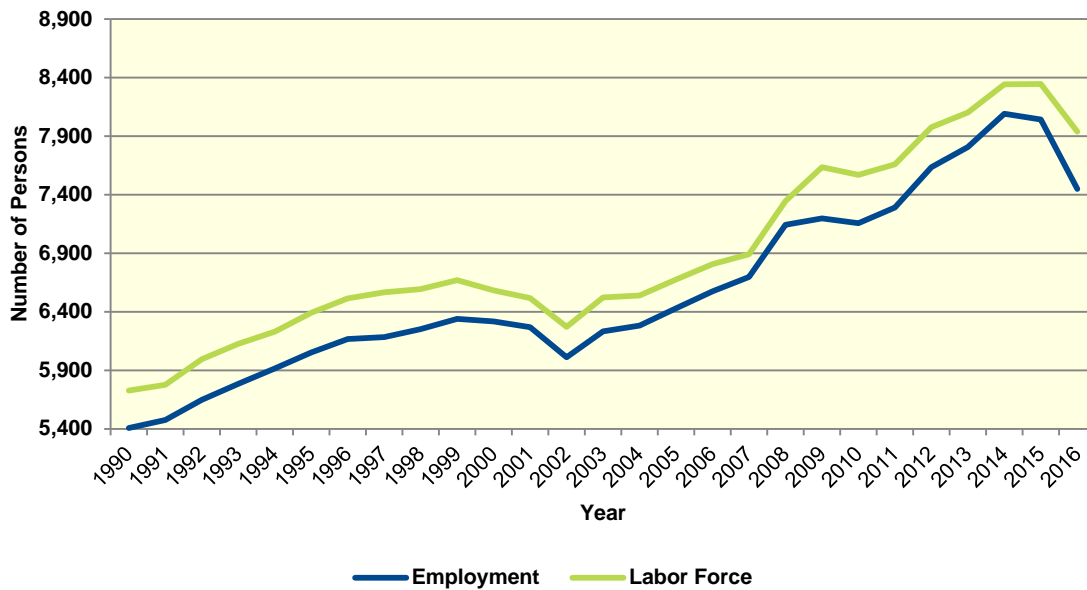
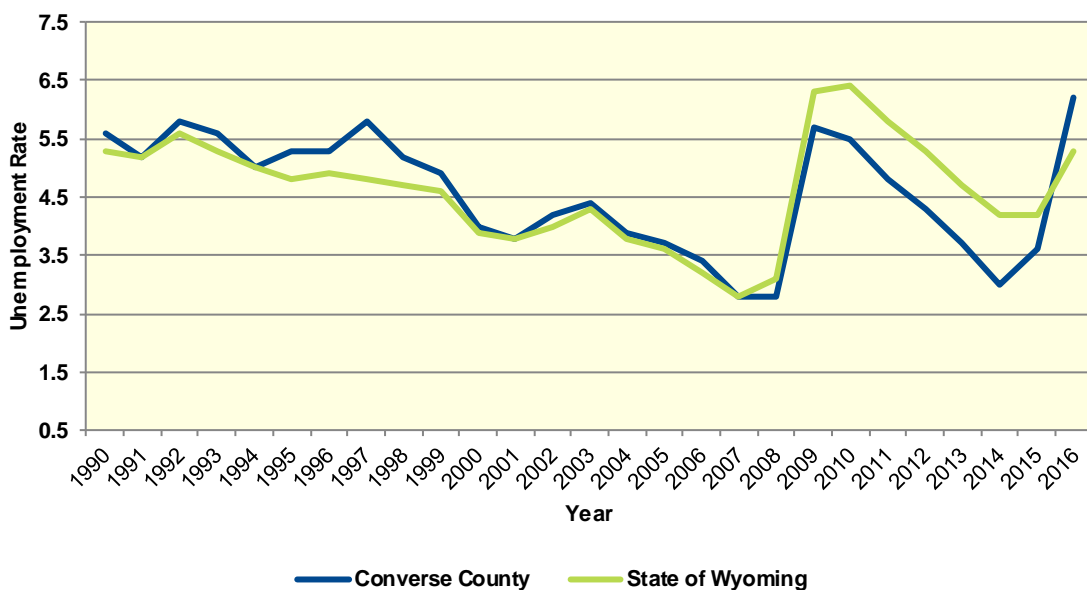


Diagram II.5.3, shows the unemployment rate for both the state and Converse County. During the 1990s the average rate for Converse County was 5.4 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 3.9 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.4 percent. Over the course of the entire period Converse County had an average unemployment rate lower than the state, 4.5 percent for Converse County, versus 4.6 statewide.

**Diagram II.5.3**  
**Annual Unemployment Rate**  
 Converse County  
 1990 – 2016 BLS Data



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2017 and are presented in Table II.5.21 with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 6,460 persons in 2015 to 5,786 in 2016, a change of -10.4. In 2017, preliminary estimates show total monthly employment was 5,780 in June 2017.

**Table II.5.21**  
**Total Monthly Employment**  
Converse County  
BLS QCEW Data, 2001–2017(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	5,410	5,313	5,692	5,947	6,273	6,433	6,110	5,514
Feb	5,364	5,274	5,727	5,983	6,249	6,462	6,019	5,522
Mar	5,414	5,309	5,777	6,017	6,286	6,464	5,910	5,551
Apr	5,392	5,352	5,855	6,031	6,355	6,577	5,873	5,652
May	5,502	5,542	5,964	6,166	6,557	6,639	5,881	5,695
Jun	5,643	5,644	6,123	6,297	6,729	6,608	5,893	5,780
Jul	5,384	5,405	5,808	5,948	6,347	6,263	5,589	
Aug	5,440	5,503	5,875	6,014	6,411	6,360	5,590	
Sep	5,462	5,704	5,960	6,119	6,633	6,498	5,694	
Oct	5,475	5,747	6,028	6,252	6,731	6,569	5,716	
Nov	5,410	5,750	5,987	6,242	6,663	6,401	5,555	
Dec	5,349	5,762	6,006	6,265	6,627	6,249	5,606	
<b>Annual</b>	<b>5,437</b>	<b>5,525</b>	<b>5,900</b>	<b>6,107</b>	<b>6,488</b>	<b>6,460</b>	<b>5,786</b>	
% Change	1.2%	1.6%	6.8%	3.5%	6.2%	-0.4%	-10.4%	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 990 dollars in 2015. In 2016, average weekly wages saw a decrease of 3.7 percent over the prior year, to \$953, or by 37 dollars. Preliminary 2017 data shows average weekly wages were 986 dollars in the second quarter of 2017, which compared to 993 dollars in second quarter of 2016. These data are shown in Table II.5.22.

<b>Table II.5.22</b> <b>Average Weekly Wages</b> Converse County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	503	541	498	545	522	
2002	466	533	494	530	506	-3.1%
2003	546	604	558	599	578	14.2%
2004	572	606	584	635	600	3.8%
2005	567	649	621	645	621	3.5%
2006	626	690	629	745	673	8.4%
2007	683	730	692	806	729	8.3%
2008	743	800	787	879	802	10%
2009	774	836	768	895	819	2.1%
2010	787	844	776	863	818	-0.1%
2011	811	852	835	870	842	2.9%
2012	831	882	848	913	869	3.2%
2013	850	880	873	942	887	2.1%
2014	905	930	945	1,015	949	7%
2015	951	985	950	1,074	990	4.3%
2016	886	993	948	988	953	-3.7%
2017(p)	943	986				

Total business establishments reported by the QCEW are displayed in Table II.5.23. Between 2015 and 2016, the total number of business establishments in Wyoming decreased by 3.5 percent, from 606 to 585 establishments. In the second quarter of 2017 there were an estimated 563 business establishments.

<b>Table II.5.23</b> <b>Number of Business Establishments</b> Converse County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	461	465	465	466	464	
2002	470	479	481	474	476	2.6%
2003	465	479	484	486	479	0.6%
2004	498	503	496	499	499	4.2%
2005	495	507	500	492	499	0%
2006	499	496	495	493	496	-0.6%
2007	495	500	504	510	502	1.2%
2008	518	532	533	536	530	5.6%
2009	533	543	535	533	536	1.1%
2010	536	542	547	538	541	0.9%
2011	538	550	559	560	552	2%
2012	568	581	585	587	580	5.1%
2013	590	599	603	610	601	3.6%
2014	601	607	607	605	605	0.7%
2015	610	614	601	600	606	0.2%
2016	595	596	578	571	585	-3.5%
2017	560	563				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Converse County recorded 8,811 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 \$729,324,000, and real per capita income was \$51,182 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$55,020 in 2016, while Wyoming average earnings per job was \$52,490. These data are presented in full in **Volume II. Technical Appendix.**

**Housing**

According to the Wyoming cost of living index, real average apartment rent in Converse County decreased by 9.5 percent from second quarter 2016 to second quarter 2017 from \$673 to \$609. During that same period, detached single-family home rents decreased by 4.3 percent, rents for mobile homes on lots increased by - 11.8 percent, and rents for mobile home lots decreased by 1.8 percent.

Converse County rental prices experienced average annualized increases of 0.1 percent for apartments, 0.9 percent for houses, 1.0 percent for mobile homes plus a lot, and a decrease of 0.4 percent for mobile home lots since fourth quarter 1986 through the second quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.5.24, presents the Converse County data for each rental type.

<b>Table II.5.24</b> <b>Semiannual Average Monthly Rental Prices</b> Converse County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	596	233	711	498
Q2.87	529	221	684	407
Q4.87	500	215	630	410
Q2.88	457	207	601	429
Q4.88	451	207	657	442
Q2.89	483	200	650	484
Q4.89	428	199	611	430
Q2.90	447	194	596	411
Q4.90	518	195	561	302
Q2.91	421	189	556	390
Q4.91	454	178	575	288
Q2.92	426	185	591	439
Q4.92	0	169	537	419
Q2.93	462	177	0	411
Q4.93	0	177	460	0
Q2.94	0	174	690	0
Q4.94	0	161	0	0
Q2.95	545	166	554	547
Q4.95	557	158	571	474
Q2.96	507	167	646	445
Q4.96	481	174	599	512
Q2.97	507	160	598	417
Q4.97	503	164	561	442
Q2.98	511	170	562	483
Q4.98	475	165	593	529
Q2.99	480	170	558	547
Q4.99	483	163	545	432
Q2.00	465	180	593	529
Q4.00	489	159	604	449
Q2.01	535	173	653	458
Q4.01	501	203	562	432
Q2.02	507	200	619	447
Q4.02	543	191	655	471
Q2.03	502	187	603	488
Q4.03	503	196	638	489
Q2.04	535	191	655	471
Q4.04	499	191	675	470
Q2.05	547	185	640	478
Q4.05	562	182	646	485
Q2.06	531	182	611	516
Q4.06	616	182	652	541
Q2.07	552	186	694	578
Q4.07	609	190	696	512
Q2.08	605	200	686	594
Q4.08	707	206	743	623
Q2.09	705	204	763	624
Q4.09	673	210	774	644
Q2.10	676	213	777	677
Q4.10	622	214	824	749
Q2.11	604	209	796	709
Q4.11	602	228	801	773
Q2.12	582	235	1,258	791
Q4.12	707	208	1,285	790
Q2.13	769	242	1,235	928
Q4.13	851	215	1,212	884
Q2.14	908	238	1,462	977
Q4.14	964	213	1,452	986
Q2.15	912	213	1,267	916
Q4.15	799	207	1,069	833
Q2.16	673	205	999	775
Q4.16	619	205	888	740
Q2.17	609	201	956	683

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 decreased from 30 authorizations in 2015 to 3 in 2016.

The real value of single-family building permits increased from \$208,227 in 2015 to \$256,667 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.5.25.

<b>Table II.5.25</b> <b>Building Permits and Valuation</b> Converse County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	44	4	20	60	128	129,415	71,154
1981	48	4	0	46	98	112,534	59,915
1982	29	20	16	15	80	108,664	180,219
1983	16	12	0	0	28	100,919	0
1984	12	2	0	0	14	91,338	0
1985	2	6	0	0	8	121,690	0
1986	3	0	0	0	3	127,278	0
1987	1	0	0	0	1	126,559	0
1988	0	2	0	0	2	0	0
1989	1	0	0	0	1	84,112	0
1990	0	0	0	0	0	inf	0
1991	3	0	0	0	3	72,686	0
1992	2	0	0	0	2	150,821	0
1993	9	0	0	0	9	109,569	0
1994	6	6	0	0	12	141,721	0
1995	17	0	0	0	17	151,273	0
1996	18	0	0	0	18	119,797	0
1997	3	0	0	24	27	83,810	77,908
1998	11	0	0	0	11	147,932	0
1999	8	0	0	0	8	105,443	0
2000	1	10	0	0	11	115,678	0
2001	5	8	0	0	13	56,687	0
2002	10	2	4	0	16	143,965	0
2003	12	0	0	42	54	158,272	54,531
2004	18	0	0	0	18	179,790	0
2005	54	4	0	0	58	157,397	0
2006	34	0	0	0	34	136,809	0
2007	99	0	16	0	115	110,054	0
2008	57	0	40	6	103	124,348	51,469
2009	38	0	0	0	38	122,945	0
2010	23	0	0	0	23	132,483	0
2011	27	2	0	18	47	124,769	97,564
2012	41	0	7	6	54	136,058	49,430
2013	41	0	0	10	51	137,126	69,330
2014	43	0	0	0	43	187,667	0
2015	30	0	0	10	40	208,227	78,865
2016	3	0	0	0	3	256,667	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Converse County was \$209,669. This represented a decrease of 7.1 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.5.26.



Table II.5.26 Average Sales Prices Converse County and Wyoming DOR Data, 2000–2016				
Year	Converse County Average Price (\$)	Converse County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	87,792	.	131,207	.
2001	88,000	0.24	128,771	-1.86
2002	101,357	15.18	138,295	7.40
2003	123,707	22.05	148,276	7.22
2004	115,800	-6.39	159,558	7.61
2005	141,949	22.58	178,183	11.67
2006	148,804	4.83	219,438	23.15
2007	173,375	16.51	265,044	20.78
2008	187,131	7.9	256,045	-3.40
2009	178,401	-4.7	241,622	-5.63
2010	189,267	6.09	250,958	3.86
2011	182,466	-3.6	241,301	-3.85
2012	187,816	2.9	266,406	10.40
2013	204,742	9.0	281,345	5.6
2014	217,627	6.3	263,432	-6.4
2015	225,710	3.7	275,611	4.6
2016	209,669	-7.1	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2017.<sup>78</sup> During December 2017, a total of 48 surveys were completed by property managers in Converse County. Of the 708 rental units surveyed, 92 were vacant, indicating a vacancy rate of 13.0 percent, as shown in Table II.5.27, at right. This compares to a 13.0 percent vacancy rate one year ago and a December 2017 statewide vacancy rate of 10.2 percent.

Diagram II.5.4, shows the historical vacancy rate for Converse County and Wyoming. As can be seen, the vacancy rate in Converse County has been generally lower than statewide vacancy rate but has spiked in recent surveys on account of the decrease in oil prices and production.

Table II.5.27 Total Units, Vacant Units, and Vacancy Rate Converse County RVS Data, June 2001–December 2017				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	14	393	18	4.6%
2001b	9	355	12	3.4%
2002a	11	316	6	1.9%
2002b	8	183	6	3.3%
2003a	13	325	10	3.1%
2003b	11	504	14	2.8%
2004a	19	378	15	4.0%
2004b	22	481	40	8.3%
2005a	19	472	24	5.1%
2005b	21	1,143	26	2.3%
2006a	20	575	27	4.7%
2006b	21	625	9	1.4%
2007a	23	530	4	0.8%
2007b	15	424	2	0.5%
2008a	21	612	10	1.6%
2008b	20	491	10	2.0%
2009a	24	491	13	2.7%
2009b	32	681	47	6.9%
2010a	32	683	37	5.4%
2010b	38	604	31	5.1%
2011a	40	669	14	2.1%
2011b	44	619	13	2.1%
2012a	49	699	17	2.4%
2012b	42	727	22	3.0%
2013a	43	777	17	2.2%
2013b	45	922	16	1.7%
2014a	46	741	14	1.9%
2014b	51	885	26	2.9%
2015a	49	765	36	4.7%
2015b	48	707	79	11.2%
2016a	42	875	114	13.0%
2016b	50	755	116	15.4%
2017a	48	708	92	13.0%
2017b	42	649	47	7.2%

<sup>78</sup> Those signified as a in the “year” column of Table II.5.27 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**  
**Vacancy Rates by Year**  
 Converse County vs. Wyoming  
 RVS Data, June 2001 - December 2017

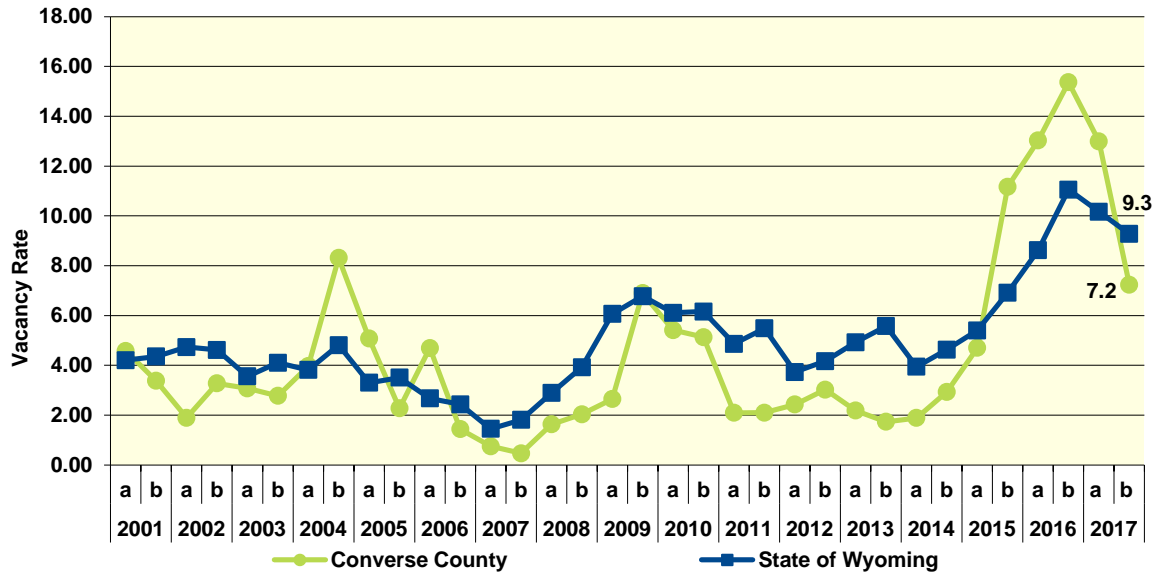


Diagram II.5.5, shows the average rent of single-family and apartment units in Converse County. In 2017, average rents for single-family units rose to \$840 and average rents for apartments decreased to \$683.

**Diagram II.5.5**  
**Average Rent of Single Family and Apartment Units**  
 Converse County  
 RVS Data, June 2006 – December 2017

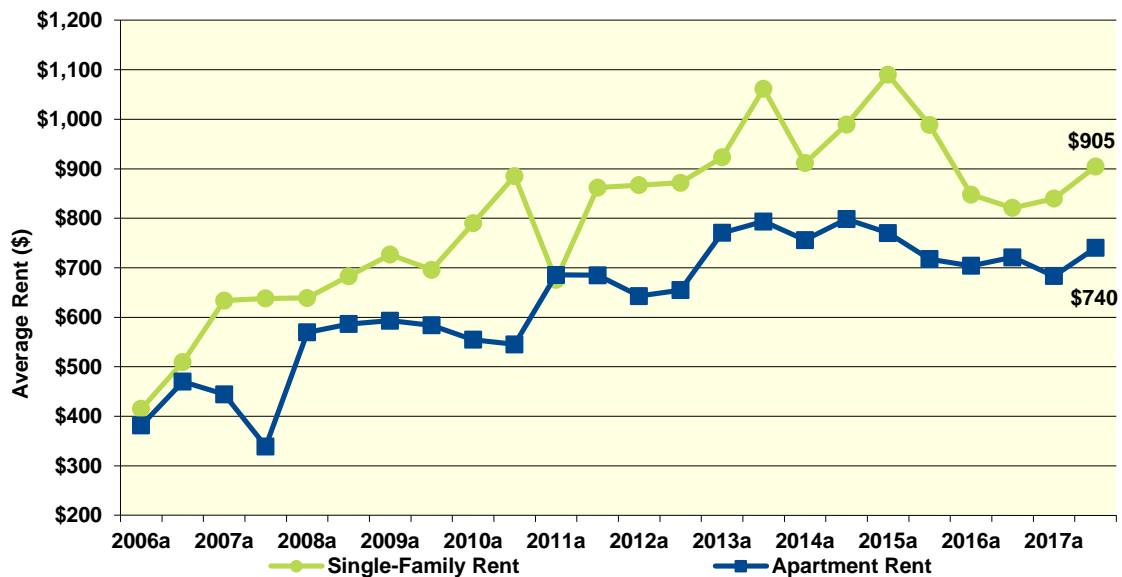


Table II.5.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 42 single family units in Converse County, with 4 of them available. This translates into a vacancy rate of 9.5 percent in Converse County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 518 apartment units reported in the survey, with 30 of them available, which resulted in a vacancy rate of 5.8 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

<b>Table II.5.28</b>			
<b>Rental Vacancy Survey by Type</b>			
Converse County			
RVS Data, December 2017			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	42	4	9.5%
Duplex units	33	4	12.1%
Apartments	518	30	5.8%
Mobile Homes	24	0	.0%
“Other” Units	2	0	.0%
Don’t Know	30	9	30.0%
<b>Total</b>	<b>649</b>	<b>47</b>	<b>7.2%</b>

Table II.5.29, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 23 units. The most common apartment units were two bedroom units, with 289 units. Additional details of unit types by bedrooms are reported.

<b>Table II.5.29</b>							
<b>Rental Units by Number of Bedrooms</b>							
Converse County							
RVS Data, December 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	5	0	0	.	5
One	6	0	106	0	0	.	112
Two	6	9	289	13	2	.	319
Three	23	16	87	11	0	.	137
Four	3	2	3	0	0	.	8
Five	0	0	0	0	0	.	0
Don’t Know	4	6	28	0	0	30	68
<b>Total</b>	<b>42</b>	<b>33</b>	<b>518</b>	<b>24</b>	<b>2</b>	<b>30</b>	<b>649</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.5.30, two bedroom apartments were the most available apartment units, with three bedroom units being the most available single family unit.

<b>Table II.5.30</b> <b>Available Rental Units by Number of Bedrooms</b> Converse County RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	2	9	0	0	.	11
Two	1	2	19	0	0	.	22
Three	3	0	1	0	0	.	4
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	0	1	0	0	9	10
<b>Total</b>	<b>4</b>	<b>4</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>47</b>

Table II.5.31, shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 6.6 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 13.0 percent.

<b>Table II.5.31</b> <b>Vacancy Rates by Number of Bedrooms</b> Converse County RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	.0%	%	8.5%	%	%		9.8%
Two	16.7%	22.2%	6.6%	.0%	.0%		6.9%
Three	13.0%	.0%	1.1%	.0%	%		2.9%
Four	.0%	.0%	.0%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	.0%	.0%	3.6%	%	%	30.0%	14.7%
<b>Total</b>	<b>9.5%</b>	<b>12.1%</b>	<b>5.8%</b>	<b>.0%</b>	<b>.0%</b>	<b>30.0%</b>	<b>7.2%</b>

Average market-rate rents by unit type are shown in Table II.5.32. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

<b>Table II.5.32</b> <b>Average Market Rate Rents by Number of Bedrooms</b> Converse County RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$533	\$	\$	\$533
One	\$400	\$600	\$631	\$	\$	\$587
Two	\$650	\$675	\$659	\$455	\$825	\$629
Three	\$992	\$525	\$843	\$575	\$	\$814
Four	\$1,000	\$600	\$720	\$	\$	\$830
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$905</b>	<b>\$672</b>	<b>\$740</b>	<b>\$495</b>	<b>\$825</b>	<b>\$739</b>

Table II.5.33, shows vacancy rates for single family units by average rental rates for Converse County. The most common rent for a single family unit was above 1,500 dollars and units in this price range had a vacancy rate of 11.5 percent.

<b>Table II.5.33</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Converse County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	1	100.0%
\$500 to \$1,000	9	0	.0%
\$1,000 to \$1,500	5	0	.0%
Above \$1,500	26	3	11.5%
Missing	1	0	.0%
<b>Total</b>	<b>42</b>	<b>4</b>	<b>9.5%</b>

The availability of apartment units by average rent is displayed in Table II.5.34. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 4.6 percent.

<b>Table II.5.34</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Converse County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	56	12	21.4%
\$500 to \$1,000	327	15	4.6%
\$1,000 to \$1,500	101	0	.0%
Above \$1,500	12	0	.0%
Missing	22	3	13.6%
<b>Total</b>	<b>518</b>	<b>30</b>	<b>5.8%</b>

Table II.5.35, shows the condition of rental units by unit type for Converse County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed.

<b>Table II.5.35</b> <b>Condition by Unit Type</b> Converse County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	0	1	0	0	.	1
Average	2	0	0	6	0	.	8
Good	35	29	353	8	0	.	425
Excellent	4	4	164	10	2	.	184
Don’t Know	1	0	0	0	0	30	31
<b>Total</b>	<b>42</b>	<b>33</b>	<b>518</b>	<b>24</b>	<b>2</b>	<b>30</b>	<b>649</b>

The availability of single family units based on their condition is displayed in Table II.5.36. As can be seen single family units in good condition had a vacancy rate of 8.6 percent.

<b>Table II.5.36</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Converse County			
RVS Data, December 2017			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	0	0	%
Average	2	1	50.0%
Good	35	3	8.6%
Excellent	4	0	.0%
Don't Know	1	0	.0%
<b>Total</b>	<b>42</b>	<b>4</b>	<b>9.5%</b>

Table II.5.37, shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 5.4 percent.

<b>Table II.5.37</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Converse County			
RVS Data, December 2017			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	1	0	.0%
Average	0	0	%
Good	353	19	5.4%
Excellent	164	11	6.7%
Don't Know	0	0	%
<b>Total</b>	<b>518</b>	<b>30</b>	<b>5.8%</b>

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.5.38, 1 respondent said they would prefer more single family units, 1 respondent wanted more apartment units, and 4 respondents indicated they would prefer more units of any type.

<b>Table II.5.38</b>	
<b>If you had the opportunity to own/manage more units, how many would you prefer</b>	
Converse County	
RVS Data, December 2017	
<b>Unit Type</b>	<b>Respondents citing more units</b>
Single family units	1
Duplex Units	0
Apartments	1
Mobile homes	1
Other	0
All types	4
<b>Total</b>	<b>7</b>

Table II.5.39, shows the most common answers from the 2017 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Converse County had a total of 6 respondents, with an average persons per household of 2.0 people. Of new residents to Converse County, 50.0 percent were married and the most common age group arriving in the state was 45 to 54 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 66.7 percent of respondents renting their residence. The average mortgage payment in Converse County was \$1,050 and the average rent was \$700. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

<b>Table II.5.39</b> <b>Most Replied Response</b> Converse County HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	6
Number of persons in household (Average)	2.0
Current age	45 to 54 years old (33.3%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	Better quality of life (33.3%)
In which industry are you primarily employed	Mining (33.3%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (50.0%)
Total household income from all sources	\$50,000 to \$74,999 dollars (40.0%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (66.7%)
Do you own or rent	Rent (66.7%)
How many bedrooms (Average)	1.8
How many full bathrooms (Average)	1.0
Average mortgage payment	\$1,050
Average rental payment	\$700
Are you satisfied with your current housing	Satisfied with current housing (100.0%)

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 2016 5-year ACS data, 126 or 2.3 percent of households in Converse County were overcrowded and another 45 or .8 percent of units were severely overcrowded, as shown in Table II.5.40. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.5.40</b> <b>Overcrowding and Severe Overcrowding</b> Converse County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Converse County</b>				
<b>Owner</b>				
Households	4,071	17	7	4,095
Percentage	99.4%	.4%	.2%	100.0%
<b>Renter</b>				
Households	1,334	109	38	1,481
Percentage	90.1%	7.4%	2.6%	100.0%
<b>Total</b>				
Households	5,405	126	45	5,576
Percentage	96.9%	2.3%	.8%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
<b>Renter</b>				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
<b>Total</b>				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	1.5%	.5%	100.0%

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

At the time of the 2016 5-year ACS, a total of 146 units or 2.2 percent of all housing units in Converse County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.5.41.

<b>Table II.5.41</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Converse County 2011-2016 5-Year ACS Data		
Facilities	Converse County	State of Wyoming
Complete Kitchen Facilities	6,360	260,769
Lacking Complete Kitchen Facilities	146	7,218
<b>Total Housing Units</b>	<b>6,506</b>	<b>267,987</b>
Percent Lacking	2.2%	2.7%

At the time of the 2016 ACS, a total of 210 units or 3.2 percent of all housing units in Converse County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.5.42.



<b>Table II.5.42</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Converse County 2011-2016 5-Year ACS Data		
<b>Facilities</b>	<b>Converse County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	6,296	261,033
Lacking Complete Plumbing Facilities	210	6,954
<b>Total Households</b>	<b>6,506</b>	<b>267,987</b>
Percent Lacking	3.2%	2.6%

The third type of housing problem reported in the 2016 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Converse County, 12.3 percent of households had a cost burden and 4.7 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 12.7 percent of homeowners with a mortgage in Converse County experienced a cost burden and 5.8 percent experienced a severe cost burden, while 21.1 percent of renters had a cost burden and 4.5 percent had a severe cost burden, as seen in Table II.5.43.

<b>Table II.5.43</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Converse County					
2011-2016 5-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	1,949	306	140	13	2,408
Percent	80.9%	12.7%	5.8%	.5%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,549	67	55	16	1,687
Percent	91.8%	4.0%	3.3%	.9%	100.0%
<b>Renter</b>					
Households	853	312	67	249	1,481
Percent	57.6%	21.1%	4.5%	16.8%	100.0%
<b>Total</b>					
Households	4,351	685	262	278	5,576
Percent	78.0%	12.3%	4.7%	5.0%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
<b>Renter</b>					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
<b>Total</b>					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

### 2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.5.44, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 540 owner occupied and 434 renter occupied households experiencing a housing problem.

<b>Table II.5.44</b>			
<b>Households with Housing Problems by Income</b>			
Converse County			
2010-2014 HUD CHAS Data			
<b>Income</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>One or more housing problems</b>			
30% HAMFI or less	95	205	300
30.1-50% HAMFI	195	155	350
50.1-80% HAMFI	115	0	115
80.1-95% HAMFI	40	4	44
95 – 115% HAMFI	35	0	35
115.1% HAMFI or more	60	70	130
<b>Total</b>	<b>540</b>	<b>434</b>	<b>974</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	100	170	270
30.1-50% HAMFI	325	115	440
50.1-80% HAMFI	530	275	805
80.1-95% HAMFI	295	150	445
95 – 115% HAMFI	360	75	435
115.1% HAMFI or more	2,015	279	2,294
<b>Total</b>	<b>3,625</b>	<b>1,064</b>	<b>4,689</b>
<b>Not Computed</b>			
30% HAMFI or less	50	0	50
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
<b>Total</b>	<b>50</b>	<b>0</b>	<b>50</b>
<b>Total</b>			
30% HAMFI or less	245	375	620
30.1-50% HAMFI	520	270	790
50.1-80% HAMFI	645	275	920
80.1-95% HAMFI	335	154	489
95 – 115% HAMFI	395	75	470
115.1% HAMFI or more	2,075	349	2,424
<b>Total</b>	<b>4,215</b>	<b>1,498</b>	<b>5,713</b>

Table II.5.45, shows the total estimated housing by tenure for Converse County. As can be seen, in 2030 there are estimated to be a total of 4,810 owner and 1,786 renter occupied households or a total of 6,596 households. By 2050 there are estimated to be 5,761 owner, 2,101 renter for a total of 7,862 households in Converse County.

<b>Table II.5.45 Total Estimated Housing Forecast</b> Converse County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	4,095	1,481	5,576
2020	4,306	1,617	5,923
2025	4,556	1,701	6,257
2030	4,810	1,786	6,596
2035	5,059	1,869	6,928
2040	5,298	1,950	7,248
2045	5,531	2,027	7,558
2050	5,761	2,101	7,862

Table II.5.46, below shows the incremental housing demand for Converse County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 715 owner-occupied and 305 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Converse County will see an additional 2,286 households, of which 252 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 369 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

<b>Table II.5.46 Incremental Housing Demand Forecast</b> Converse County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	0	12	27	42	56	70	83	97
30.1-50%	0	26	57	88	119	148	177	206
50.1-80%	0	32	71	109	148	184	220	255
80.1-95%	0	17	37	57	77	96	114	132
95.1-115%	0	20	43	67	90	113	135	156
115+%	0	104	227	352	475	592	707	820
<b>Total</b>	<b>0</b>	<b>211</b>	<b>461</b>	<b>715</b>	<b>964</b>	<b>1,203</b>	<b>1,436</b>	<b>1,666</b>
<b>Renter</b>								
0-30%	0	34	55	76	97	117	137	155
30.1-50%	0	25	40	55	70	85	98	112
50.1-80%	0	25	40	56	71	86	100	114
80.1-95%	0	14	23	31	40	48	56	64
95.1-115%	0	7	11	15	19	23	27	31
115+%	0	32	51	71	90	109	127	144
<b>Total</b>	<b>0</b>	<b>136</b>	<b>220</b>	<b>305</b>	<b>388</b>	<b>469</b>	<b>546</b>	<b>620</b>
<b>Total</b>								
0-30%	0	46	82	118	153	187	220	252
30.1-50%	0	51	97	143	189	233	276	317
50.1-80%	0	57	111	165	219	270	320	369
80.1-95%	0	31	59	88	117	144	170	196
95.1-115%	0	27	54	82	110	136	162	187
115+%	0	136	278	423	565	701	834	965
<b>Total</b>	<b>0</b>	<b>347</b>	<b>681</b>	<b>1,020</b>	<b>1,352</b>	<b>1,672</b>	<b>1,982</b>	<b>2,286</b>

Table II.5.47 shows the Incremental Total Housing Need Forecast for Converse County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock.

In 2016, the base year, the total housing need set at the 954 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 2,191 owner and 1,049 renter occupied households for a total of 3,240 quality households.

<b>Table II.5.47</b>								
<b>Incremental Total Housing Need Forecast</b>								
Converse County								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2016</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	92	105	119	134	148	162	176	189
30.1-50%	189	215	246	278	308	338	367	395
50.1-80%	112	144	182	221	259	296	331	367
80.1-95%	39	56	76	96	115	134	153	171
95.1-115%	34	54	77	101	124	147	169	190
115+%	58	162	285	410	533	651	765	878
<b>Total</b>	<b>525</b>	<b>736</b>	<b>986</b>	<b>1,240</b>	<b>1,489</b>	<b>1,728</b>	<b>1,961</b>	<b>2,191</b>
<b>Renter</b>								
0-30%	203	237	258	279	300	320	339	358
30.1-50%	153	178	193	208	223	238	252	265
50.1-80%	0	25	40	56	71	86	100	114
80.1-95%	4	18	27	35	44	52	60	68
95.1-115%	0	7	11	15	19	23	27	31
115+%	69	101	120	140	160	178	196	214
<b>Total</b>	<b>429</b>	<b>565</b>	<b>649</b>	<b>734</b>	<b>817</b>	<b>898</b>	<b>975</b>	<b>1,049</b>
<b>Total</b>								
0-30%	295	341	377	413	448	482	515	547
30.1-50%	343	393	439	486	532	576	618	660
50.1-80%	112	169	223	277	330	382	432	480
80.1-95%	43	74	102	131	159	187	213	239
95.1-115%	34	61	88	116	144	170	196	221
115+%	127	263	406	551	692	829	962	1,092
<b>Total</b>	<b>954</b>	<b>1,301</b>	<b>1,635</b>	<b>1,974</b>	<b>2,306</b>	<b>2,626</b>	<b>2,936</b>	<b>3,240</b>

