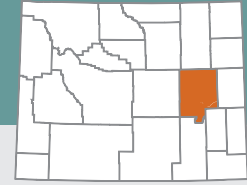




CONVERSE COUNTY HOUSING REPORT



Converse County's housing report is a tool to help the community understand its current housing picture.

Converse County enjoys a nice mix of housing and fewer people spend too much on housing than Wyoming or the United States. However, the greatest need for housing is for those families making 0-50% of AMI.

A lack of the right type of housing for the people who live in an area can lead to issues of affordability, quality and suitable space for family size. The chart below is an estimate of demand resulting from these issues.



Area Median Income (AMI) is the middle income in an area. Half of the households in the area make more than the AMI and half make less.

- Most federal housing assistance is available to people who are at 50% or lower of AMI, or half the average income.
- Some assistance is available at 80% of AMI or lower.
- Generally, those families who earn over 120% of AMI have enough disposable income to have housing choices both in quality and cost.
- The missing middle are those families who earn 80-120% of AMI - this is generally referred to as "workforce" housing, keeping in mind that many families who are below 80% of AMI work several jobs to be able to afford housing and work in industries that are vital to our communities, such as accommodations, food service and retail.

RENTER RATE^[1]
26.6%

Converse County has the 18th highest percentage of renters in Wyoming.

POVERTY RATE^[2]
9.0%
Wyoming 11.1%

Converse County has the 17th highest poverty rate in Wyoming.

HOUSEHOLD INCOME^[2]
\$5,561/MO.
Wyoming Average: \$4,930

Converse County has the 5th highest household income in Wyoming.

UNEMPLOYMENT^[3]
4.4%
Wyoming unemployment rate: 4.2%

Want to know more?
Check out the full report at wyomingcda.com/demographics

HOUSING DEMAND^[4]

Affordable housing is spending 30% or less on mortgage or rent.

Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment*	Shortage Rental Units Needed**	Affordable Housing Purchase Price*	Shortage Units for Purchase
0% - 30%	\$0-\$584	203	\$0-\$90,426	92
31% - 50%	\$584-\$973	153	\$90,426-\$150,658	189
51% - 80%	\$973-\$1,557	—	\$150,658-\$241,084	112
81% - 95%	\$1,557-\$1,848	4	\$241,084-\$286,142	39
96% - 115%	\$1,848-\$2,238	—	\$286,142-\$346,529	34
115%	\$2,238	69	\$346,529	58

*Estimations by the Wyoming Business Council
** No figures indicates no data available.

[1] US Census Bureau, American Community Survey; [2] US Census Bureau, Quick Facts; [3] Department of Employment, Labor Market Statistics; [4] 2018 WCDA Housing Needs Forecast



510
NET COMMUTER
OUTFLOW

Commuting ^[6]

Outflow indicates a possible lack of jobs that fit the skillsets and needs of commuters.

Commuting Out

to Natrona Cty., WY	912
to Campbell Cty., WY	744
to Johnson Cty., WY	63
to Denver Cty., CO	51
to Arapahoe Cty., CO	47

Commuting In

from Natrona Cty., WY	874
from Platte Cty., WY	112
from Uinta Cty., WY	68
from Campbell Cty., WY	56
from Niobrara Cty., WY	31

TOP 5 EMPLOYERS ^[5]



MINING

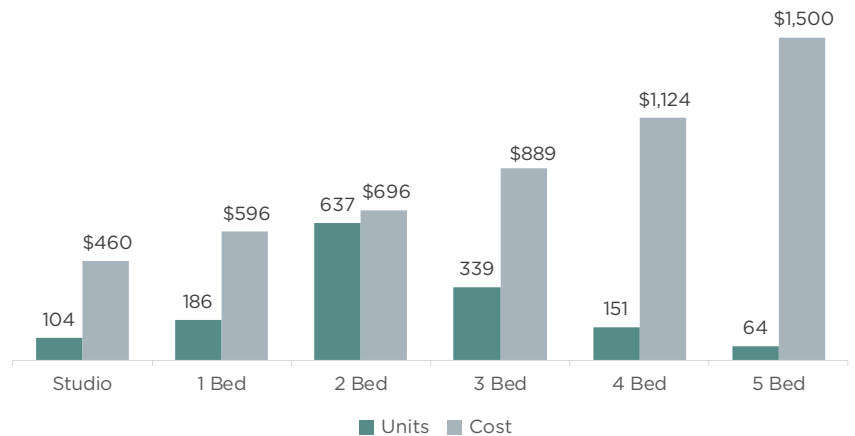
1,070
EMPLOYEES

\$6,667
MONTHLY WAGE

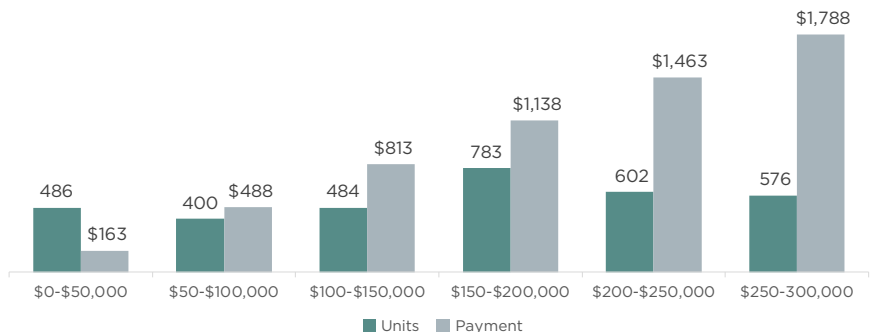
EMPLOYEES MONTHLY WAGE

2. HEALTH CARE & SOCIAL ASSISTANCE	629	\$4,906
3. PUBLIC ADMINISTRATION	613	\$3,395
4. EDUCATIONAL SERVICES	596	\$3,433
5. WHOLESALE TRADE, TRANSPORTATION, & UTILITIES	529	\$6,239

HOW AFFORDABLE IS RENTAL HOUSING? ^[7]



HOW AFFORDABLE IS IT TO OWN YOUR OWN HOME? ^[8]



Housing Stock



CONVERSE COUNTY
AVERAGE HOUSING AGE ^[9]
42

WYOMING
AVERAGE HOUSING AGE ^[9]
42

60.3% of housing in Converse County was built before 1980

Pre-1980 housing may not meet current construction standards.

Converse County ranks 11th in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

How does Converse County's housing mix compare to other counties? ^[9]

Unit Type	Number of Units	Percent of Mix
Single Family	3,875	69.5%, (19)
Duplex	93	1.7%, (13)
Tri or Four Plex	128	2.3%, (14)
Apartment	478	8.6%, (7)
Trailer/Other	1,002	18.0%, (6)

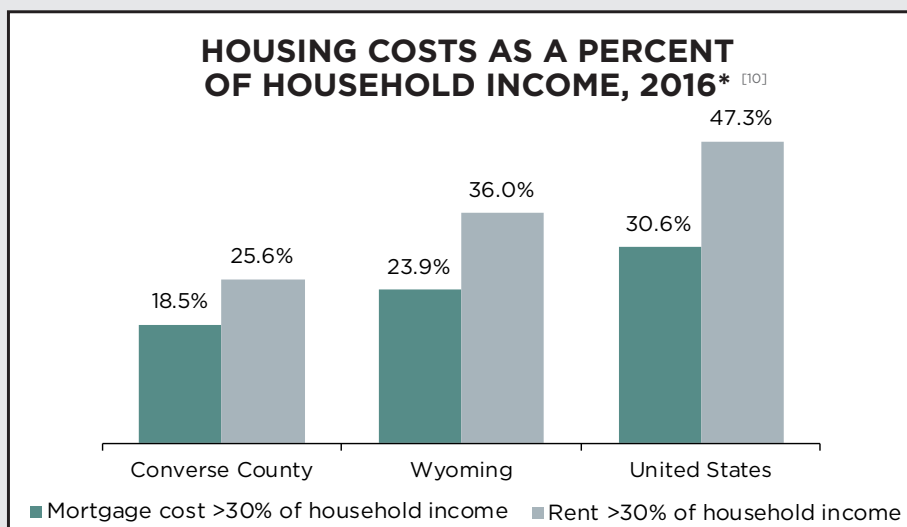
Age of housing** ^[9]

Year Built	Value*	Percent of Mix
<1939	190,700	11.6%
1940-49	261,600	4.4%
1950-59	183,100	7.2%
1960-69	169,400	4.2%
1970-79	184,500	32.9%
1980-89	210,000	17.3%
1990-99	172,200	6.5%
2000-09	262,800	12.9%
2010-Present	—	3.0%

***No figure represents unavailable data.*

Careers and Cost Burden

Converse County is No. 23 in the state for people spending more than half their income on housing (5%) and 14th for those spending 31-50% of income on housing (13%). Converse County ranks 4th in the state for access to affordable housing.



** ACS five-year estimates used. 2016 represents average characteristics from 2012-2016; 2010 represents 2006-2010.*

How much can households afford? ^[11]

Max Monthly Payment	Number of Households
\$0-313	417
\$314-563	431
\$564-813	680
\$814-1,063	484
\$1,064-1,375	567
\$1,376-2,188	1,383
\$2,189-3,438	1,200
\$3,439-5,000	414

^[9] 2018 WCDA Housing Needs Forecast; ^[10] Head Water Economics, Populations at Risk 2015; ^[11] datausa.io, Housing & Living Data

Community Demographics

How much monthly income does a family need to

LIVE WITHOUT ASSISTANCE?^[12]



ONE ADULT
\$1,563



TWO ADULTS,
1 CHILD
\$3,508



Calculate your situation at
wywf.org/self-sufficiency-calculator



25%

OF CHILDREN ARE IN SINGLE-PARENT FAMILIES^[13]

Converse County has the 12th highest amount of children in single-parent families.

VULNERABLE POPULATIONS

SUPPLEMENTAL SECURITY INCOME (DISABILITY)^[14]

6.9%

CASH PUBLIC ASSISTANCE INCOME^[14]

1.1%

FOOD STAMP/SNAP^[14]

7.8%



POPULATION OVER 65^[15]
2,209

16% of Converse County's population is over 65.

LOW INCOME TAX CREDIT UNITS^[14]

54

Converse County has the 14th most units per capita.

ASSISTED LIVING BEDS^[16]

34

Converse County has the 10th most assisted living beds per capita.

NURSING HOME BEDS^[16]

60

Converse County has the 15th most nursing home beds per capita.