

## HOT SPRINGS COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Hot Spring County's population increased from 4,812 in 2010 to 4,822 in 2012, or by 0.2 percent. This compares to a statewide population growth of 2.3 percent over the period.<sup>87</sup> The number of people from 25 to 44 years of age increased by 5.8 percent, and the number of people from 55 to 64 years of age increased by 8.1 percent. The white population decreased by 0.5 percent, while the black population increased by 133.3 percent. The Hispanic population increased from 105 to 144 people between 2010 and 2012 or by 37.1 percent. These data are presented in Table II.9.1, below.

<b>Table II.9.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Hot Spring County						
2010 Census and 2012 Current Census Estimates						
Subject	Hot Springs County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
<b>Population</b>	<b>4,812</b>	<b>4,822</b>	<b>0.2%</b>	<b>563,626</b>	<b>576,412</b>	<b>2.3%</b>
<b>Age</b>						
Under 14 years	805	767	-4.7%	113,371	113,773	0.4%
15 to 24 years	472	476	0.8%	78,460	79,861	1.8%
25 to 44 years	895	947	5.8%	144,615	149,367	3.3%
45 to 54 years	784	700	-10.7%	83,577	78,964	-5.5%
55 to 64 years	768	830	8.1%	73,513	78,939	7.4%
65 and Over	1,088	1,102	1.3%	70,090	75,508	7.7%
<b>Race</b>						
White	4,638	4,613	-0.5%	529,110	536,450	1.4%
Black	12	28	133.3%	5,135	8,555	66.6%
American Indian and Alaskan Native	72	83	15.3%	14,457	15,003	3.8%
Asian	20	23	15.0%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	3	2	-33.3%	521	575	10.4%
Two or more races	67	73	9.0%	9,754	10,646	9.1%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	105	144	37.1%	50,231	54,770	9.0%

Table II.9.2, on the following page, presents the population of Hot Springs County by age and gender from the 2010 census and 2012 intercensal estimates. The 2010 census count showed a total of 2,377 males, who accounted for 49.4 percent of the population, and the remaining 50.6 percent, or 2,435 persons, were female. In 2012 the number of females fell to 2,430 persons which accounted for 50.4 percent of the population, while the remaining 46.9 percent, or 2,392 persons were male.

<sup>87</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.9.2</b>							
<b>Population by Age and Gender</b>							
Hot Springs County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	404	401	805	402	365	767	-4.7%
15 to 24 years	252	220	472	245	231	476	0.8%
25 to 44 years	466	429	895	504	443	947	5.8%
45 to 54 years	379	405	784	340	360	700	-10.7%
55 to 64 years	365	403	768	388	442	830	8.1%
65 and Over	511	577	1,088	513	589	1,102	1.3%
<b>Total</b>	<b>2,377</b>	<b>2,435</b>	<b>4,812</b>	<b>2,392</b>	<b>2,430</b>	<b>4,822</b>	<b>0.2%</b>
% of Total	49.4%	50.6%	.	49.6%	50.4%	.	.

At the time of the 2010 Census, there were 86 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 decreased by 40.7 percent, as shown in Table II.9.3, below.

<b>Table II.9.3</b>			
<b>Group Quarters Population</b>			
Hot Springs County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>88</sup>	15	8	-46.7%
Juvenile Facilities	.	11	100.0%
Nursing Homes	118	50	-57.6%
Other Institutions	12	.	-100.0%
<b>Total</b>	<b>145</b>	<b>69</b>	<b>-52.4%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	.	17	100.0%
<b>Total</b>	<b>.</b>	<b>17</b>	<b>100.0%</b>
<b>Group Quarters Population</b>	<b>145</b>	<b>86</b>	<b>-40.7%</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 conducts the American Community Survey. The Census Bureau quantifies the results as one-, three- and five year rolling averages. The one-year

<sup>88</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

sample only includes responses from the year the survey was implemented and is only applicable to communities of at least 60,000 people. The 3-year American Community Survey creates a rolling average over a three year period for communities of 20,000 or more. The five year American Community Survey creates a rolling average for a five year period and the results are available for much smaller areas. The data presented below are from the five year rolling average.

Table II.9.4, below, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 1,336 family households, of which 1,142 housed married couple families and 194 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 49 families, or a female householder with no husband present, of which there were 145 families. There were also an estimated 762 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Hot Springs County was 63.7 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Hot Springs County, 85.5 percent were married households, which compared to 80.5 percent in the State of Wyoming.

<b>Table II.9.4</b>				
<b>Household Type by Tenure</b>				
Hot Springs County 2007-2011 Five-Year ACS Data				
Family Type	Hot Springs County		State of Wyoming	
	Hot Springs County	% of Total	State of Wyoming	% of Total
Family households	1,336	63.7%	145,279	66.1%
Married-couple family	1,142	85.5%	116,920	80.5%
Owner-occupied housing units	878	76.9%	97,958	83.8%
Renter-occupied housing units	264	23.1%	18,962	16.2%
Other family	194	14.5%	28,359	19.5%
Male householder, no wife present	49	25.3%	9,289	32.8%
Owner-occupied housing units	42	85.7%	5,532	59.6%
Renter-occupied housing units	7	14.3%	3,757	40.4%
Female householder, no husband present	145	74.7%	19,070	67.2%
Owner-occupied housing units	101	69.7%	10,181	53.4%
Renter-occupied housing units	44	30.3%	8,889	46.6%
Nonfamily households	762	36.3%	74,349	33.9%
Owner-occupied housing units	363	47.6%	41,217	55.4%
Renter-occupied housing units	399	52.4%	33,132	44.6%
<b>Total</b>	<b>2,098</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Table II.9.5, on the following page, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 860 two-person family households, 147 three-person family households and 184 four-person family households. One-person non-family households made up 84.8 percent of all non-family households or an estimated 646 households. Hot Springs County’s two persons households made up 46.5 percent of total housing units and four person households made up an additional 8.8 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.9.5</b>				
<b>Household Type by Household Size</b>				
Hot Springs County				
2007-2011 Five-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Hot Springs County</b>				
One Person	.	646	646	30.8%
Two Person	860	116	976	46.5%
Three Person	147	0	147	7.0%
Four Person	184	0	184	8.8%
Five Person	128	0	128	6.1%
Six Person	2	0	2	0.1%
Seven Person	15	0	15	0.7%
<b>Total</b>	<b>1,336</b>	<b>762</b>	<b>2,098</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
<b>Total</b>	<b>145,279</b>	<b>74,349</b>	<b>219,628</b>	<b>100.0%</b>

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 976 two-person households, 788 were owner-occupied and 188 were renter-occupied. Of the 184 four-person households, 109 were owner-occupied and 75 were renter-occupied. Further household size data by tenure are presented in Table II.9.6, below.

<b>Table II.9.6</b>				
<b>Tenure by Household Size</b>				
Hot Springs County				
2007-2011 Five-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Hot Springs County</b>				
One Person	314	332	646	30.8%
Two Person	788	188	976	46.5%
Three Person	133	14	147	7.0%
Four Person	109	75	184	8.8%
Five Person	27	101	128	6.1%
Six Person	2	0	2	0.1%
Seven Person or more	11	4	15	0.7%
<b>Total</b>	<b>1,384</b>	<b>714</b>	<b>2,098</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

As shown in Table II.9.7, on the following page, Hot Springs County had a total of 2,527 housing units of which 2,098 or 83.0 percent were occupied. Of these occupied units, 66.0 percent, or 1,384 units were owner occupied, which compares to a statewide rate of 70.5. A total of 429 units or 17.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

<b>Table II.9.7</b>				
<b>Housing Units by Tenure</b>				
Hot Springs County 2007-2011 Five-Year ACS Data				
Tenure	Hot Springs County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,098	83.0%	219,628	84.8%
Owner-Occupied	1,384	66.0%	154,888	70.5%
Renter-Occupied	714	34.0%	64,740	29.5%
Vacant Housing Units	429	17.0%	39,362	15.2%
<b>Total Housing Units</b>	<b>2,527</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>

Table II.9.8, on the following page, shows that of the 429 housing units in Hot Springs County as reported in the 2011 ACS data, 26 or 6.1 percent were for rent and 0 or 0.0 percent were for sale. An estimated 170 units were for seasonal, recreational, or occasional use, and 168 or 39.2 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

<b>Table II.9.8</b>				
<b>Disposition of Vacant Housing Units</b>				
Hot Springs County 2007-2011 Five Year ACS Data				
Disposition	Hot Springs County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	26	6.1%	5,138	13.1%
Rented, but not occupied	0	0.0%	2,072	5.3%
For sale only	0	0.0%	2,921	7.4%
Sold, but not occupied	65	15.2%	983	2.5%
For seasonal, recreational, or occasional use	170	39.6%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	168	39.2%	10,249	26.0%
<b>Total</b>	<b>429</b>	<b>100.0%</b>	<b>39,362</b>	<b>100.0%</b>

Table II.9.9, at right, presents different income statistics for Hot Springs County. According to the 2011 ACS data averages, median family income for Hot Springs County was \$58,533 compared to the statewide average of \$69,058. Per capita income for Hot Springs County, which is calculated by dividing total income by population, was \$24,025, which compared to \$28,952 for the State of Wyoming.

<b>Table II.9.9</b>		
<b>Median and Per Capita Income</b>		
Hot Springs County 2007-2011 Five-Year ACS Data		
Income Type	Hot Springs County	Wyoming
Median Family Income	58,533	69,058
Median Household Income	43,063	56,380
Per Capita Income	24,025	28,952

Table II.9.10, on the following page, shows households by income for Hot Springs County and the State of Wyoming. In Hot Springs County, there were a total of 330 households or 15.7 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 297 households that had incomes between \$35,000 and \$49,999, which accounted for 14.2 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 12.9 percent of total households and numbered 270 in Hot Springs County.

<b>Table II.9.10 Households by Income</b> Hot Springs County 2007-2011 Five-Year ACS Data				
Income	Hot Springs County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	330	15.7%	21,222	9.7%
15,000 - 19,999	100	4.8%	10,180	4.6%
20,000 - 24,999	154	7.3%	10,638	4.8%
25,000 - 34,999	250	11.9%	23,696	10.8%
35,000 - 49,999	297	14.2%	31,275	14.2%
50,000 - 74,999	576	27.5%	44,469	20.2%
75,000 - 99,999	121	5.8%	31,675	14.4%
100,000 and above	270	12.9%	46,473	21.2%
<b>Total</b>	<b>2,098</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.9.11, below. In total, the poverty rate in Hot Springs County was 14.0 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Hot Springs County had a poverty rate of 8.7 percent and the female population had a poverty rate of 19.1 percent. There were 52 males and 107 females in poverty under the age of 5. Overall, 24.8 percent of persons in poverty in Hot Springs County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 60 individuals with incomes below the poverty level which represented 9.4 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

<b>Table II.9.11 Poverty by Age</b> Hot Springs County 2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Hot Springs County</b>				
5 and Below	52	107	159	24.8%
6 to 18	6	30	36	5.6%
18 to 64	124	262	386	60.2%
65 and Older	13	47	60	9.4%
<b>Total</b>	<b>195</b>	<b>446</b>	<b>641</b>	<b>100.0%</b>
Poverty Rate	8.7%	19.1%	14.0%	.
<b>State of Wyoming</b>				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
<b>Total</b>	<b>24,335</b>	<b>30,565</b>	<b>54,900</b>	<b>100.0%</b>
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.9.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Hot Springs County saw an average of 1,086 owner-occupied single-family units compared to 391 single-family rental units. In Hot Springs County, single-family units comprised 70.4 percent of all households compared with 71.7 percent statewide. Hot Springs

County had a total of 188 apartment rental units and total apartment units accounted for 9.0 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 329 mobile homes in Hot Springs County, which comprised 15.7 percent of all occupied housing units and compared to 13.8 statewide.

<b>Table II.9.12</b>				
<b>Households by Unit Type</b>				
Hot Springs County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Hot Springs County</b>				
Single-Family Unit	1,086	391	1,477	70.4%
Duplex	26	66	92	4.4%
Tri- or Four-Plex	10	1	11	0.5%
Apartments	1	188	189	9.0%
Mobile Homes	261	68	329	15.7%
Boat, RV, Van, Etc.	0	0	0	0.0%
<b>Total</b>	<b>1,384</b>	<b>714</b>	<b>2,098</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

Table II.9.13, below, shows the number of households by year of construction. As shown, 15.6 percent, or 328 units, were built in 1939 or earlier in the county, and another 280 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 64, which accounted for 3.1 percent of all households, and an additional 90 households, or 4.3 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

<b>Table II.9.13</b>				
<b>Households by Year Built</b>				
Hot Springs County 2007-2011 Five-Year ACS Data				
Year Built	Hot Springs County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	328	15.6%	25,099	11.4%
1940 to 1949	280	13.3%	10,841	4.9%
1950 to 1959	224	10.7%	22,067	10.0%
1960 to 1969	199	9.5%	19,430	8.8%
1970 to 1979	493	23.5%	52,134	23.7%
1980 to 1989	201	9.6%	34,742	15.8%
1990 to 1999	219	10.4%	26,856	12.2%
2000 to 2004	64	3.1%	14,190	6.5%
Built 2005 or Later	90	4.3%	14,269	6.5%
<b>Total</b>	<b>2,098</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>



Table II.9.14, below, displays housing units for Hot Springs County and the State of Wyoming. The number of rooms in Hot Springs County varied between households. Households with one room accounting for only 0.9 percent of total housing units, while households with five and six rooms accounted for 22.4 and 17.6 percent, respectively. The median number of rooms in Hot Springs County was 5 rooms, which compared to 6 statewide.

<b>Table II.9.14</b>				
<b>Housing Units by Number of Rooms</b>				
Hot Springs County 2007-2011 Five-Year ACS Data				
Number of Rooms	Hot Springs County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	22	0.9%	4,252	1.6%
Two	75	3.0%	6,593	2.5%
Three	283	11.2%	19,112	7.4%
Four	409	16.2%	44,741	17.3%
Five	567	22.4%	52,369	20.2%
Six	445	17.6%	40,122	15.5%
Seven	251	9.9%	31,810	12.3%
Eight	196	7.8%	25,589	9.9%
Nine or more	279	11.0%	34,402	13.3%
<b>Total</b>	<b>2,527</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>
Median Rooms	5	.	6	.

Table II.9.15, below, shows the number of households in the county by number of bedrooms and tenure. There were 11 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 30.8 percent of total households in Hot Springs County, which compared to 24.8 percent statewide. In Hot Springs County, the 738 households with three bedrooms accounted for 35.2 percent of all households, and there were only 179 five-bedroom or more households, which accounted for 8.5 percent of all households.

<b>Table II.9.15</b>				
<b>Households by Number of Bedrooms</b>				
Hot Springs County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Hot Springs County</b>				
None	0	11	11	.5%
One	49	190	239	11.4%
Two	445	201	646	30.8%
Three	569	169	738	35.2%
Four	200	85	285	13.6%
Five or more	121	58	179	8.5%
<b>Total</b>	<b>1,384</b>	<b>714</b>	<b>2,098</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	343	1,715	2,058	.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>



The age of a structure influences its value. As shown in Table II.9.16, at right, structures built in 1939 or earlier had a median value of \$150,600, while structures built between 1950 and 1959 had a median value of \$106,700 and those built between 1990 to 1999 had a median value of \$207,500. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$285,200 and \$262,500, respectively. The total average median value in Hot Springs County was \$136,000, which compared to \$181,900 in the State of Wyoming.

Year Built	Hot Springs County	State of Wyoming
1939 or earlier	150,600	148,000
1940 to 1949	86,800	130,200
1950 to 1959	106,700	155,800
1960 to 1969	145,500	171,100
1970 to 1979	127,400	180,100
1980 to 1989	78,800	194,300
1990 to 1999	207,500	224,800
2000 to 2004	285,200	247,900
Built 2005 or Later	262,500	245,700
<b>Total</b>	<b>136,000</b>	<b>181,900</b>

Household mortgage status is reported in Table II.9.17, below. In Hot Springs County, households with a mortgage accounted for 45.7 percent of all households or 633 housing units, and the remaining 54.3 percent or 751 units had no mortgage. Of those units with a mortgage, 87 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 546 or 86.3 percent had no second mortgage or no home equity loan.

Mortgage Status	Hot Springs County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	633	45.7%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	87	13.7%	16,846	17.7%
Second mortgage only	46	52.9%	8,326	49.4%
Home equity loan only	41	47.1%	8,520	50.6%
Both second mortgage and home equity loan	0	0.0%	733	0.8%
No second mortgage and no home equity loan	546	86.3%	77,715	81.6%
Housing units without a mortgage	751	54.3%	59,594	38.5%
<b>Total</b>	<b>1,384</b>	<b>100.0%</b>	<b>154,888</b>	<b>100.00%</b>

The median rent in Hot Springs County was \$468 as compared to \$591 statewide, as shown in Table II.9.18, below.

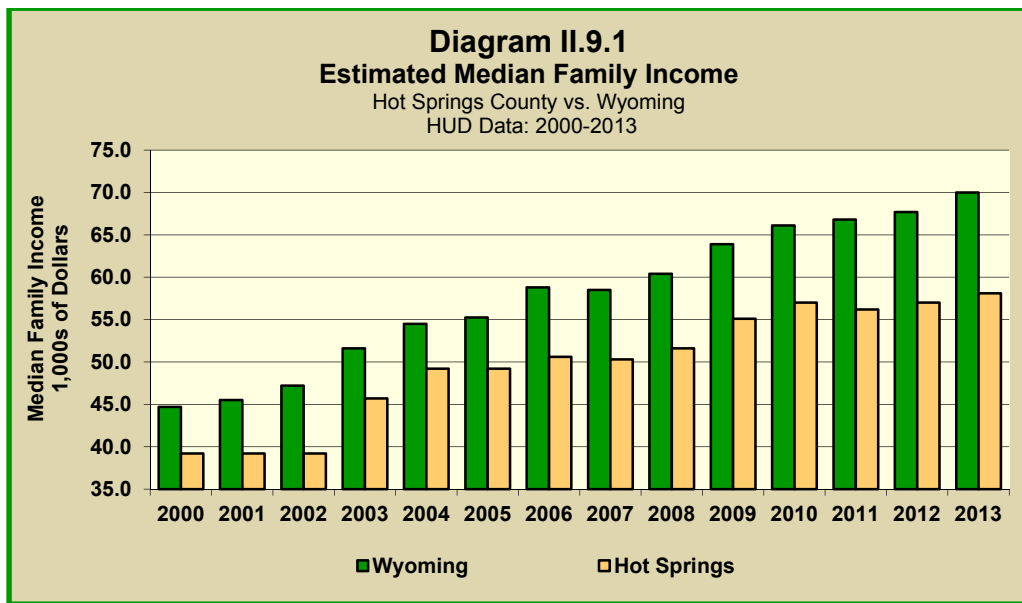
Place	Rent
Hot Springs County	\$468
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 21 persons during the first half of 2013. The driver’s license total exchanges since 2000 for Hot Springs County are presented below in Table II.9.19 and indicate a net increase of 672 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	141	104	37
2001	153	89	64
2002	140	122	18
2003	116	86	30
2004	128	86	42
2005	147	85	62
2006	134	90	44
2007	130	76	54
2008	176	85	91
2009	155	76	79
2010	131	56	75
2011	116	83	33
2012	113	91	22
2013 – First Half	69	48	21
<b>Total</b>	<b>1,849</b>	<b>1,177</b>	<b>672</b>

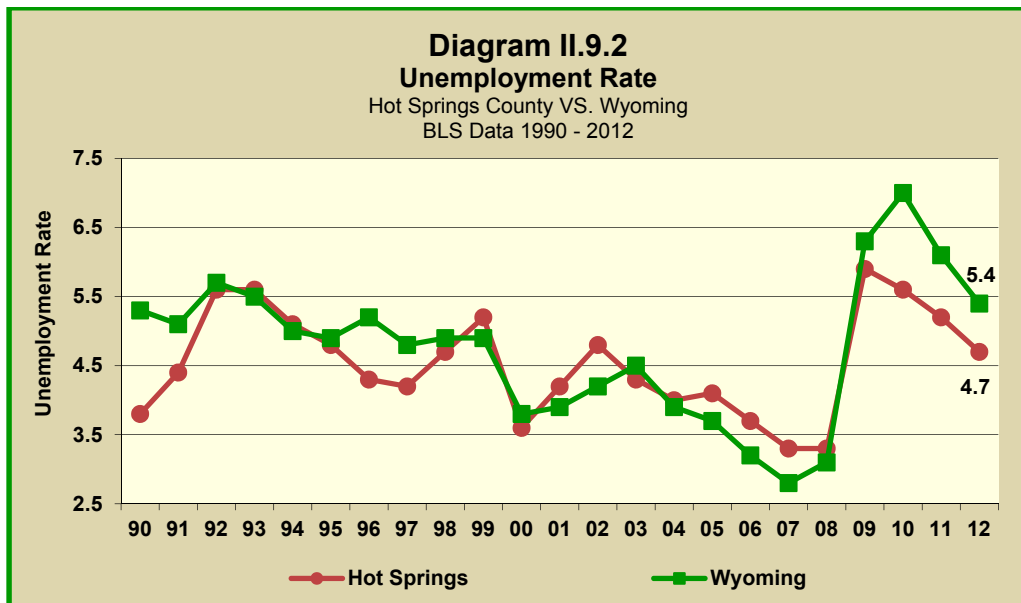
**Economics**

The HUD estimated MFI for Hot Springs County was \$58,100 in 2013.<sup>89</sup> This compares to Wyoming’s MFI of \$70,000. Diagram II.9.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Hot Springs County’s labor force, defined as the number of persons working or actively seeking work, decreased by 12 persons, from 2,617 in 2011 to 2,605 in 2012. Employment increased by 2 persons; unemployment decreased by 14 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.2 percent in 2011 to 4.7 in 2012, as shown on the following page in Diagram II.9.2.

<sup>89</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of covered workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.9.20, below, annual total monthly employment decreased by 0.28 percent between 2011 and 2012, from a total of 2,146 to 2,140 workers.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	1,936	1,757	1,804	1,781	1,840	1,936	2,030	2,033	2,048	2,051	2,089
Feb	1,911	1,774	1,792	1,805	1,841	1,935	1,994	2,033	2,061	2,091	2,080
Mar	1,932	1,791	1,815	1,798	1,930	1,969	2,010	2,025	2,089	2,112	2,108
Apr	1,969	1,864	1,852	1,875	1,960	2,011	2,061	2,031	2,113	2,112	2,149
May	2,037	1,901	1,936	1,921	1,988	2,070	2,105	2,097	2,162	2,171	2,181
Jun	2,083	2,007	1,991	2,017	2,041	2,135	2,166	2,156	2,223	2,246	2,221
Jul	2,059	1,957	1,929	1,945	1,991	2,045	2,136	2,123	2,197	2,190	2,185
Aug	2,030	1,942	1,906	1,906	1,957	2,000	2,109	2,109	2,162	2,186	2,191
Sep	1,954	1,853	1,863	1,862	1,940	2,002	2,106	2,117	2,173	2,191	2,146
Oct	1,963	1,873	1,843	1,866	1,923	2,013	2,053	2,082	2,119	2,126	2,104
Nov	1,931	1,821	1,853	1,876	1,934	2,026	2,043	2,069	2,115	2,121	2,098
Dec	1,949	1,818	1,852	1,846	1,938	2,028	2,048	2,077	2,089	2,159	2,129
<b>Annual</b>	<b>1,980</b>	<b>1,863</b>	<b>1,870</b>	<b>1,875</b>	<b>1,940</b>	<b>2,014</b>	<b>2,072</b>	<b>2,079</b>	<b>2,129</b>	<b>2,146</b>	<b>2,140</b>
% Change	-1.69	-5.91	0.38	0.27	3.47	3.81	2.88	0.34	2.41	0.80	-0.28

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.9.21, on the following page, annual average weekly wages increased by 3.17 percent between 2011 and 2012, from a total of \$630 to \$650.

<b>Table II.9.21</b>						
<b>Average Weekly Wages</b>						
Hot Springs County						
BLS QCEW Data, 2001–2012(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	403	390	400	459	413	.
2002	397	389	416	470	418	1.21
2003	409	398	409	462	419	0.24
2004	404	405	417	495	430	2.63
2005	427	441	466	532	466	8.37
2006	458	473	488	557	494	6.01
2007	506	513	541	604	541	9.51
2008	544	563	589	656	588	8.69
2009	568	554	569	598	572	-2.72
2010	583	571	603	655	603	5.42
2011	599	618	631	672	630	4.48
2012(p)	620	652	623	704	650	3.17

Total business establishments reported by the QCEW are displayed below in Table II.9.22. Annual establishments decreased by 0.84 percent between 2011 and 2012, from 238 to 240 establishments.

<b>Table II.9.22</b>						
<b>Number of Establishments</b>						
Hot Springs County						
BLS QCEW Data, 2001–2012(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	232	241	244	242	240	.
2002	239	234	234	232	235	-2.08
2003	224	229	227	227	227	-3.40
2004	225	224	222	225	224	-1.32
2005	224	226	222	223	224	0.00
2006	230	231	225	229	229	2.23
2007	230	236	235	242	236	3.06
2008	238	243	241	242	241	2.12
2009	240	243	241	242	242	0.41
2010	238	245	238	234	239	-1.24
2011	239	241	237	233	238	-0.42
2012(p)	238	238	241	243	240	0.84

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Hot Springs County recorded 3,399 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$213,003,000, and real per capita income was \$44,385 in 2011. Average earnings per job in the county was \$37,226 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

**Housing**

According to the Wyoming cost of living index, average apartment rent in Hot Springs County increased from \$435 in fourth quarter 2011 to \$543 in fourth quarter 2012, or by 24.8 percent. Detached single-family home rents increased by 7.4 percent and rents for mobile home lots remained unchanged.

Hot Springs County rental prices experienced average annualized increases of 3.7 percent for apartments, 3.1 percent for houses, and 1.3 percent for mobile home lots since second quarter 1998 through fourth quarter 2012.<sup>90</sup> These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.0 percent for mobile home lots. Table II.9.23, at right, presents the Hot Springs County data for each rental type.<sup>91</sup>

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Hot Springs County decreased from 1 to zero units between 2011 to 2012.

The value over the past decade, in real 2012 dollars, fluctuated from a high of \$301,400 in 2006 to a low of \$82,700 in 2005. These figures compare to the state average high of \$275,753 in 2000 and low of \$187,359 in 2003. Additional details of permit activity are given in Table II.9.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	314	150	380	332
Q4.98	322	142	354	325
Q2.99	321	142	372	276
Q4.99	285	150	393	279
Q2.00	292	150	370	353
Q4.00	303	150	343	309
Q2.01	344	150	361	314
Q4.01	336	150	339	323
Q2.02	298	150	374	349
Q4.02	373	150	398	313
Q2.03	339	150	380	312
Q4.03	378	150	404	.
Q2.04	367	150	403	304
Q4.04	364	150	385	363
Q2.05	371	150	391	361
Q4.05	346	150	411	.
Q2.06	385	150	433	.
Q4.06	386	150	458	380
Q2.07	397	150	464	.
Q4.07	395	150	477	425
Q2.08	401	150	492	.
Q4.08	435	150	493	.
Q2.09	413	150	459	.
Q4.09	406	150	486	478
Q2.10	437	150	498	.
Q4.10	438	183	534	450
Q2.11	416	183	588	.
Q4.11	435	183	557	.
Q2.12	436	183	577	.
Q4.12	543	183	598	.

<sup>90</sup> Data from 1986 to 1997 for Hot Springs County is not reported by the EAD.

<sup>91</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

<b>Table II.9.24</b> <b>Building Permits and Valuation</b> Hot Springs County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas				WCDA		Single-Family Per Unit Valuation: 1000s of Real 2012 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects		HOME Projects
1980	7	2	.	.	9	.	.	130.2
1981	22	.	.	.	22	.	.	135.0
1982	7	2	.	.	9	.	.	85.3
1983	11	.	4	16	31	.	.	111.9
1984	11	.	.	.	11	.	.	97.8
1985	2	.	.	.	2	.	.	39.3
1986	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	.	.	137.6
1989	1	.	.	.	1	.	.	213.9
1990	1	.	.	.	1	.	.	148.5
1991	.	.	.	.	.	.	.	.
1992	1	.	.	.	1	.	.	117.5
1993	.	.	.	.	.	.	.	.
1994	3	.	.	.	3	.	4	118.0
1995	3	.	.	.	3	.	.	134.8
1996	4	.	.	.	4	.	.	113.3
1997	4	.	4	.	8	.	.	164.8
1998	4	.	.	5	9	.	.	111.2
1999	4	.	.	.	4	.	.	130.7
2000	4	.	.	.	4	.	.	114.3
2001	1	.	.	.	1	.	.	177.9
2002	3	.	.	.	3	.	.	95.9
2003	1	.	.	.	1	.	.	239.0
2004	5	.	.	.	5	.	.	130.4
2005	3	2	.	.	5	.	.	82.7
2006	7	.	.	.	7	.	.	301.4
2007	8	.	.	.	8	.	.	180.7
2008	3	2	.	.	5	.	.	216.1
2009	.	.	.	.	.	.	.	.
2010	1	.	.	.	1	.	.	77.0
2011	1	.	.	.	1	.	.	127.2
2012	.	.	.	.	.	.	.	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Hot Springs County was \$129,612. This represented an increase of 5.0 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406 or an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.9.25, on the following page.

**Table II.9.25**  
**Average Sales Prices**  
Hot Springs County vs. Wyoming  
DOR Data, 2000–2012

Year	Hot Springs Average Price (\$)	Hot Springs Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	70,625	-4.59	131,207	.
2001	86,840	22.96	128,771	-1.86
2002	86,625	-0.25	138,295	7.40
2003	78,705	-9.14	148,276	7.22
2004	85,615	8.78	159,558	7.61
2005	97,453	13.83	178,183	11.67
2006	122,544	25.75	219,438	23.15
2007	125,576	2.47	265,044	20.78
2008	133,421	6.2	256,045	-3.40
2009	148,296	11.1	241,622	-5.63
2010	146,474	-1.23	250,958	3.86
2011	123,438	-15.7	241,301	-3.85
2012	129,612	5.0	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the June 2013.<sup>92</sup> During June 2013, a total of 20 surveys were completed by property managers in Hot Springs County. Of the 191 rental units surveyed, 10 were vacant, indicating a vacancy rate of 5.24 percent, as shown in Table II.9.26, below. This rate compares to a 8.23 percent vacancy rate one year ago and a statewide June 2013 vacancy rate of 5.37 percent.

**Table II.9.26**  
**Total Units, Vacant Units, and Vacancy Rate**  
Hot Springs County  
RVS Data, 2001–First Survey 2012

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	259	14	5.41%
2001b	6	235	15	6.38%
2002a	8	145	16	11.03%
2002b	9	162	19	11.73%
2003a	6	141	15	10.64%
2003b	12	212	21	9.91%
2004a	11	250	17	6.80%
2004b	8	171	8	4.68%
2005a	8	181	15	8.29%
2005b	9	206	14	6.80%
2006a	9	205	9	4.39%
2006b	8	212	18	8.49%
2007a	8	185	10	5.41%
2007b	12	228	12	5.26%
2008a	13	269	25	9.29%
2008b	13	153	9	5.88%
2009a	12	187	11	5.88%
2009b	10	185	15	8.11%
2010a	17	206	17	8.25%
2010b	20	218	12	5.50%
2011a	21	241	26	10.79%
2011b	22	251	19	7.57%
2012a	21	243	20	8.23%
2012b	18	249	7	2.81%
2013a	20	191	10	5.24%

<sup>92</sup>Those signified as a in the “year” column of Table II.9.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.



Diagram II.9.3, on the following page, shows the historical vacancy rate for Hot Springs County and Wyoming. As can be seen, the vacancy rate in Hot Springs County has been consistently higher than the statewide rate, until the December 2012 survey.

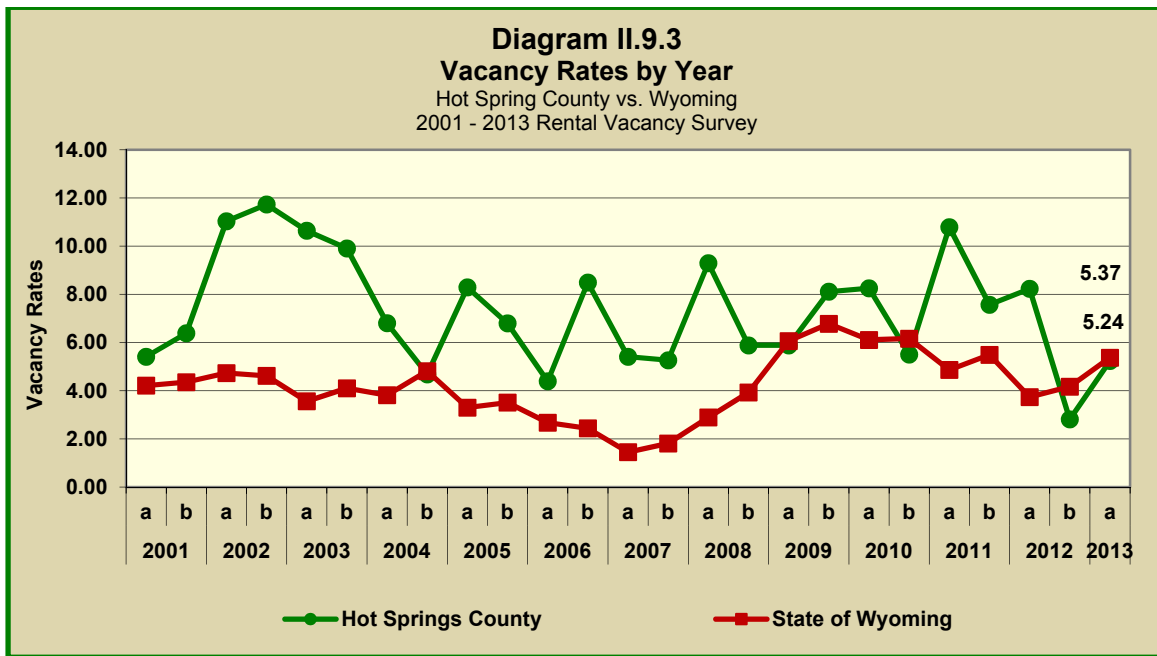


Diagram II.9.4, below, shows the average rent of single-family and apartment units in Hot Springs County. In the first half of 2013, average rents for single-family units fell slightly to \$611 and average rents for apartments decreased to \$485.

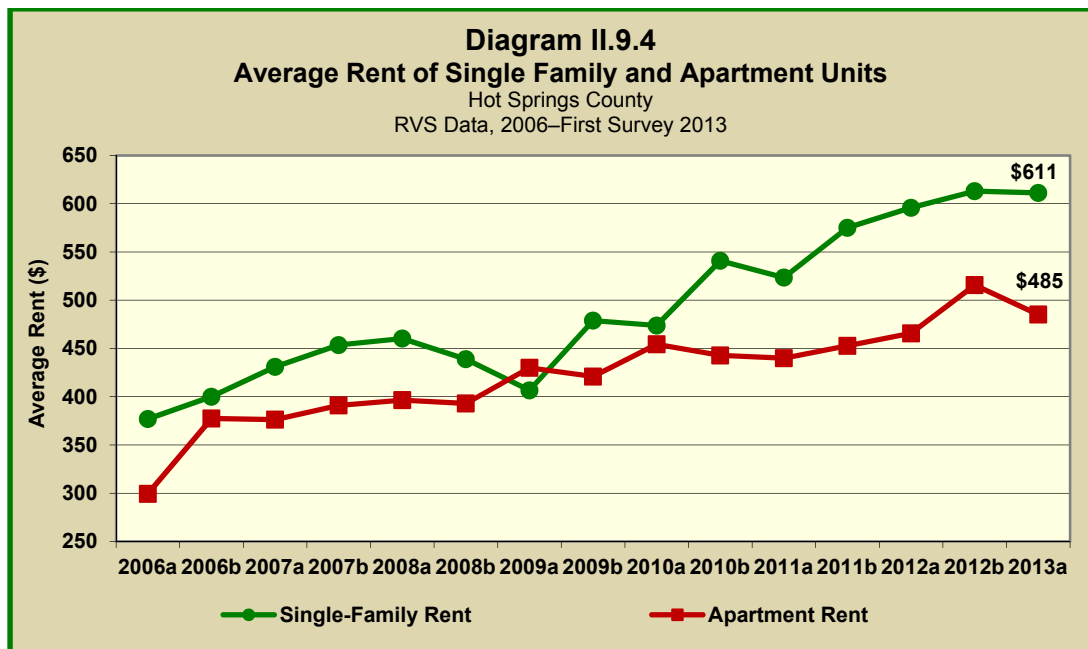


Table II.9.27 below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 52 single family units in Hot Spring County, with 3 of them available. This translates into a single family vacancy rate of 5.8%, which compares to a single family vacancy rate of 4.04% for the State of Wyoming. There were 124 apartment units

reported in the survey, with 7 of them available, which resulted in a vacancy rate of 5.6%. This compares to a statewide vacancy rate of 5.91% for apartment units across the state.

<b>Table II.9.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Hot Spring County			
RVS Data, First Survey 2013			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	52	3	5.8%
Duplex units	5	0	0.0%
Apartments	124	7	5.6%
Mobile Homes	10	0	0.0%
"Other" Units	0	0	0.0%
Don't Know	0	0	0.0%
<b>Total</b>	<b>191</b>	<b>10</b>	<b>5.2%</b>

Table II.9.28, below reports units by bedroom size. One bedroom units were the most common type of reported single family unit, with 10 units. The most common apartment units were two bedroom units, with 59 units. Additional details for additional unit types are reported found below.

<b>Table II.9.28</b>							
<b>Rental Units by Bedroom Size</b>							
Hot Spring County							
RVS Data, First Survey 2013							
<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	1	0	0	.	1
One	10	0	13	0	0	.	23
Two	9	1	59	4	0	.	73
Three	9	2	6	6	0	.	23
Four	4	0	0	0	0	.	4
Five	1	0	0	0	0	.	1
Don't Know	19	2	45	0	0	0	66
<b>Total</b>	<b>52</b>	<b>5</b>	<b>124</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>191</b>

Average market-rate rents by unit type are shown in Table II.9.29, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

<b>Table II.9.29</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Hot Spring County						
RVS Data, First Survey 2013						
<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>Total</b>
Efficiency	.	.	\$250	.	.	\$250
One	\$353	.	\$396	.	.	\$377
Two	\$547	\$340	\$475	\$419	.	\$483
Three	\$845	\$500	\$644	\$463	.	\$640
Four	\$873	.	.	.	.	\$873
Five	\$750	.	.	.	.	\$750
<b>Total</b>	<b>\$611</b>	<b>\$420</b>	<b>\$485</b>	<b>\$460</b>	<b>.</b>	<b>\$540</b>

Table II.9.30, below, shows vacancy rates for single family units by average rental rates for Hot Spring County. Single family units with the lowest vacancy rate had an average rent of less than 500 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.9.30</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Hot Spring County			
RVS Data, First Survey 2013			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	9	0	0%
\$500 to \$1,000	40	2	5.0%
\$1,000 to \$1,500	3	1	33.3%
Above \$1,500	.	.	.
Missing	0	0	0%
<b>Total</b>	<b>52</b>	<b>3</b>	<b>5.8%</b>

The average rent and availability of apartment units is displayed in Table II.9.31, below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 5.41 percent.

<b>Table II.9.31</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Hot Spring County			
RVS Data, First Survey 2013			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	50	3	6.0%
\$500 to \$1,000	74	4	5.4%
\$1,000 to \$1,500	.	.	.
Above \$1,500	.	.	.
Missing	0	0	0%
<b>Total</b>	<b>124</b>	<b>7</b>	<b>5.6%</b>

Table II.9.32, below, shows the condition of rental units by unit type for Hot Spring County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

<b>Table II.9.32</b>							
<b>Condition by Unit Type</b>							
Hot Spring County							
RVS Data, First Survey 2013							
<b>Conditions</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>
Poor	.	.	.	.	.	.	.
Fair	1	0	0	0	0	.	1
Average	9	0	1	6	0	.	16
Good	38	0	75	4	0	.	117
Excellent	4	3	20	0	0	.	27
Don’t Know	0	2	28	0	0	0	30
<b>Total</b>	<b>52</b>	<b>5</b>	<b>124</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>191</b>

The availability of single family units based on their condition is displayed in Table II.9.33, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

<b>Table II.9.33</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Hot Spring County			
RVS Data, First Survey 2013			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor	.	.	.
Fair	1	1	100.0%
Average	9	0	0%
Good	38	1	2.6%
Excellent	4	1	25.0%
Don't Know	0	0	0%
<b>Total</b>	<b>52</b>	<b>3</b>	<b>5.8%</b>

Table II.9.34, at right, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 0.0 percent.

<b>Table II.9.34</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Hot Spring County			
RVS Data, First Survey 2013			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor	.	.	.
Fair	0	0	0%
Average	1	0	0%
Good	75	7	9.3%
Excellent	20	0	0%
Don't Know	28	0	0%
<b>Total</b>	<b>124</b>	<b>7</b>	<b>5.6%</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.9.35 below, respondents in Hot Spring County said they would prefer 7 more single family units, 30 more apartment units, and 20 units of all types. In total respondents indicated they wished to own or manage an additional 59 units.

<b>Table II.9.35</b>	
<b>If you had the opportunity to own/manage more units, how many would you prefer</b>	
Hot Spring County	
RVS Data, First Survey 2013	
<b>Unit Type</b>	<b>More Units</b>
Single family units	7
Duplex Units	2
Apartments	30
Mobile homes	.
Other	.
Don't Know	.
All types	20
<b>Total</b>	<b>59</b>

The fiscal year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 10 respondents in Hot Springs County. Of the incoming persons 60.0 percent owned their own home, with the remaining 40.0 percent renting. All respondents lived in single family households, which

accounted for 100.0 percent of responses. Additional survey data are presented in **Volume II. Technical Appendix.**

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 347 loans purchased in Hot Spring County between 1979 and 2013, with four occurring in fiscal 2013. The average home size over the period was 1,223 square feet and 1,275 square feet in fiscal 2013. For homes receiving a WCDA loan in fiscal 2013, the average year a home was built was 1946. The average household income in fiscal 2013 in nominal terms, without the effects of inflation being taken into consideration, was \$48,682. The average purchase price in fiscal 2013 was \$130,375. In fiscal 2013 and 50.0 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

**Housing Problems**

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2011 five-year ACS data, 4 or 0.2 percent of households in Hot Springs County were overcrowded and another 0 or .0 percent of units were severely overcrowded, as shown in Table II.9.36, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.9.36</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Hot Springs County				
2007-2011 Five-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Hot Springs County</b>				
<b>Owner</b>				
Households	1,384	0	0	1,384
Percentage	100.0%	0.0%	0.0%	100.0%
<b>Renter</b>				
Households	710	4	0	714
Percentage	99.4%	0.6%	0.0%	100.0%
<b>Total</b>				
Households	2,094	4	0	2,098
Percentage	99.8%	0.2%	0.0%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
<b>Renter</b>				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
<b>Total</b>				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2011 five-year ACS, a total of 132 units or 5.2 percent of all housing units in Hot Springs County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.9.37, at right.

<b>Table II.9.37</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Hot Springs County 2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Hot Springs County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	2,395	251,420
Lacking Complete Kitchen Facilities	132	7,570
<b>Total Housing Units</b>	<b>2,527</b>	<b>258,990</b>
Percent Lacking	5.2%	2.9%

At the time of the 2011 ACS, a total of 74 units or 2.9 percent of all housing units in Hot Springs County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.9.38, at right.

<b>Table II.9.38</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Hot Springs County 2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Hot Springs County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	2,453	252,719
Lacking Complete Plumbing Facilities	74	6,271
<b>Total Households</b>	<b>2,527</b>	<b>258,990</b>
Percent Lacking	2.9%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Hot Springs County, 9.7 percent of households had a cost burden and 9.5 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 7.4 percent of homeowners with a mortgage in Hot Springs County experienced a cost burden and 7.6 percent experienced a severe cost burden, while 15.5 percent of renters had a cost burden and 16.5 percent had a severe cost burden, as shown in Table II.9.39, on the following page.

<b>Table II.9.39</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Hot Springs County					
2007-2011 Five-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Hot Springs County</b>					
<b>Owner With a Mortgage</b>					
Households	538	47	48	0	633
Percent	85.0%	7.4%	7.6%	0.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	672	46	33	0	751
Percent	89.5%	6.1%	4.4%	0.0%	100.0%
<b>Renter</b>					
Households	371	111	118	114	714
Percent	52.0%	15.5%	16.5%	16.0%	100.0%
<b>Total</b>					
Households	1,581	204	199	114	2,098
Percent	75.4%	9.7%	9.5%	5.4%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
<b>Renter</b>					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
<b>Total</b>					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%