

## CONVERSE COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Converse County's population decreased from 13,833 in 2010 to 13,809 in 2017, or by 0.2 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age decreased by 0.9 percent, and the number of people from 55 to 64 years of age increased by 7.3 percent. The white population decreased by 1.4 percent, while the black population increased by 68.5 percent. The Hispanic population increased from 867 to 1,111 people between 2010 and 2017 or by 28.1 percent. These data are presented in Table II.5.1.

<b>Table II.5.1</b>						
<b>Profile of Population Characteristics</b>						
Converse County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Converse County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
<b>Population</b>	<b>13,833</b>	<b>13,809</b>	<b>-0.2%</b>	<b>563,626</b>	<b>579,315</b>	<b>2.8%</b>
<b>Age</b>						
Under 14 years	2,898	2,877	-0.7%	113,371	114,663	1.1%
15 to 24 years	1,640	1,563	-4.7%	78,460	74,359	-5.2%
25 to 34 years	1,721	1,705	-0.9%	77,649	79,514	2.4%
35 to 44 years	1,721	1,657	-3.7%	66,966	71,619	6.9%
45 to 54 years	2,197	1,782	-18.9%	83,577	66,699	-20.2%
55 to 64 years	1,880	2,017	7.3%	73,513	80,854	10.0%
65 and Over	1,776	2,208	24.3%	70,090	91,607	30.7%
<b>Race</b>						
White	13,423	13,232	-1.4%	529,110	537,396	1.6%
Black	54	91	68.5%	5,135	7,445	45.0%
American Indian and Alaskan Native	119	178	49.6%	14,457	15,743	8.9%
Asian	44	75	70.5%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	7	10	42.9%	521	579	11.1%
Two or more races	186	223	19.9%	9,754	12,272	25.8%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	867	1,111	28.1%	50,231	58,122	15.7%

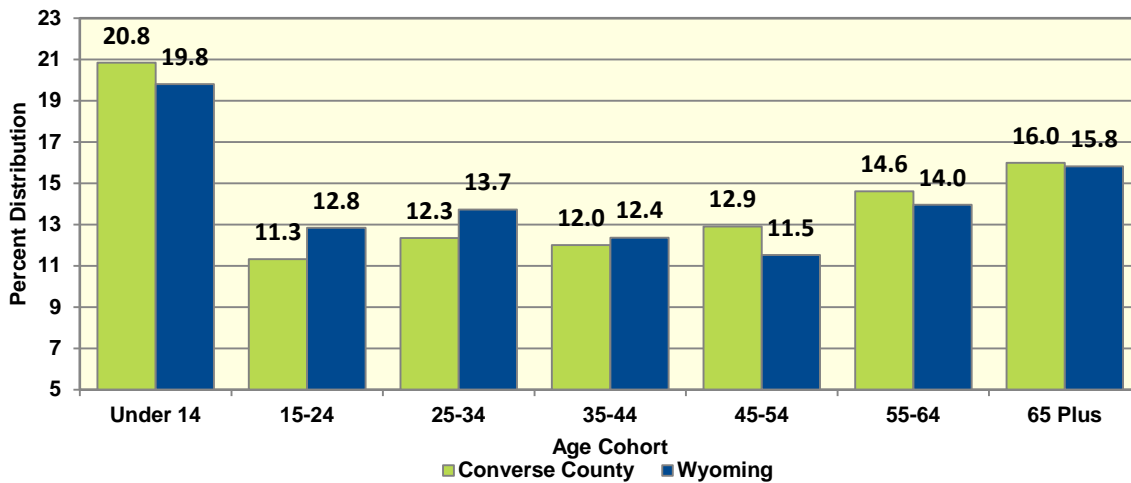
Table II.5.2, presents the population of Converse County by age and gender from the 2010 Census and 2017 current census estimates. The 2010 Census count showed a total of 7,017 males, who accounted for 50.7 percent of the population, and the remaining 49.3 percent, or 6,816 persons, were female. In 2017, the number of males rose to 7,003 persons, and accounted for 50.7 percent of the population, with the remaining 49.3 percent, or 6,806 persons being female.

Table II.5.2 Population by Age and Gender Converse County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,500	1,398	2,898	1,464	1,413	2,877	-0.7%
15 to 24 years	846	794	1,640	806	757	1,563	-4.7%
25 to 34 years	854	867	1,721	852	853	1,705	-0.9%
35 to 44 years	878	843	1,721	840	817	1,657	-3.7%
45 to 54 years	1,140	1,057	2,197	930	852	1,782	-18.9%
55 to 64 years	974	906	1,880	1,058	959	2,017	7.3%
65 and Over	825	951	1,776	1,053	1,155	2,208	24.3%
<b>Total</b>	<b>7,017</b>	<b>6,816</b>	<b>13,833</b>	<b>7,003</b>	<b>6,806</b>	<b>13,809</b>	<b>-0.2%</b>
<b>% of Total</b>	50.7%	49.3%	.	50.7%	49.3%	.	

Diagram II.5.1, displays the percentage of the population by age in Converse County compared to the State of Wyoming.

**Diagram II.5.1  
Age Cohort**

Converse County vs. Wyoming  
2010 Census and Current Census Estimates



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.5.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Converse County			
WYDOT Data, 2000– 2018			
<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
2018	287	408	-121
<b>Total</b>	<b>6,356</b>	<b>5,209</b>	<b>1,147</b>

### Population and Race

Table II.5.4 below shows population by age for the 2000 and 2010 census. The population changed by 14.8 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 33.6 percent to a total of 1,776 persons in 2010. Those aged 25 to 34 grew by 29.4 percent, and those aged under 5 grew by 26 percent.

<b>Table II.5.4 Population by Age Converse County 2000 &amp; 2010 Census SF1 Data</b>					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	770	6.4%	970	7%	26%
5 to 19	2,958	24.5%	2,869	20.7%	-3%
20 to 24	547	4.5%	699	5.1%	27.8%
25 to 34	1,330	11%	1,721	12.4%	29.4%
35 to 54	4,005	33.2%	3,918	28.3%	-2.2%
55 to 64	1,113	9.2%	1,880	13.6%	68.9%
65 or Older	1,329	11%	1,776	12.8%	33.6%
<b>Total</b>	<b>12,052</b>	<b>100.0%</b>	<b>13,833</b>	<b>100.0%</b>	<b>14.8%</b>

The elder population is further explored in Table II.5.5, on the following page. Those aged 65 to 66 grew by 48.3 percent between 2000 and 2010, resulting in a population of 258 persons. Those aged 85 or older grew by 44.6 percent during the same time period, and resulted in 188 persons over age 85 in 2010.

<b>Table II.5.5 Elderly Population by Age Converse County 2000 &amp; 2010 Census SF1 Data</b>					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	174	13.1%	258	14.5%	48.3%
67 to 69	247	18.6%	310	17.5%	25.5%
70 to 74	366	27.5%	437	24.6%	19.4%
75 to 79	257	19.3%	341	19.2%	32.7%
80 to 84	155	11.7%	242	13.6%	56.1%
85 or Older	130	9.8%	188	10.6%	44.6%
<b>Total</b>	<b>1,329</b>	<b>100.0%</b>	<b>1,776</b>	<b>100.0%</b>	<b>33.6%</b>

Population by race and ethnicity is shown in Table II.5.6, below. The white population grew by 15.3 percent between 2000 and 2010, and resulted in representing 95.1 percent of the population in 2010. The Black population grew by 155.6 percent, represented 0.3 percent of the population in 2010. The American Indian and Asian populations represented 0.8 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by 13.8 percent between 2000 and 2010, compared to the 31.4 percent growth rate for non-Hispanics.

<b>Table II.5.6</b>					
<b>Population by Race and Ethnicity</b>					
Converse County					
2000 & 2010 Census SF1 Data					
<b>Race</b>	<b>2000 Census</b>		<b>2010 Census</b>		<b>% Change 00-10</b>
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>	
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%	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>
<b>Hispanic</b>	660	5.5%	867	6.3%	13.8%
<b>Non-Hispanic</b>	11,392	94.5%	12,966	93.7%	31.4%

Population by race and ethnicity through 2017 is shown in Table II.5.7, on the following page. The white population represented 98 percent of the population in 2017, compared with Black households accounting for 0 percent of the population. Hispanic households represented 7.8 percent of the population in 2017.

<b>Table II.5.7</b>				
<b>Population by Race and Ethnicity</b>				
Converse County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	13,160	95.1%	13,880	98%
Black	46	0.3%	1	0%
American Indian	106	0.8%	19	0.1%
Asian	41	0.3%	0	0%
Native Hawaiian/ Pacific Islander	7	0.1%	0	0%
Other	241	1.7%	109	0.8%
Two or More Races	232	1.7%	157	1.1%
<b>Total</b>	<b>13,833</b>	<b>100.0%</b>	<b>14,166</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	12,966	93.7%	13,058	92.2%
<b>Hispanic</b>	867	6.3%	1,108	7.8%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by 14.1 percent between 2000 and 2010, the white Hispanic population changed by 53.5 percent. The black non-Hispanic population changed by 138.9 percent, while the black Hispanic population changed by inf percent.

<b>Table II.5.8</b>					
<b>Population by Race and Ethnicity</b>					
Converse County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	11,072	97.2%	12,632	97.4%	14.1%
Black	18	0.2%	43	0.3%	138.9%
American Indian	95	0.8%	88	0.7%	-7.4%
Asian	31	0.3%	41	0.3%	32.3%
Native Hawaiian/ Pacific Islander	3	0%	1	0%	-66.7%
Other	28	0.2%	4	0%	-85.7%
Two or More Races	145	1.3%	157	1.2%	8.3%
<b>Total Non-Hispanic</b>	<b>11,392</b>	<b>100.0%</b>	<b>12,966</b>	<b>100.0%</b>	<b>13.8%</b>
<b>Hispanic</b>					
White	344	52.1%	528	60.9%	53.5%
Black	0	0%	3	0.3%	inf%
American Indian	15	2.3%	18	2.1%	20%
Asian	1	0.2%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	6	0.7%	inf%
Other	268	40.6%	237	27.3%	-11.6%
Two or More Races	32	4.8%	75	8.7%	134.4%
<b>Total Non-Hispanic</b>	<b>660</b>	<b>100.0%</b>	<b>867</b>	<b>100.0%</b>	<b>31.4%</b>
<b>Total Population</b>	<b>12,052</b>	<b>100.0%</b>	<b>13,833</b>	<b>100.0%</b>	<b>14.8%</b>

The change in race and ethnicity between 2010 and 2017 is shown in Table II.5.9. During this time, the total non-Hispanic population was 13,058 persons in 2017. The Hispanic population was 1,108.

<b>Table II.5.9</b>				
<b>Population by Race and Ethnicity</b>				
Converse County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	12,632	97.4%	12,928	99%
Black	43	0.3%	1	0%
American Indian	88	0.7%	19	0.1%
Asian	41	0.3%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	4	0%	0	0%
Two or More Races	157	1.2%	110	0.8%
<b>Total Non-Hispanic</b>	<b>12,966</b>	<b>100.0%</b>	<b>13,058</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	528	60.9%	952	85.9%
Black	3	0.3%	0	0%
American Indian	18	2.1%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	6	0.7%	0	0%
Other	237	27.3%	109	9.8%
Two or More Races	75	8.7%	47	4.2%
<b>Total Non-Hispanic</b>	<b>867</b>	<b>100.0</b>	<b>1,108</b>	<b>100.0%</b>
<b>Total Population</b>	<b>13,833</b>	<b>100.0%</b>	<b>14,166</b>	<b>100.0%</b>

The number of foreign born persons are shown in Table II.5.10. An estimated 0.7 percent of the population was born in Mexico . Some 0.4 percent were born in Guatemala , and another 0.2 percent were born in Italy .

<b>Table II.5.10</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Converse County			
2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	97	0.7%
#2 country of origin	Guatemala	55	0.4%
#3 country of origin	Italy	30	0.2%
#4 country of origin	Canada	25	0.2%
#5 country of origin	France	25	0.2%
#6 country of origin	England	21	0.1%
#7 country of origin	Philippines	14	0.1%
#8 country of origin	Ecuador	12	0.1%
#9 country of origin	Germany	12	0.1%
#10 country of origin	Ireland	12	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.5.11. An estimated 0.8 percent of the population speaks Spanish at home, followed by 0 percent speaking Arabic .

**Table II.5.11**  
**Limited English Proficiency and Language Spoken at Home**  
 Converse County  
 2017 Five-Year ACS

<b>Number</b>	<b>County</b>	<b>Number of Person</b>	<b>Percent of Total Population</b>
#1 LEP Language	Spanish	105	0.8%
#2 LEP Language	Arabic	0	0%
#3 LEP Language	Chinese	0	0%
#4 LEP Language	French, Haitian, or Cajun	0	0%
#5 LEP Language	German or other West Germanic languages	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%



### Poverty and Disability

The rate of poverty for Converse County is shown in Table II.5.12, below. In 2017, there were an estimated 1,120 persons living in poverty. This represented a 8 percent poverty rate, compared to 11.6 percent poverty in 2000. In 2017, some 6.4 percent of those in poverty were under age 6, and 17.1 percent were 65 or older.

<b>Table II.5.12</b>				
<b>Poverty by Age</b>				
Converse County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	188	13.6%	72	6.4%
6 to 17	366	26.5%	213	19%
18 to 64	697	50.5%	644	57.5%
65 or Older	128	9.3%	191	17.1%
<b>Total</b>	<b>1,379</b>	<b>100.0%</b>	<b>1,120</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>11.6%</b>	.	<b>8%</b>	.

To compare the poverty rate against more recent data, Table II.5.13 shows poverty by age from the 2010 and 2017 Five-Year ACS data. As can be seen, the 2010 5-year ACS had a poverty rate of 7.7 percent versus 8 percent in the most recent 2017 data.

<b>Table II.5.13</b>				
<b>Poverty by Age</b>				
Converse County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2010 Five-Year ACS		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	154	15.1%	72	6.4%
6 to 17	107	10.5%	213	19%
18 to 64	640	62.6%	644	57.5%
65 or Older	122	11.9%	191	17.1%
<b>Total</b>	<b>1,023</b>	<b>100.0%</b>	<b>1,120</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>7.7%</b>	.	<b>8%</b>	.

The disability rate from the 2000 Census is shown in Table II.5.14, on the following page. Some 16.9 percent of the population was disabled in 2000, or a total of 1,889 persons. The disability rate was highest for those over 65, with 37.8 percent disabled.

<b>Table II.5.14</b> <b>Disability by Age</b> Converse County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	115	5.3%
16 to 64	1,274	16.6%
65 and older	500	37.8%
<b>Total</b>	<b>1,889</b>	<b>16.9%</b>

Table II.5.15 shows disability by type in 2000. There were 861 physical disabilities in 2000, some 712 employment disabilities, and 413 go-outside-home disabilities.

<b>Table II.5.15</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Converse County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	515
Physical disability	861
Mental disability	406
Self-care disability	169
Employment disability	712
Go-outside-home disability	413
<b>Total</b>	<b>3,076</b>

Disability by age, as estimated by the 2017 ACS, is shown in Table II.5.16, below. The disability rate for females was 14.3 percent, compared to 17.5 percent for males. The disability rate grew precipitously higher with age, with 53.9 percent of those over 75 experiencing a disability.

<b>Table II.5.16</b> <b>Disability by Age</b> Converse County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	69	5%	74	5.9%	143	5.4%
18 to 34	130	9%	96	7.2%	226	8.1%
35 to 64	640	21.7%	389	14.1%	1,029	18%
65 to 74	251	40.8%	151	24.6%	402	32.7%
75 or Older	181	49.6%	270	57.2%	451	53.9%
<b>Total</b>	<b>1,271</b>	<b>17.5%</b>	<b>980</b>	<b>14.3%</b>	<b>2,251</b>	<b>16%</b>

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.5.17, on the following page. Some 9 percent have an ambulatory disability, 4.9 have an independent living disability, and 2.4 percent have a self-care disability.

<b>Table II.5.17</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Converse County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,232	8.7%
Vision disability	492	3.5%
Cognitive disability	743	5.6%
Ambulatory disability	1,192	9%
Self-Care disability	318	2.4%
Independent living difficulty	519	4.9%

### Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.5.18 and 19. In 2017, some 6,902 persons were employed and 423 were unemployed. This totaled a labor force of 7,325 persons. The unemployment rate for Converse County was estimated to be 5.8 in 2017.

<b>Table II.5.18</b> <b>Employment, Labor Force and Unemployment</b> Converse County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	6,902
Unemployed	423
<b>Labor Force</b>	<b>7,325</b>
Unemployment Rate	5.8%

In 2017, 90.4 percent of households in Converse County had a high school education or greater.

<b>Table II.5.19</b> <b>High School or Greater Education</b> Converse County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	5,132	5,087
Total Households	5,564	5,630
<b>Percent High School or Above</b>	<b>92.2%</b>	<b>90.4%</b>

As seen in Table II.5.20, 37.1 percent of the population had a high school diploma or equivalent, another 35.6 percent have some college, 11.5 percent have a Bachelor’s Degree, and 5.3 percent of the population had a graduate or professional degree.

<b>Table II.5.20</b> <b>Educational Attainment</b> Converse County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	896	8.9%	1,122	10.6%
High School or Equivalent	3,825	38.2%	3,936	37.1%
Some College or Associates Degree	3,671	36.7%	3,770	35.6%
Bachelor’s Degree	1,151	11.5%	1,214	11.5%
Graduate or Professional Degree	471	4.7%	557	5.3%
<b>Total Population Above 18 years</b>	<b>10,599</b>	<b>100.0%</b>	<b>10,599</b>	<b>100.0%</b>

### Economics

The HUD estimated MFI for Converse County was \$77,900 in 2018. This compares to Wyoming's MFI of \$79,600. Diagram II.5.2, illustrates the estimated MFI for 2000 through 2018.

**Diagram II.5.2**  
**Estimated Median Family Income**  
Converse County vs. Wyoming  
HUD Data: 2000-2018

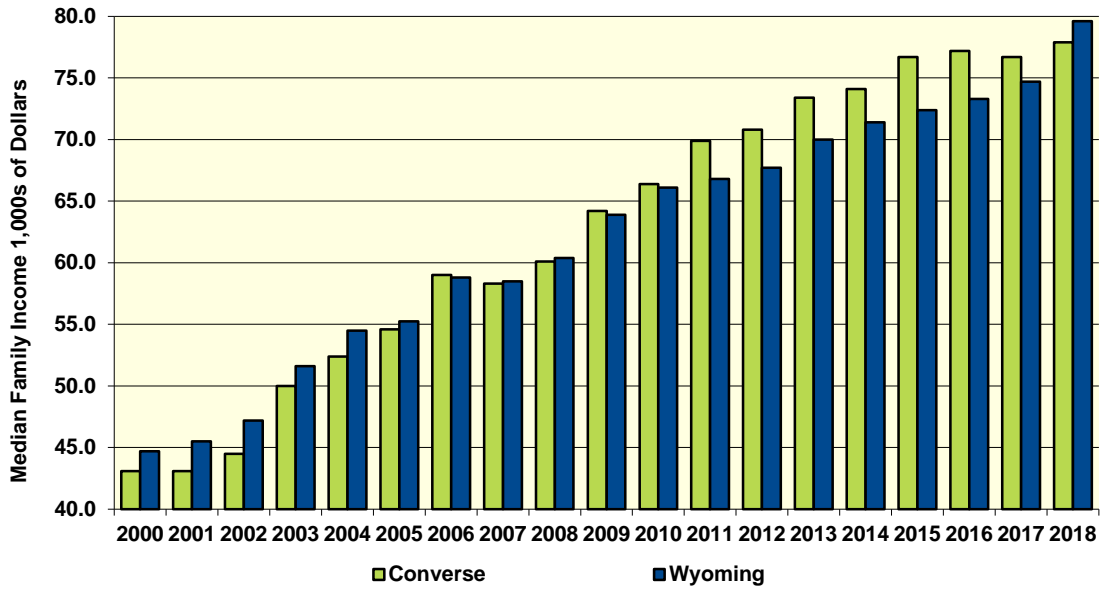


Table II.5.21, shows the labor force statistics for Converse County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.8 percent. The highest level of unemployment occurred during 2016 rising to a rate of 6.2. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Converse County decreased from 6.2 percent in 2016 to 4.4 percent in 2017, which compared to a statewide decrease to 4.2 percent.

<b>Table II.5.21</b> <b>Labor Force Statistics</b> Converse County 1990 - 2017 BLS Data					
Year	Converse County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	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	5.0%	5.0%
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	4.0%	3.9%
2001	250	6,267	6,517	3.8%	3.8%
2002	261	6,010	6,271	4.2%	4.0%
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	297	7,811	8,108	3.7%	4.7%
2014	251	8,089	8,340	3.0%	4.1%
2015	306	8,026	8,332	3.7%	4.3%
2016	486	7,401	7,887	6.2%	5.3%
2017	330	7,151	7,481	4.4%	4.2%

Diagram II.5.3, 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 7,151 persons, with the labor force reaching 7,481, indicating there were a total of 330 unemployed persons.

**Diagram II.5.3**  
**Employment and Labor Force**  
 Converse County  
 1990 – 2017 BLS Data

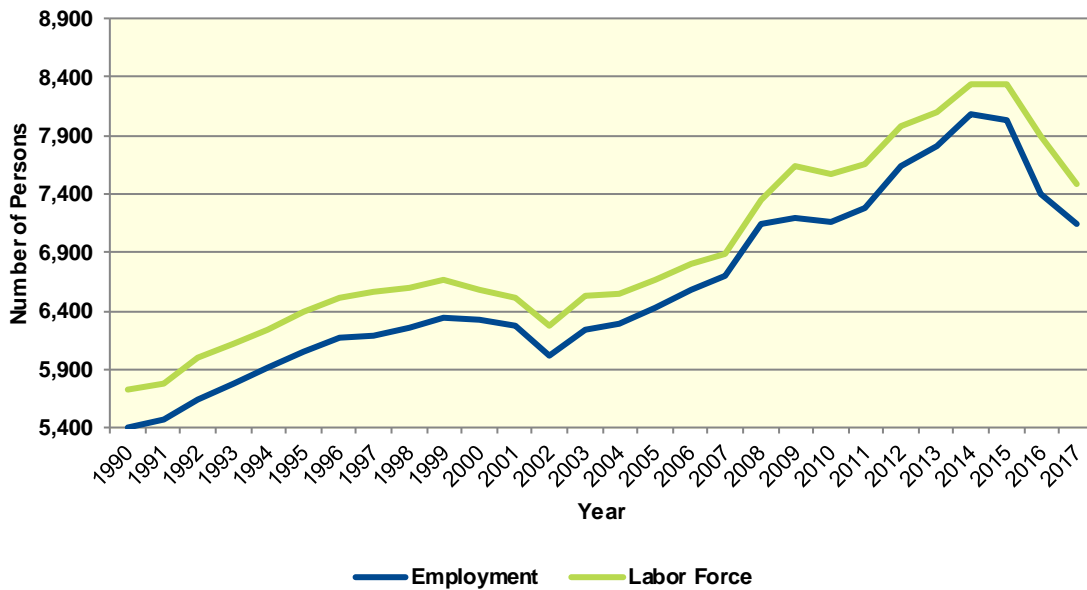
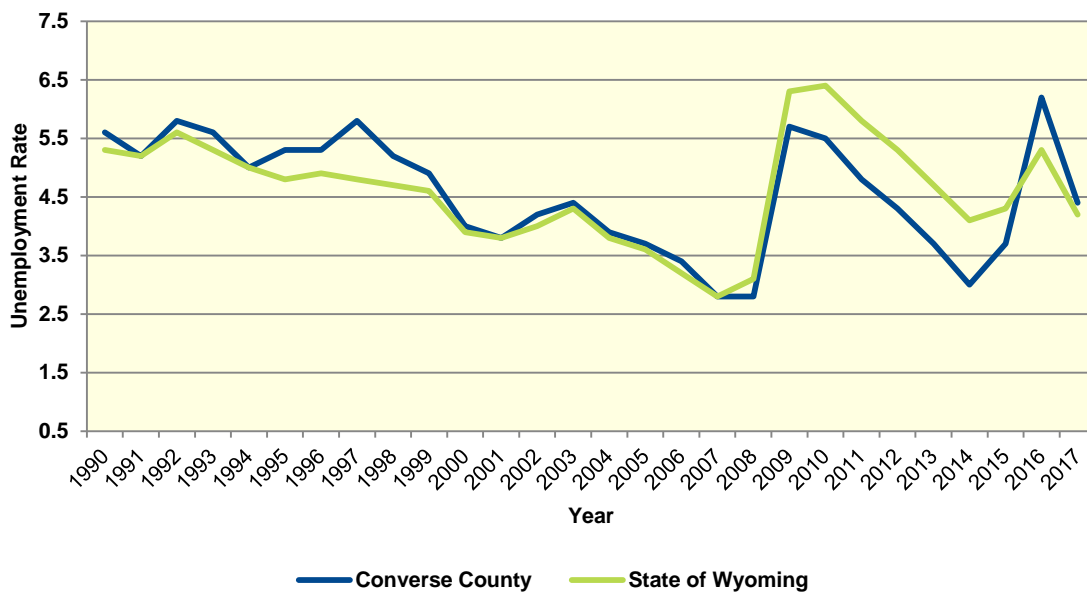


Diagram II.5.4, shows the unemployment rate for both the state and Converse County. During the 1990’s the average rate for Converse County was 5.4, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.4. 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.5.4**  
**Annual Unemployment Rate**  
 Converse County  
 1990 – 2017 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 2018 and are presented in Table II.5.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 5,786 persons in 2016 to 5,605 in 2017, a change of -3.1 percent. The most recent June estimate shows monthly employment was 5,992.

<b>Table II.5.22</b> <b>Total Monthly Employment</b> Converse County BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	5,410	5,313	5,692	5,947	6,273	6,433	6,110	5,514	5,567
Feb	5,364	5,274	5,727	5,983	6,249	6,462	6,019	5,522	5,602
Mar	5,414	5,309	5,777	6,017	6,286	6,464	5,910	5,551	5,633
Apr	5,392	5,352	5,855	6,031	6,355	6,577	5,873	5,652	5,749
May	5,502	5,542	5,964	6,166	6,557	6,639	5,881	5,695	5,858
Jun	5,643	5,644	6,123	6,297	6,729	6,608	5,893	5,780	5,992
Jul	5,384	5,405	5,808	5,948	6,347	6,263	5,589	5,460	
Aug	5,440	5,503	5,875	6,014	6,411	6,360	5,590	5,485	
Sep	5,462	5,704	5,960	6,119	6,633	6,498	5,694	5,648	
Oct	5,475	5,747	6,028	6,252	6,731	6,569	5,716	5,665	
Nov	5,410	5,750	5,987	6,242	6,663	6,401	5,555	5,635	
Dec	5,349	5,762	6,006	6,265	6,627	6,249	5,606	5,642	
<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>	<b>5,605</b>	
<b>% Change</b>	<b>1.2%</b>	<b>1.6%</b>	<b>6.8%</b>	<b>3.5%</b>	<b>6.2%</b>	<b>-0.4%</b>	<b>-10.4%</b>	<b>-3.1%</b>	

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 953 dollars in 2016. In 2017, average weekly wages saw a increased of 2.8 percent over the prior year, rising to 980 dollars, or by 27 percent. These data are shown in Table II.5.23.



<b>Table II.5.23</b> <b>Average Weekly Wages</b> Converse County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	503	541	498	545	522	
2002	466	533	494	530	506	0%
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	943	986	931	1,057	980	2.8%
2018	981	1,027				

Total business establishments reported by the QCEW are displayed in Table II.5.24. Between 2017 and 2018, the total number of business establishments in Wyoming decreased by 2.8 percent, from 585 to 564 establishments. The most recent preliminary 2018 estimates show there were 563 business establishments in the second quarter of 2018.

<b>Table II.5.24</b> <b>Number of Business Establishments</b> Converse County BLS QCEW Data, 2001–2018(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	574	564	564	-3.6%
2018	558	563				

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.5.25, below shows total real earnings by industry for Converse County. In the most recent 2017 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching \$119,645,000 dollars. Between 2016 and 2017 the management of companies and enterprises industry saw the largest percentage increase, rising by 119.9 percent to \$-103,000 dollars.

**Table II.5.25**  
**Real Earnings by Industry**  
 Converse County  
 BEA Table CA-5N Data (1,000's of 2017 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	-382	7,875	-1,283	4,142	7,820	4,471	1,533	1,002	-34.6
Forestry, fishing, related activities, and other	2,885	2,427	2,382	2,665	2,732	2,645	2,817	3,022	7.3
Mining	108,002	139,593	151,693	155,065	156,420	142,952	110,323	109,533	-0.7
Utilities	0	0	0	0	0	29,990	30,143	29,779	-1.2
Construction	57,044	37,768	51,273	49,580	69,538	60,154	37,717	28,901	-23.4
Manufacturing	5,002	8,988	9,185	11,182	14,371	12,006	11,236	11,013	-2.0
Wholesale trade	0	0	0	0	0	6,928	4,794	3,729	-22.2
Retail trade	22,511	18,927	18,565	17,492	18,201	19,371	16,784	15,472	-7.8
Transportation and warehousing	35,938	38,908	41,909	52,919	49,628	51,905	37,498	41,381	10.4
Information	3,059	3,108	2,743	2,648	2,589	2,297	2,085	1,913	-8.2
Finance and insurance	6,583	6,354	7,133	6,946	7,095	7,653	8,473	7,513	-11.3
Real estate and rental and leasing	10,208	10,170	15,026	18,191	22,382	26,288	21,582	15,889	-26.4
Professional and technical services	9,941	12,345	14,001	13,453	14,343	20,118	12,547	9,301	-25.9
Management of companies and enterprises	0	0	0	21	11	2	-47	-103	119.9
Administrative and waste services	0	0	0	6,044	8,261	7,848	9,366	13,274	41.7
Educational services	0	0	77	132	0	0	0	126	0.0
Health care and social assistance	0	0	19,409	0	0	0	0	16,671	0.0
Arts, entertainment, and recreation	1,039	1,347	1,530	1,469	1,536	1,544	1,487	1,190	-20.0
Accommodation and food services	9,623	10,865	15,211	16,283	16,494	17,451	12,607	9,504	-24.6
Other services, except public administration	11,634	12,663	14,274	15,015	15,011	13,910	12,138	13,597	12.0
Government and government enterprises	94,867	94,709	98,802	110,299	118,105	121,214	123,810	119,645	-3.4
<b>Total</b>	<b>438,987</b>	<b>463,818</b>	<b>499,972</b>	<b>536,430</b>	<b>578,435</b>	<b>568,302</b>	<b>474,044</b>	<b>452,352</b>	<b>-4.6</b>

Table II.5.26, below shows the total employment by industry for Converse County. The most recent estimates show the government and government enterprises industry was the largest employer in Converse County, with employment reaching 1,641 jobs in 2017. Between 2016 and 2017 the administrative and waste management services industry saw the largest percentage increase, rising by 17.1 percent to 301 jobs.

**Table II.5.26**  
**Employment by Industry**  
Converse County  
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	499	513	517	515	515	530	531	555	4.5
Forestry, fishing, related activities, and other	95	93	110	98	108	106	121	116	-4.1
Mining	1,297	1,417	1,676	1,771	1,862	1,762	1,472	1,524	3.5
Utilities	0	0	0	0	0	229	242	247	2.1
Construction	765	587	645	654	850	743	540	460	-14.8
Manufacturing	127	189	185	204	241	216	204	216	5.9
Wholesale trade	0	0	0	0	0	143	92	75	-18.5
Retail trade	616	616	649	650	668	683	667	657	-1.5
Transportation and warehousing	459	484	481	545	560	581	439	415	-5.5
Information	75	78	74	69	68	70	64	59	-7.8
Finance and insurance	176	145	180	201	227	256	269	271	0.7
Real estate and rental and leasing	346	347	373	376	412	416	386	388	0.5
Professional and technical services	248	276	283	297	322	352	307	280	-8.8
Management of companies and enterprises	0	0	0	10	11	12	18	19	5.6
Administrative and waste services	0	0	0	186	205	202	257	301	17.1
Educational services	0	0	13	13	0	0	0	20	0.0
Health care and social assistance	0	0	391	0	0	0	0	408	0.0
Arts, entertainment, and recreation	105	106	105	110	113	119	122	107	-12.3
Accommodation and food services	554	620	672	639	608	602	497	466	-6.2
Other services, except public administration	354	386	414	419	427	416	380	411	8.2
Government and government enterprises	1,545	1,533	1,578	1,625	1,641	1,666	1,708	1,641	-3.9
<b>Total</b>	<b>8,203</b>	<b>8,270</b>	<b>8,852</b>	<b>9,088</b>	<b>9,592</b>	<b>9,499</b>	<b>8,728</b>	<b>8,636</b>	<b>-1.1</b>

Table II.5.27, below shows the real average earnings per job by industry for Converse County. These figures are calculated by dividing the total real earning displayed in Table II.5.25 and II.5.26, by industry. In 2017, the utilities industry had the highest average earnings reaching \$120,563 dollars. Between 2016 and 2017 the management of companies and enterprises industry saw the largest percentage increase, rising by 108.4 percent to \$-5,421 dollars.

**Table II.5.27**  
**Real Earnings Per Job by Industry**  
Converse County  
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	-766	15,350	-2,481	8,042	15,184	8,435	2,887	1,805	-37.5
Forestry, fishing, related activities, and other	30,373	26,100	21,659	27,194	25,293	24,949	23,280	26,052	11.9
Mining	83,271	98,513	90,509	87,558	84,006	81,130	74,947	71,872	-4.1
Utilities	0	0	0	0	0	130,959	124,556	120,563	-3.2
Construction	74,567	64,341	79,493	75,810	81,810	80,960	69,846	62,828	-10.0
Manufacturing	39,388	47,555	49,649	54,813	59,631	55,585	55,078	50,986	-7.4
Wholesale trade	0	0	0	0	0	48,444	52,107	49,720	-4.6
Retail trade	36,544	30,726	28,606	26,911	27,247	28,362	25,164	23,549	-6.4
Transportation and warehousing	78,296	80,388	87,129	97,098	88,621	89,338	85,416	99,713	16.7
Information	40,789	39,845	37,062	38,377	38,071	32,816	32,577	32,424	-0.5
Finance and insurance	37,406	43,822	39,630	34,556	31,257	29,896	31,498	27,723	-12.0
Real estate and rental and leasing	29,504	29,309	40,284	48,381	54,326	63,193	55,912	40,951	-26.8
Professional and technical services	40,083	44,728	49,472	45,297	44,543	57,152	40,870	33,218	-18.7
Management of companies and enterprises	0	0	0	2,122	1,042	172	-2,602	-5,421	108.4
Administrative and waste services	0	0	0	32,494	40,295	38,853	36,443	44,100	21.0
Educational services	0	0	5,888	10,119	0	0	0	6,300	0.0
Health care and social assistance	0	0	49,640	0	0	0	0	40,860	0.0
Arts, entertainment, and recreation	9,893	12,708	14,569	13,358	13,595	12,979	12,191	11,121	-8.8
Accommodation and food services	17,371	17,524	22,636	25,481	27,128	28,989	25,366	20,395	-19.6
Other services, except public administration	32,864	32,806	34,479	35,835	35,154	33,437	31,942	33,083	3.6
Government and government enterprises	61,402	61,780	62,612	67,876	71,972	72,757	72,489	72,910	0.6
<b>Total</b>	<b>53,515</b>	<b>56,084</b>	<b>56,481</b>	<b>59,026</b>	<b>60,304</b>	<b>59,828</b>	<b>54,313</b>	<b>52,380</b>	<b>-3.6</b>

Table II.5.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$680,648,000 a -2.0 percent change between 2016 and 2017. Table II.5.27, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 8,203 and 8,636 in 2017, which was a percentage change of -1.1 over this this period.

**Table II.5.28**  
**Total Employment and Real Personal Income**  
 Converse County  
 BEA Data 1969 Through 2017

Year	1,000s of 2017 Dollars							Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income		
1969	95,723	5,430	-5,288	22,521	9,209	116,735	19,927	2,847	33,622
1970	91,215	5,361	-4,012	24,062	10,015	115,918	19,089	2,763	33,011
1971	123,160	7,669	-11,810	26,660	10,687	141,028	21,587	3,218	38,271
1972	140,023	8,465	-9,959	26,199	11,199	158,996	24,269	3,325	42,112
1973	124,345	9,182	-4,500	30,926	12,425	154,014	23,079	3,257	38,178
1974	137,353	11,347	-5,318	35,192	12,201	168,080	24,425	3,699	37,132
1975	166,148	14,434	-8,065	34,731	13,852	192,231	25,089	4,392	37,830
1976	202,067	17,929	-8,570	36,740	14,340	226,647	25,650	5,056	39,966
1977	245,139	21,917	-9,116	40,410	16,172	270,688	27,324	5,827	42,069
1978	266,724	23,798	-5,584	49,421	17,704	304,468	26,730	6,132	43,496
1979	309,980	28,718	-4,288	53,388	19,710	350,072	28,055	6,857	45,208
1980	372,320	35,359	-2,492	62,136	21,216	417,823	29,376	7,726	48,191
1981	348,873	36,187	-1,690	69,885	23,974	404,855	27,328	7,623	45,767
1982	288,543	30,762	623	75,701	26,839	360,944	24,006	6,859	42,067
1983	258,507	27,034	1,707	75,774	31,508	340,462	22,664	6,506	39,733
1984	265,534	28,789	2,374	76,434	29,409	344,961	23,926	6,829	38,883
1985	269,907	30,036	2,750	80,376	31,490	354,488	25,401	6,780	39,810
1986	269,293	29,843	-552	72,094	35,490	346,482	26,016	6,385	42,176
1987	240,998	27,216	4	67,280	34,366	315,432	25,754	6,364	37,869
1988	226,520	27,993	364	64,031	34,842	297,764	25,427	6,273	36,110
1989	221,575	26,808	1,562	69,211	36,750	302,290	26,417	6,045	36,655
1990	211,075	26,056	6,582	69,249	38,454	299,305	27,039	5,864	35,995
1991	218,021	27,010	7,718	64,128	39,758	302,615	27,309	5,947	36,661
1992	227,226	27,215	9,275	64,050	41,109	314,446	27,883	6,065	37,465
1993	237,617	28,779	11,854	63,683	43,975	328,350	28,713	6,269	37,904
1994	235,674	30,624	14,203	62,503	42,807	324,563	28,243	6,423	36,692
1995	232,929	31,421	15,989	72,614	45,002	335,112	28,610	6,512	35,769
1996	239,808	32,357	18,104	73,638	46,009	345,201	29,116	6,647	36,078
1997	260,938	34,177	21,128	78,644	47,038	373,571	31,102	6,697	38,963
1998	269,008	36,107	25,017	88,684	46,668	393,269	33,017	6,776	39,699
1999	285,742	36,504	30,521	89,137	49,459	418,355	34,883	6,807	41,978
2000	285,780	35,996	40,158	87,436	51,810	429,188	35,519	6,963	41,043
2001	292,034	35,362	45,345	92,959	55,520	450,497	37,554	6,813	42,864
2002	294,294	35,025	45,674	76,870	60,055	441,867	36,231	6,893	42,694
2003	306,240	36,596	46,796	80,224	64,266	460,930	37,683	6,779	45,175
2004	315,731	37,820	52,036	84,504	69,483	483,935	39,185	6,913	45,673
2005	333,737	39,617	57,629	90,584	70,547	512,882	40,721	7,151	46,670
2006	353,406	46,524	73,725	98,097	75,224	553,929	43,272	7,270	48,611
2007	375,550	50,355	74,208	87,816	78,643	565,861	43,292	7,734	48,559
2008	443,345	56,721	73,435	101,625	91,807	653,491	48,457	8,207	54,021
2009	435,078	55,368	52,581	101,494	94,947	628,732	45,432	8,103	53,693
2010	438,987	54,497	48,987	96,839	99,599	629,915	45,577	8,203	53,515
2011	463,818	50,372	47,383	121,007	98,197	680,033	49,507	8,270	56,084
2012	499,972	54,451	35,500	125,183	97,150	703,354	50,150	8,852	56,481
2013	536,430	61,990	24,082	121,582	98,028	718,132	49,992	9,088	59,026
2014	578,435	69,344	20,925	128,713	103,724	762,452	53,622	9,592	60,304
2015	568,302	68,085	12,461	148,251	109,161	770,090	53,808	9,499	59,828
2016	474,044	59,175	4,574	159,696	115,373	694,511	49,162	8,728	54,313
2017	452,352	58,414	8,650	161,962	116,098	680,648	49,290	8,636	52,380

Diagram II.5.5, below, shows real average earnings per job for Converse County from 1990 to 2017. Over this period the average earning per job for Converse County was \$46,362 dollars, which was higher than the statewide average of \$45,866 dollars over the same period.

**Diagram II.5.5**  
**Real Average Earnings Per Job**  
 Converse County  
 BEA Data 1990 - 2017

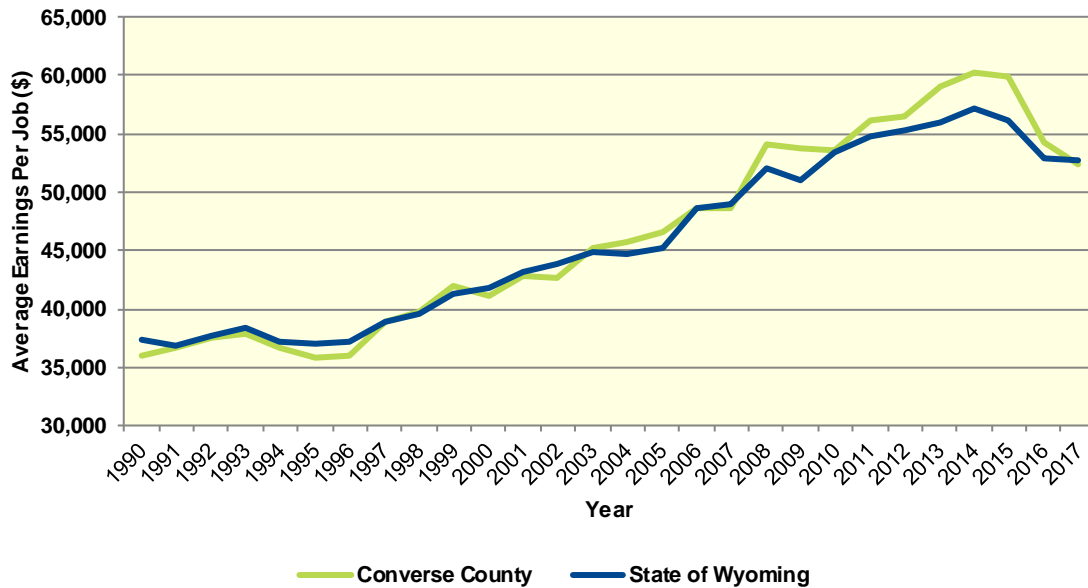
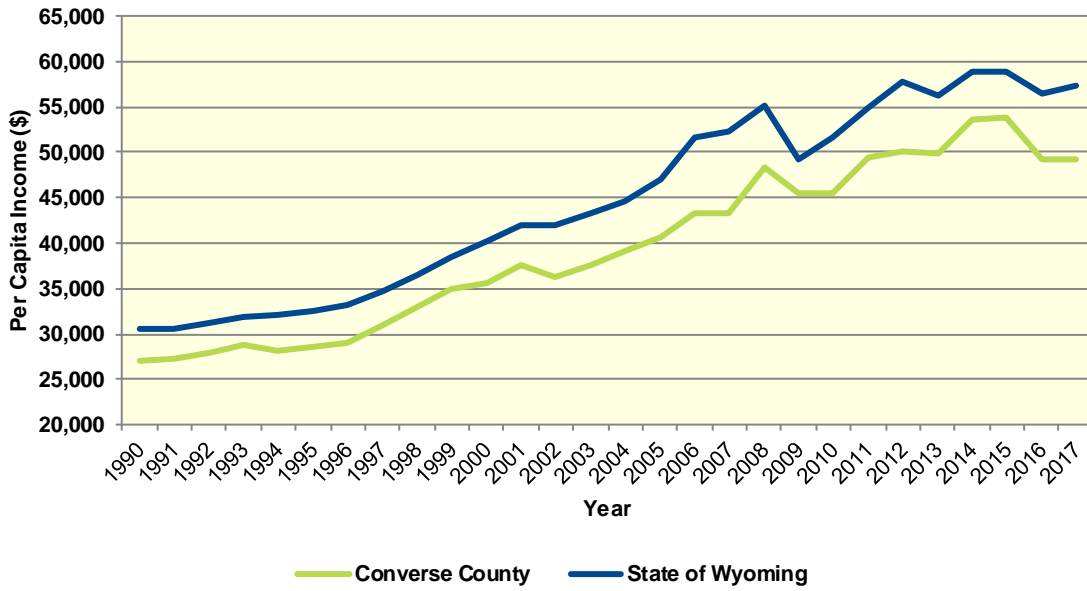


Diagram II.5.6, on the following page, shows real per capita income Converse County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Converse County was \$39,442 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

**Diagram II.5.6**  
**Real Per Capita Income**  
Converse County  
BEA Data 1990 - 2017



<b>Table II.5.29</b> <b>Semiannual Average Monthly Rental Prices</b> Converse County EAD Data, 1987:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
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
Q4.17	703	364	967	874



**Housing**

Q2.18	667	205	966	704
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According to the Wyoming cost of living index, real average apartment rent in Converse increased by 9.5 percent from second quarter 2017 to second quarter 2018 from \$607 to \$608. During that same period, detached single-family home rents increased by 1 percent, rents for mobile homes on lots increased by 3.1 percent, and rents for mobile home lots increased by 2 percent.

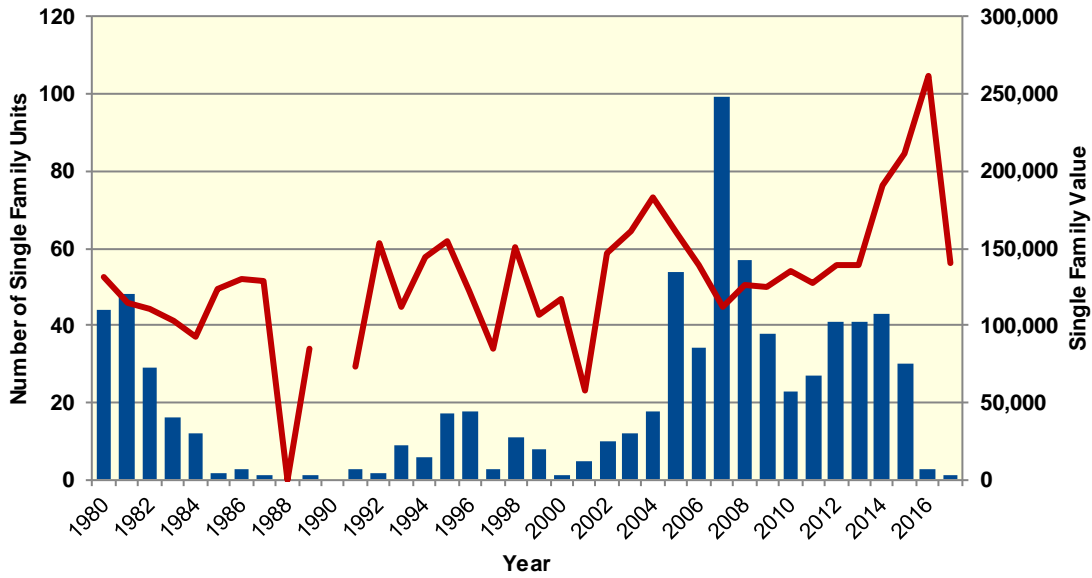
Converse rental prices experienced average annualized increases of 0.3 percent for apartments, 0.9 percent for houses, 1.0 percent for mobile homes plus a lot, and -0.4 percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.5.29, 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 decreased from 3 authorizations in 2016 to 1 in 2017.

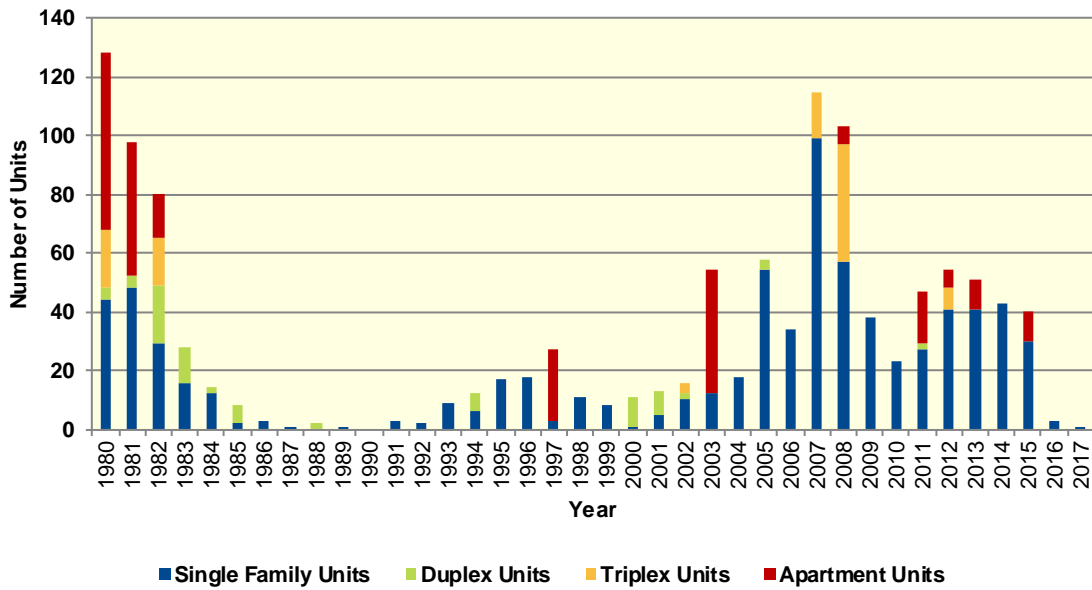
The real value of single-family building permits decreased from \$261,292 in 2016 to \$140,000 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.5.30.

<b>Table II.5.30</b> <b>Building Permits and Valuation</b> Converse County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	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	131,697	72,408
1981	48	4	0	46	98	114,533	60,979
1982	29	20	16	15	80	110,602	183,432
1983	16	12	0	0	28	102,692	0
1984	12	2	0	0	14	92,963	0
1985	2	6	0	0	8	123,836	0
1986	3	0	0	0	3	129,553	0
1987	1	0	0	0	1	128,788	0
1988	0	2	0	0	2	0	0
1989	1	0	0	0	1	85,609	0
1990	0	0	0	0	0	inf	0
1991	3	0	0	0	3	73,977	0
1992	2	0	0	0	2	153,488	0
1993	9	0	0	0	9	111,512	0
1994	6	6	0	0	12	144,248	0
1995	17	0	0	0	17	153,961	0
1996	18	0	0	0	18	121,923	0
1997	3	0	0	24	27	85,296	79,290
1998	11	0	0	0	11	150,549	0
1999	8	0	0	0	8	107,310	0
2000	1	10	0	0	11	117,729	0
2001	5	8	0	0	13	57,692	0
2002	10	2	4	0	16	146,519	0
2003	12	0	0	42	54	161,087	55,501
2004	18	0	0	0	18	182,993	0
2005	54	4	0	0	58	160,192	0
2006	34	0	0	0	34	139,248	0
2007	99	0	16	0	115	112,003	0
2008	57	0	40	6	103	126,550	52,381
2009	38	0	0	0	38	125,120	0
2010	23	0	0	0	23	134,843	0
2011	27	2	0	18	47	126,974	99,288
2012	41	0	7	6	54	138,478	50,309
2013	41	0	0	10	51	139,555	70,559
2014	43	0	0	0	43	190,992	0
2015	30	0	0	10	40	211,899	80,255
2016	3	0	0	0	3	261,292	0
2017	1	0	0	0	1	140,000	0

**Diagram II.5.7**  
**Single Family Permits**  
 Converse County  
 Census Bureau Data, 1980–2017



**Diagram II.5.8**  
**Total Permits by Unit Type**  
 Converse County  
 Census Bureau Data, 1980–2017



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.5.31</b>					
<b>Group Quarters Population</b>					
Converse County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	32	38.1%	30	38%	-6.2%
Juvenile Facilities	.	.	7	8.9%	.
Nursing Homes	51	60.7%	42	53.2%	-17.6%
Other Institutions	1	1.2%	0	0%	-100%
<b>Total</b>	<b>84</b>	<b>100.0%</b>	<b>79</b>	<b>100.0%</b>	<b>-6%</b>
<b>Noninstitutionalized</b>					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	10	100%	24	100%	140%
<b>Total</b>	<b>10</b>	<b>100.0%</b>	<b>24</b>	<b>100.0%</b>	<b>140%</b>
<b>Group Quarters Population</b>	<b>94</b>	<b>100.0%</b>	<b>103</b>	<b>100.0%</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.

Households by type and tenure are shown in Table II.5.32. Family households represented 69.7 percent of households, while non-family households accounted for 30.3 percent. These changed from 68 and 32 percent, respectively.

<b>Table II.5.32</b>				
<b>Household Type by Tenure</b>				
Converse County				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,860	68%	3,922	69.7%
Married-Couple Family	3,138	81.3%	3,315	84.5%
Owner-Occupied	2,676	85.3%	2,781	83.9%
Renter-Occupied	462	14.7%	534	16.1%
Other Family	722	18.7%	607	18.4%
Male Householder, No Spouse Present	257	35.6%	302	42.3%
Owner-Occupied	160	62.3%	125	41.4%
Renter-Occupied	97	37.7%	177	58.6%
Female Householder, No Spouse Present	465	64.4%	305	76.6%
Owner-Occupied	226	48.6%	203	66.6%
Renter-Occupied	239	51.4%	102	33.4%
Non-Family Households	1,813	32%	1,708	30.3%
Owner-Occupied	1,021	56.3%	1,014	59.4%
Renter-Occupied	792	43.7%	694	40.6%
<b>Total</b>	<b>5,673</b>	<b>100.0%</b>	<b>5,630</b>	<b>100.0%</b>

Housing types by unit are shown in Table II.5.33, below. In 2017, there were 6,623 housing units, up from 5,669 in 2000. Single-family units accounted for 68.5 percent of units in 2017, compared to 67.3 in 2000. Apartment units accounted for 8.1 percent in 2017, compared to 8.5 percent in 2000.

<b>Table II.5.33</b>				
<b>Housing Units by Type</b>				
Converse County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,813	67.3%	4,535	68.5%
Duplex	55	1%	43	0.6%
Tri- or Four-Plex	245	4.3%	245	3.7%
Apartment	481	8.5%	539	8.1%
Mobile Home	1,015	17.9%	1,211	18.3%
Boat, RV, Van, Etc.	60	1.1%	50	0.8%
<b>Total</b>	<b>5,669</b>	<b>100.0%</b>	<b>6,623</b>	<b>100.0%</b>

In 2010, there were 6,245 housing units, compared with 6,623 in 2017. Single-family units accounted for 68.5 percent of units in 2017, compared to 69.3 in 2010. Apartment units accounted for 8.1 percent in 2017, compared to 9 percent in 2010.

**Table II.5.34**  
**Housing Units by Type**  
Converse County  
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,328	69.3%	4,535	68.5%
Duplex	70	1.1%	43	0.6%
Tri- or Four-Plex	182	2.9%	245	3.7%
Apartment	564	9%	539	8.1%
Mobile Home	1,101	17.6%	1,211	18.3%
Boat, RV, Van, Etc.	0	0%	50	0.8%
<b>Total</b>	<b>6,245</b>	<b>100.0%</b>	<b>6,623</b>	<b>100.0%</b>

Some 88.6 percent of housing was occupied in 2010, compared to 82.8 percent in 2000. Owner-occupied housing changed 17.5 percent between 2000 and 2010, ending with owner-occupied units representing 72 percent of unit. Vacant units changed by -25.1 percent, resulting in 730 vacant units in 2010.

**Table II.5.35**  
**Housing Units by Tenure**  
Converse County  
2000 & 2010 Census SF1 Data

Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	4,694	82.8%	5,673	88.6%	20.9%
Owner-Occupied	3,475	74%	4,083	72%	17.5%
Renter-Occupied	1,219	26%	1,590	28%	30.4%
Vacant Housing Units	975	17.2%	730	11.4%	-25.1%
<b>Total Housing Units</b>	<b>5,669</b>	<b>100.0%</b>	<b>6,403</b>	<b>100.0%</b>	<b>12.9%</b>

Table II.5.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 6,623 housing units. An estimated 73.2 percent were owner-occupied, and 15 percent were vacant.

**Table II.5.36**  
**Housing Units by Tenure**  
Converse County  
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	5,673	88.6%	5,630	85%
Owner-Occupied	4,083	72%	4,123	73.2%
Renter-Occupied	1,590	28%	1,507	26.8%
Vacant Housing Units	730	11.4%	993	15%
<b>Total Housing Units</b>	<b>6,403</b>	<b>100.0%</b>	<b>6,623</b>	<b>100.0%</b>

Households by household size are shown in Table II.5.37, below. There were a total of 5,673 households in 2010, up from 4,694 in 2000. One person households changed by 4,694 percent between 2000 and 2010, while two person households changed by 28.9 percent. Three and four

person households changed by -0.9 and 8.9 respectively, representing 13.6 percent and 13 percent of the population in 2010.

<b>Table II.5.37</b>					
<b>Households by Household Size</b>					
Converse County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	1,097	23.4%	1,502	26.5%	36.9%
Two Persons	1,695	36.1%	2,185	38.5%	28.9%
Three Persons	777	16.6%	770	13.6%	-0.9%
Four Persons	676	14.4%	736	13%	8.9%
Five Persons	309	6.6%	326	5.7%	5.5%
Six Persons	107	2.3%	121	2.1%	13.1%
Seven Persons or More	33	0.7%	33	0.6%	0%
<b>Total</b>	<b>4,694</b>	<b>100.0%</b>	<b>5,673</b>	<b>100.0%</b>	<b>20.9%</b>

Households by income is shown in Table II.5.38, on the following page. Households earning more than \$100,000 per year represented 28.8 percent of households in 2017, compared to 6.1 percent in 2000. Households earning between \$50,000 and \$74,999 represented 18 percent of households in 2010, compared to 24 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 8.4 percent of households in 2017, compared to 19 percent in 2000.

<b>Table II.5.38</b>				
<b>Households by Income</b>				
Converse County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Income	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	895	19%	471	8.4%
\$15,000 to \$19,999	332	7.1%	162	2.9%
\$20,000 to \$24,999	264	5.6%	289	5.1%
\$25,000 to \$34,999	560	11.9%	670	11.9%
\$35,000 to \$49,999	841	17.9%	682	12.1%
\$50,000 to \$74,999	1,129	24%	1,013	18%
\$75,000 to \$99,999	402	8.5%	722	12.8%
\$100,000 or More	286	6.1%	1,621	28.8%
<b>Total</b>	<b>4,709</b>	<b>100.0%</b>	<b>5,630</b>	<b>100.0%</b>

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.5.39, on the following page. Households earning more than \$100,000 per year represented 28.8 percent of households in 2017, compared to 17.9 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 8.4 percent of households in 2017, compared to 10.8 percent in 2010.

<b>Table II.5.39</b>				
<b>Households by Income</b>				
Converse County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	599	10.8%	471	8.4%
\$15,000 to \$19,999	332	6%	162	2.9%
\$20,000 to \$24,999	187	3.4%	289	5.1%
\$25,000 to \$34,999	633	11.4%	670	11.9%
\$35,000 to \$49,999	701	12.6%	682	12.1%
\$50,000 to \$74,999	1,274	22.9%	1,013	18%
\$75,000 to \$99,999	840	15.1%	722	12.8%
\$100,000 or More	998	17.9%	1,621	28.8%
<b>Total</b>	<b>5,564</b>	<b>100.0%</b>	<b>5,630</b>	<b>100.0%</b>

Table II.5.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 13.9 percent and 4.3 percent of households, respectively. Households built in the 1970's, 1980's, and 1990's account for 35.2 percent, 16.8 percent, and 6.2, respectively. Housing units built prior to 1939 represented 9.9 percent of households in 2017.

<b>Table II.5.40</b>				
<b>Households by Year Home Built</b>				
Converse County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	711	15.1%	556	9.9%
1940 to 1949	111	2.4%	223	4%
1950 to 1959	277	5.9%	326	5.8%
1960 to 1969	352	7.5%	220	3.9%
1970 to 1979	1,990	42.4%	1,981	35.2%
1980 to 1989	720	15.3%	948	16.8%
1990 to 1999	533	11.4%	351	6.2%
2000 to 2009	.	.	782	13.9%
2010 or Later	.	.	243	4.3%
<b>Total</b>	<b>4,694</b>	<b>100.0%</b>	<b>5,630</b>	<b>100.0%</b>

Table II.5.41, below, shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 13.9 percent in 2010 and 7.7 percent of households. Housing units built prior to 1939 represented 9.9 percent of households in 2017 and 11.7 percent of households in 2010.



**Table II.5.41**  
**Households by Year Home Built**  
Converse County  
2010 & 2017 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	652	11.7%	556	9.9%
1940 to 1949	179	3.2%	223	4%
1950 to 1959	380	6.8%	326	5.8%
1960 to 1969	284	5.1%	220	3.9%
1970 to 1979	1,979	35.6%	1,981	35.2%
1980 to 1989	1,020	18.3%	948	16.8%
1990 to 1999	640	11.5%	351	6.2%
2000 to 2009	430	7.7%	782	13.9%
2010 or Later			243	4.3%
<b>Total</b>	<b>5,564</b>	<b>100.0%</b>	<b>5,630</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.5.42, on the following page. An estimated 68.4 percent of white households occupy single family homes, while percent of black households do. Some 9 percent of white households occupy apartments, while percent of black households do. An estimated percent of Asian, and 0 percent of American Indian households occupy single family homes.

**Table II.5.42**  
**Distribution of Units in Structure by Race**  
Converse County  
2017 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	68.4%	%	0%	%	%	89.6%	0%
Duplex	0.5%	%	0%	%	%	0%	50%
Tri- or Four-Plex	2.8%	%	0%	%	%	0%	0%
Apartment	9%	%	100%	%	%	0%	0%
Mobile Home	18.4%	%	0%	%	%	10.4%	50%
Boat, RV, Van, Etc.	0.9%	%	0%	%	%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.5.43, below. An estimated 17.4 percent of vacant units were for rent in 2010, a -55.6 percent change since 2000. In addition, some 12.5 percent of vacant units were for sale, a change of 12.3 percent between 2000 and 2010. "Other" vacant units represented 27.9 percent of vacant units in 2010. This is a change of -13.6 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

<b>Table II.5.43</b> <b>Disposition of Vacant Housing Units</b> Converse County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	286	29.3%	127	17.4%	-55.6%
For Sale	81	8.3%	91	12.5%	12.3%
Rented or Sold, Not Occupied	47	4.8%	23	3.2%	-51.1%
For Seasonal, Recreational, or Occasional Use	319	32.7%	280	38.4%	-12.2%
For Migrant Workers	6	0.6%	5	0.7%	-16.7%
Other Vacant	236	24.2%	204	27.9%	-13.6%
<b>Total</b>	<b>975</b>	<b>100.0%</b>	<b>730</b>	<b>100.0%</b>	<b>-25.1%</b>

The disposition of vacant units between 2010 and 2017 are shown in Table II.5.44. By 2017, for rent units accounted for 15.9 percent of vacant units, while for sale units accounted for 15.7 percent. "Other" vacant units accounted for 22.2 percent of vacant units, representing a total of 220 "other" vacant units.

<b>Table II.5.44</b> <b>Disposition of Vacant Housing Units</b> Converse County 2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	127	17.4%	158	15.9%
For Sale	91	12.5%	156	15.7%
Rented Not Occupied	17	2.3%	40	4%
Sold Not Occupied	6	0.8%	32	3.2%
For Seasonal, Recreational, or Occasional Use	280	38.4%	333	33.5%
For Migrant Workers	5	0.7%	54	5.4%
Other Vacant	204	27.9%	220	22.2%
<b>Total</b>	<b>730</b>	<b>100.0%</b>	<b>993</b>	<b>100.0%</b>

Table II 5.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 86 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 6.9 percent of total households in Converse County. In Converse County the 2,851 households with three bedrooms accounted for 23.1 percent of all households ,and there were only 401 five-bedroom or more households, which accounted for 18.5 percent of all households.

<b>Table II.5.45</b>				
<b>Households by Number of Bedrooms</b>				
Converse County				
2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	32	86	160	100
One	107	190	456	2.4
Two	668	642	1,531	6.9
Three	2,035	481	2,851	23.1
Four	1,002	41	1,224	43
Five or more	279	67	401	18.5
<b>Total</b>	<b>5,630</b>	<b>1,507</b>	<b>6,623</b>	<b>100.0</b>

The age of a structure influences its value. As shown in Table II. 5.46, structures built in 1939 or earlier had a median value of, 179,100 while structures built between 1950 and 1959 had a median value of 181,500 and those built between 1990 to 1999 had a median value of 204,200. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 226,600 and, 0 respectively. The total median value in Converse County was, 197,200.

<b>Table II.5.46</b>	
<b>Owner Occupied Median Value by Year Structure Built</b>	
Converse County	
2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	179,100
1940 to 1949	252,100
1950 to 1959	181,500
1960 to 1969	173,400
1970 to 1979	189,600
1980 to 1989	229,700
1990 to 1999	204,200
2000 to 2009	241,800
2010 to 2013	226,600
2014 or later	0
<b>Median Value</b>	<b>197,200</b>

Household mortgage status is reported in Table II. 5.47. In, Converse County households with a mortgage accounted for 59 percent of all households or 2,431 housing units, and the remaining

55.2 percent or 2,274 units had no mortgage. Of those units with a mortgage, 157 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 2,274 or 55.2 percent had no second mortgage or no home equity loan.

<b>Table II.5.47</b> <b>Mortgage Status</b> Converse County 2017 5-Year ACS Data		
Mortgage Status	Converse County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	2,431	59
With either a second mortgage or home equity loan, but not both	157	3.8
Second mortgage only	65	1.6
Home equity loan only	92	2.2
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	2,274	55.2
Housing units without a mortgage	1,692	41
<b>Total</b>	<b>4,123</b>	<b>100.0%</b>

The median rent in Converse County was \$603, as seen in Table II 5.48

<b>Table II.5.48</b> <b>Median Rent</b> Converse County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$603
Median Home Value	\$197,200

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Converse County was \$212,610. This represented an increase of 1.4 percent from the previous year. Wyoming’s average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.5.49.

<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>
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
2017	212,610	1.4	292,759	4.4

### Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.<sup>73</sup> During December 2018, a total of 46 surveys were completed by property managers in Converse County. Of the 677 rental units surveyed 34 were vacant, indicating a vacancy rate of 5.0 percent.

From December 2018 through February of 2019<sup>74</sup>, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.5.50 presents some basic statistics about the completed surveys.

Diagram II.5.9 shows the historical vacancy rate from Converse County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
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%
2018a	51	732	64	8.7%
2018b	46	677	34	5.0%

<sup>73</sup> Those signified as *a* in the “year” column of Table II.1.27 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.

<sup>74</sup> Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

**Diagram II.5.9**  
**Vacancy Rates by Year**  
 Converse County vs. Wyoming  
 RVS Data, June 2001 – December 2018

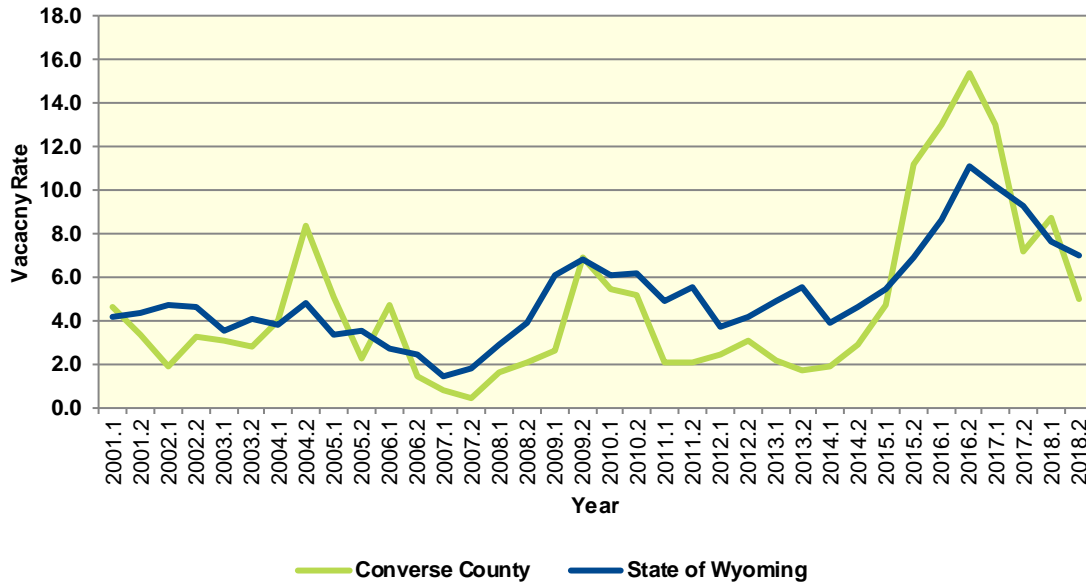


Diagram II.5.10 shows the average rent of single-family and apartment units in Converse County. In 2018, rents for single-family units were \$1054.1 and average rents for apartments were \$671.8.

**Diagram II.5.10**  
**Average Rent of Single Family and Apartment Units**  
 Converse County  
 RVS Data, June 2006 – December 2018

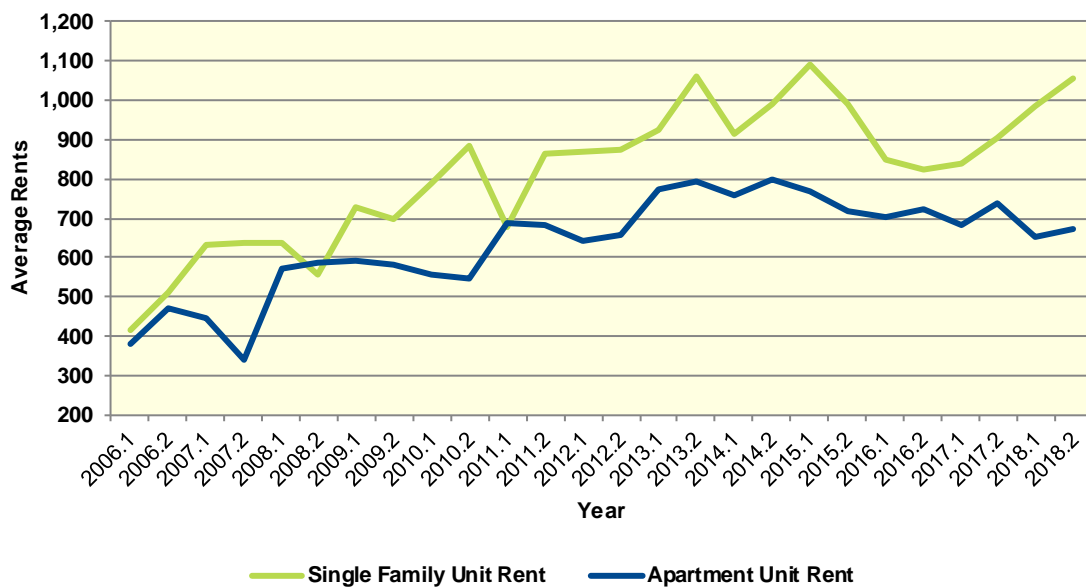


Table II.5.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 87 single family units in Converse County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Converse County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 510 apartment units reported in the survey, with 34 of them available, which resulted in a vacancy rate of 6.7 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

<b>Table II.5.51</b>			
<b>Rental Vacancy Survey by Type</b>			
Converse County			
2018b Survey of Rental Properties			
<b>Unit Type</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	87	0	0.0%
Apartments	510	34	6.7%
Mobile Homes	42	0	0.0%
"Other" Units	28	0	0.0%
Don't Know	1	0	0.0%
<b>Total</b>	<b>677</b>	<b>34</b>	<b>5.0%</b>



Table II.5.52 reports units by bedroom size. As can be seen there were 235 two-bedroom apartment units and 96 three bedroom units. Overall, the 301 two-bedroom units accounted for 44.5 percent of all units, and the 149 three bedroom units accounted for 22.0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 89 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

<b>Table II.5.52</b>							
<b>Rental Units by Number of Bedrooms</b>							
Converse County							
2018b Survey of Rental Properties							
<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	9	0	0	.	9
One	2	7	126	1	0	.	136
Two	12	25	235	19	10	.	301
Three	25	0	96	12	16	.	149
Four	9	1	4	0	2	.	16
Five	1	0	0	0	0	.	1.0
Don’t Know	38	-24	40	10	0	1	89
<b>Total</b>	<b>87</b>	<b>9</b>	<b>510</b>	<b>42</b>	<b>28</b>	<b>1</b>	<b>677</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.5.53, Two bedroom apartments were the most available apartment units, with Studio units being the most available single family units.

<b>Table II.5.53</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Converse County							
2018b Survey of Rental Properties							
<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	0	0	0	.	0
One	0	1	13	0	0	.	14
Two	0	1	14	0	0	.	15
Three	0	0	5	0	0	.	5
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	0	-2	2	0	0	0	0.0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>34</b>

Table II.5.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 5.0 percent and three bedroom units had a vacancy rate of 5.0 percent.

<b>Table II.5.54</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Converse County 2018b Survey of Rental Properties							
<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%	%	%		0.0
One	0.0%	14.3%	10.3%	0.0%	%		10.3
Two	0.0%	4.0%	6.0%	0.0%	0.0%		5.0
Three	0.0%	%	5.2%	0.0%	0.0%		3.4
Four	0.0%	0.0%	0.0%	%	0.0%		0.0
Five	0.0%	%	%	%	%		0.0
Don’t Know	0.0%	%	5.0%	0.0%	%	0.0%	0.0
<b>Total</b>	<b>0.0%</b>	<b>0.0%</b>	<b>6.7%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>34</b>

Table II.5.55 displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

<b>Table II.5.55</b>			
<b>Single Family Units by Bedroom Size</b>			
Converse County 2018b Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Studio	0	0	%
One	2	0	0.0%
Two	12	0	0.0%
Three	25	0	0.0%
Four	9	0	0.0%
Don’t know	38	0	0.0%
<b>Total</b>	<b>87</b>	<b>0</b>	<b>0.0%</b>

Table II.5.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 6.0 percent.

<b>Table II.5.56</b>			
<b>Apartment Units by Bedroom Size</b>			
Converse County 2018b Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	9	0	0.0%
One	126	13	10.3%
Two	235	14	6.0%
Three	96	5	5.2%
Four	4	0	0.0%
Don’t know	40	2	5.0%
<b>Total</b>	<b>510</b>	<b>34</b>	<b>6.7%</b>

Average market-rate rents by unit type are shown in Table II.5.57. 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.

<b>Table II.5.57</b> <b>Average Market Rate Rents by Bedroom Size</b> Converse County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$488	\$.	\$.	\$488
One	\$.	\$600	\$636	\$.	\$.	\$632
Two	\$758	\$733	\$674	\$583	\$650	\$680
Three	\$940	\$.	\$775	\$633	\$550	\$803
Four	\$1,190	\$1,000	\$720	\$.	\$625	\$1,037
Five	\$1,300	\$.	\$.	\$.	\$.	\$1300.0
<b>Total</b>	<b>\$1054.1</b>	<b>\$775.0</b>	<b>\$671.8</b>	<b>\$660.7</b>	<b>\$695.8</b>	<b>\$786.9</b>

Table II.5.58 shows vacancy rates for single family units by average rental rates for Converse County. The most common rent for single family units was above 1,500 dollars and the units in this price range had a vacancy rate of 0.0 percent.

<b>Table II.5.58</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Converse County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	0.0%
\$500 to \$750	4	0	0.0%
\$750 to \$1,000	10	0	0.0%
\$1,000 to \$1,250	6	0	0.0%
\$1,250 to \$1,500	33	0	0.0%
Above \$1,500	2	0	0.0%
Missing	31	0	0.0%
<b>Total</b>	<b>87</b>	<b>0</b>	<b>0.0%</b>

The average rent and availability of apartment units is displayed in Table II.5.59. The most common rent for apartments was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 2.7 percent.

<b>Table II.5.59</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Converse County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	80	12	15.0%
\$500 to \$750	185	5	2.7%
\$750 to \$1,000	53	0	0.0%
\$1,000 to \$1,250	48	3	6.2%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	144	14	9.7%
<b>Total</b>	<b>510</b>	<b>34</b>	<b>6.7%</b>

Table II.5.60 displays units designed to serve elderly occupants. In the most recent survey there were 118 units designed for elderly occupants, of which 14 units were available, which indicates a vacancy rate of 11.9.

<b>Table II.5.60</b> <b>Units Designed for Elderly Occupants</b> Converse County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	118
Available Elderly Units	14
<b>Elderly Vacancy Rate</b>	<b>11.9%</b>

Table II.5.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 4 units, or 11.8 percent of available units are expected to be on the market for less than seven days. An additional 7 units, or 20.6 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 12 units, or 35.3 percent are expected to be on the market for 90 days.

<b>Table II.5.61</b> <b>Number of Estimated Days to Fill a Vacant unit</b> Converse County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	4	11.8%
7 to 30 days	7	20.6%
31 to 60 days	11	32.4%
61 to 90 days	0	0.0%
More than 90 days	12	35.3%
Unknown	0	0.0%
<b>Total</b>	<b>34</b>	<b>100.0%</b>

Respondents were asked if utilities are included in the rent, which is shown in Table II.5.62, 31 respondents, or 72.1 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.5.63. There were 305 respondents who included electricity, 361 respondents who included natural gas, 598 respondents who included water and sewer and 567 respondents included trash collection in the rent.

<b>Table II.5.62</b> <b>Are there any utilities included with the rent?</b> Converse County 2018b Survey of Rental Properties	
Response	Respondent
Yes	31
No	12
<b>% Offering Utilities</b>	<b>72.1%</b>

<b>Table II.5.63</b> <b>Which utilities are included with the rent?</b> Converse County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	305
Natural Gas	361
Propane	0
Water/Sewer	598
Trash Collection	567
Cable Television	20
Other	2

### Perceived Need for Rental Units

Table II.5.64, shows the number of survey respondents who keep a waiting list. As can be seen 9 respondents said they keep a waitlist, with an estimated 58 number of persons on the wait list.

<b>Table II.5.64</b> <b>Do you keep a waiting list?</b> Converse County 2018b Survey of Rental Properties	
Response	Respondent
Yes	9
No	33
<b>Waitlist Size</b>	<b>58</b>

Table II.5.65, 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, 497, or 73.4 percent of units were in good condition and 28 units, or 4.1 percent, were in average condition. Details by unit type and condition are displayed.

<b>Table II.5.65</b> <b>Condition by Unit Type</b> Converse County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	0	0.0%
Average	28	4.1%
Good	497	73.4%
Excellent	138	20.4%
Don't Know	0	0.0%
<b>Total</b>	<b>677</b>	<b>100.0%</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.5.66, 0 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

<b>Table II.5.66</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Converse County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	2
Mobile homes	1
Other	0
All types	2
<b>Total</b>	<b>5</b>

Table, II.5.67, shows the most common answers from the 2018 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 2.7 people. Of new residents to Converse County, 66.7 percent were not married and the most common age group arriving in the state was 25 to 34 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 83.3 percent of respondents renting their residence. The average mortgage payment in Converse County was \$2,800 and the average rent was \$675. When asked if they were satisfied with their current housing, 83.3 percent said they were satisfied with their current housing.

<b>Table II.5.67</b> <b>Most Replied Response</b> Converse County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	6
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (33.3%)
Marital status	Not Married (66.7%)
Primary reason for moving to Wyoming	Better quality of life (33.3%)
In which industry are you primarily employed	Mining (16.7%)
Highest education level completed	High School Diploma/GED (33.3%)
Total household income from all sources	Less than \$10,000 dollars (33.3%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (66.7%)
Do you own or rent	Rent (83.3%)
How many bedrooms (Average)	2.7
Average mortgage payment	\$2,800
Average rental payment	\$675
Are you satisfied with your current housing	Satisfied with current housing (83.3%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Need more bedrooms (100.0%)
Are you seeking to change your housing situation	Not seeking different housing (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because they need more bedrooms. 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.

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or 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. Households with overcrowding are shown in Table II.5.68, below. In 2017, an estimated 3 percent of households were overcrowded, and an additional 1 percent were severely overcrowded.

<b>Table II.5.68</b> <b>Overcrowding and Severe Overcrowding</b> Converse County 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2010 Five-Year ACS	3,952	99.2%	21	0.5%	10	0.3%	3,983
2017 Five-Year ACS	4,077	98.9%	23	0.6%	23	0.6%	4,123
<b>Renter</b>							
2010 Five-Year ACS	1,528	96.6%	53	3.4%	0	0%	5,564
2017 Five-Year ACS	1,328	88.1%	148	9.8%	31	2.1%	1,507
<b>Total</b>							
2010 Five-Year ACS	5,480	98.5%	74	1.3%	10	0.2%	5,564
2017 Five-Year ACS	5,405	96%	171	3%	54	1%	5,630

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.

There were a total of 5,630 households with incomplete plumbing facilities in 2017, representing 0.3 percent of households in Converse County. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

<b>Table II.5.69</b> <b>Households with Incomplete Plumbing Facilities</b> Converse County 2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	4,673	5,546	5,612
Lacking Complete Plumbing Facilities	21	18	18
<b>Total Households</b>	<b>4,694</b>	<b>5,564</b>	<b>5,630</b>
<b>Percent Lacking</b>	<b>0.4%</b>	<b>0.3%</b>	<b>0.3%</b>

There were 5,630 households lacking complete kitchen facilities in 2017, compared to 4,694 households in 2000. This was a change from 0.4 percent of households in 2000 to 0.3 percent in 2017.

<b>Table II.5.70</b> <b>Households with Incomplete Kitchen Facilities</b> Converse County 2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	4,676	5,535	5,612
Lacking Complete Kitchen Facilities	18	29	18
<b>Total Households</b>	<b>4,694</b>	<b>5,564</b>	<b>5,630</b>
<b>Percent Lacking</b>	<b>0.4%</b>	<b>0.5%</b>	<b>0.3%</b>

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, 13.9 of households had a cost burden and 5.7 percent had a severe cost burden. Some 20.3 percent of renters were cost burdened, and 4.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.9 percent and a severe cost burden rate of 3.9 percent. Owner occupied households with a mortgage had a cost burden rate of 15.4 percent, and severe cost burden at 7.7 percent.

**Table II.5.71**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Converse County  
 2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2010 Five-Year ACS	1,859	78.5%	409	17.3%	99	4.2%	0	0%	2,367
2017 Five-Year ACS	1,853	76.2%	374	15.4%	188	7.7%	16	0.7%	2,431
<b>Owner Without a Mortgage</b>									
2010 Five-Year ACS	1,470	91%	77	4.8%	59	3.7%	10	0.6%	1,616
2017 Five-Year ACS	1,517	89.7%	100	5.9%	66	3.9%	9	0.5%	1,692
<b>Renter</b>									
2010 Five-Year ACS	862	54.5%	301	19%	268	17%	150	9.5%	1,581
2017 Five-Year ACS	831	55.1%	306	20.3%	65	4.3%	305	20.2%	1,507
<b>Total</b>									
2010 Five-Year AC	4,191	75.3%	787	14.1%	426	7.7%	160	2.9%	5,564
2017 Five-Year ACS	4,201	74.6%	780	13.9%	319	5.7%	330	5.9%	5,630

## COMMUTING PATTERNS

Table II.5.72, shows the place of work by county of residence. In 2010 72.5 percent of residents worked within the county they reside in with 26.8 percent working outside their home county. This compared to 80.4 percent of residents who worked within the county in which they resided and 18.6 percent of residents worked outside their home county.

<b>Table II.5.72</b> <b>Place of Work</b> Converse County 2010 & 2017 5 year ACS data				
Place of work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	4,945	72.5%	5,400	80.4%
Worked outside county of residence	1,824	26.8%	1,253	18.6%
Worked outside state of residence	48	0.7%	67	1%
<b>Total</b>	<b>6,817</b>	<b>100.0%</b>	<b>6,720</b>	<b>100.0%</b>

Table II.5.73, shows the aggregate travel time to work based on place of work and residence. In Converse County the total aggregate travel time was 150,065, with residents working in their home county spending a total of 78,845.

<b>Table II.5.73</b> <b>Aggregate Travel Time to Work (in Minutes)</b> Converse County 2010 & 2017 5 year ACS data				
Place of Work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	84,840	44%	78,845	52.5%
Worked outside county of residence	102,815	53.3%	68,010	45.3%
Worked outside State of residence	5,275	2.7%	3,210	2.1%
<b>Aggregate travel time to work (in minutes):</b>	<b>192,930</b>	<b>100.0%</b>	<b>150,065</b>	<b>100.0%</b>

Table II.5.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 192,930 minutes. Residents working within their home county spent an average of 14.6 minutes commuting to work, with those working outside their county of residence spending an average of 54.3 minutes on the commute.

<b>Table II.5.74</b> <b>Average Travel Time to Work (in Minutes)</b> Converse County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	17.2	14.6
Worked outside county of residence	56.4	54.3
Worked outside State of residence	109.9	47.9
<b>Average travel time to work (in minutes):</b>	<b>28.3</b>	<b>22.3</b>

Table II.5.75, shows the means of transportation to work. In 2017, 77 percent of commuters drove alone in a car, truck or van. Only 8.2 percent carpooled, with an additional 4.1 percent taking public transportation. There were also 418 persons or 6.2 percent who worked at home.

<b>Table II.5.75</b>				
<b>Means of Transportation to Work</b>				
Converse County				
2010 & 2017 5 year ACS data				
<b>Means</b>	<b>2010 5-year ACS</b>	<b>% of Total</b>	<b>2017 5-year ACS</b>	<b>% of Total</b>
Car, truck, or van: Drove alone	4,150	60.9%	5,176	77%
Car, truck, or van: Carpooled:	1,388	20.4%	548	8.2%
Public transportation (excluding taxicab):	444	6.5%	278	4.1%
Taxicab	0	0%	0	0%
Motorcycle	33	0.5%	65	1%
Bicycle	0	0%	13	0.2%
Walked	325	4.8%	195	2.9%
Other means	58	0.9%	27	0.4%
Worked at home	419	6.1%	418	6.2%
<b>Total</b>	<b>6,817</b>	<b>100.0%</b>	<b>6,720</b>	<b>100.0%</b>

Table II.5.76 shows the breakdown of the means of transportation by tenure. In 2017 58.7% percent of commuters owned their home and commuted alone by car, which compares to 46.5% percent in 2010. There were also 1,235 renters who drove alone in 2017 and accounted for 18.4% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 3.4% percent of the population, which compared to 53 renters, or 0.8 percent taking public of commuters

<b>Table II.5.76</b>				
<b>Means Of Transportation To Work By Tenure</b>				
Converse County				
2010 & 2017 5 year ACS data				
<b>Tenure</b>	<b>2010 5-year ACS</b>	<b>% of Total</b>	<b>2017 5-year ACS</b>	<b>% of Total</b>
<b>Car, truck, or van - drove alone:</b>				
Owner	3,172	46.5%	3,939	58.7%
Renter	978	14.3%	1,235	18.4%
<b>Car, truck, or van - carpooled:</b>				
Owner	955	14%	445	6.6%
Renter	433	6.4%	102	1.5%
<b>Public transportation (excluding taxicab):</b>				
Owner	394	5.8%	225	3.4%
Renter	50	0.7%	53	0.8%
<b>Walked:</b>				
Owner	191	2.8%	106	1.6%
Renter	134	2%	89	1.3%
<b>Taxicab, motorcycle, bicycle, or other means:</b>				
Owner	84	1.2%	105	1.6%
Renter	7	0.1%	0	0%
<b>Worked at home:</b>				
Owner	277	4.1%	308	4.6%
Renter	142	2.1%	109	1.6%
<b>Total:</b>	<b>6,817</b>	<b>100.0%</b>	<b>6,716</b>	<b>100.0%</b>

## 2018 Converse County Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 2018 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.5.77, shows the current CHAS housing problem estimates for the period of 2011-2015. 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 594 owner occupied and 500 renter occupied households experiencing a housing problem.

<b>Table II.5.77</b>			
<b>Households with Housing Problems by Income</b>			
Converse County			
2011-2015 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	130	180	310
30.1-50% HAMFI	215	130	345
50.1-80% HAMFI	90	105	195
80.1-95% HAMFI	70	15	85
95 – 115% HAMFI	39	0	39
115.1% HAMFI or more	50	70	120
<b>Total</b>	<b>594</b>	<b>500</b>	<b>1,094</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	70	115	185
30.1-50% HAMFI	285	85	370
50.1-80% HAMFI	555	270	825
80.1-95% HAMFI	330	140	470
95 – 115% HAMFI	390	75	465
115.1% HAMFI or more	1,945	265	2,210
<b>Total</b>	<b>3,575</b>	<b>950</b>	<b>4,525</b>
<b>Not Computed</b>			
30% HAMFI or less	45	0	45
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>45</b>	<b>0</b>	<b>45</b>
<b>Total</b>			
30% HAMFI or less	245	295	540
30.1-50% HAMFI	500	215	715
50.1-80% HAMFI	645	375	1,020
80.1-95% HAMFI	400	155	555
95 – 115% HAMFI	429	75	504
115.1% HAMFI or more	1,995	335	2,330
<b>Total</b>	<b>4,214</b>	<b>1,450</b>	<b>5,664</b>

Table II.5.78, shows the total estimated housing by tenure for Converse County. As can be seen, in 2030 there are estimated to be a total of 4,614 owner and 1,729 renter occupied households or a total of 6,343 households. By 2050 there are estimated to be 5,442 owner, 2,028 renter for a total of 7,470 households in Converse County.

Year	Owner	Renter	Total
2017	4,123	1,507	5,630
2020	4,138	1,563	5,701
2025	4,377	1,646	6,023
2030	4,614	1,729	6,343
2035	4,839	1,809	6,648
2040	5,050	1,886	6,936
2045	5,249	1,959	7,208
2050	5,442	2,028	7,470

Table II.5.79, 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 2017, 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 491 owner-occupied and 222 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 1,840 households, of which 183 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 337 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

<b>Table II.5.79</b>								
<b>Incremental Housing Demand Forecast</b>								
Converse County								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2017</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%	0	1	15	29	42	54	65	77
30.1-50%	0	2	30	58	85	110	134	157
50.1-80%	0	2	39	75	110	142	172	202
80.1-95%	0	1	24	47	68	88	107	125
95.1-115%	0	2	26	50	73	94	115	134
115+%	0	7	120	232	339	439	533	624
<b>Total</b>	<b>0</b>	<b>13</b>	<b>254</b>	<b>491</b>	<b>716</b>	<b>927</b>	<b>1,126</b>	<b>1,319</b>
<b>Renter</b>								
0-30%	0	11	28	45	61	77	92	106
30.1-50%	0	8	21	33	45	56	67	77
50.1-80%	0	14	36	57	78	98	117	135
80.1-95%	0	6	15	24	32	41	48	56
95.1-115%	0	3	7	11	16	20	23	27
115+%	0	13	32	51	70	88	104	120
<b>Total</b>	<b>0</b>	<b>56</b>	<b>139</b>	<b>222</b>	<b>302</b>	<b>379</b>	<b>452</b>	<b>521</b>
<b>Total</b>								
0-30%	0	12	43	74	103	131	157	183
30.1-50%	0	10	51	91	130	166	201	234
50.1-80%	0	17	75	133	188	240	289	337
80.1-95%	0	7	39	70	100	129	155	181
95.1-115%	0	4	33	61	89	114	138	161
115+%	0	20	152	284	409	526	638	745
<b>Total</b>	<b>0</b>	<b>69</b>	<b>393</b>	<b>713</b>	<b>1,018</b>	<b>1,306</b>	<b>1,578</b>	<b>1,840</b>

Table II.5.80 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. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 1,101 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 1,900 owner and 1,041 renter occupied households for a total of 2,941 quality households.

<b>Table II.5.80</b>								
<b>Incremental Total Housing Need Forecast</b>								
Converse County								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2017</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%	127	128	142	156	169	181	193	204
30.1-50%	210	212	240	269	295	320	344	367
50.1-80%	88	90	127	163	198	230	260	290
80.1-95%	68	70	93	115	136	156	175	194
95.1-115%	38	40	64	88	111	133	153	172
115+%	49	56	169	281	388	488	582	673
<b>Total</b>	<b>581</b>	<b>595</b>	<b>835</b>	<b>1,072</b>	<b>1,297</b>	<b>1,508</b>	<b>1,707</b>	<b>1,900</b>
<b>Renter</b>								
0-30%	187	198	215	232	249	264	279	293
30.1-50%	135	143	156	168	180	191	202	212
50.1-80%	109	124	145	167	187	207	226	244
80.1-95%	16	22	30	39	48	56	64	71
95.1-115%	0	3	7	11	16	20	23	27
115+%	73	86	105	124	143	160	177	193
<b>Total</b>	<b>520</b>	<b>576</b>	<b>659</b>	<b>742</b>	<b>822</b>	<b>899</b>	<b>972</b>	<b>1,041</b>
<b>Total</b>								
0-30%	314	327	357	388	417	445	472	497
30.1-50%	345	356	396	437	475	512	546	579
50.1-80%	197	214	272	330	385	437	486	534
80.1-95%	84	91	123	154	184	213	239	265
95.1-115%	38	43	71	100	127	152	176	199
115+%	122	142	274	405	530	648	759	866
<b>Total</b>	<b>1,101</b>	<b>1,170</b>	<b>1,494</b>	<b>1,814</b>	<b>2,119</b>	<b>2,407</b>	<b>2,679</b>	<b>2,941</b>

## 2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 1,398 loans purchased in Converse County between 1979 and 2018, with 26 occurring in fiscal 2017. The average home size over the period was 1,140 square feet and 1,266 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1976. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$47,367. The average purchase price in fiscal 2018 was \$149,753. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 53.8 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**