

## HOT SPRINGS COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Hot Spring County's population increased from 4,812 in 2010 to 4,847 in 2013, or by .7 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 6.6 percent, and the number of people from 55 to 64 years of age increased by 12.1 percent. The white population decreased by -.6 percent, while the black population increased by 258.3 percent. The Hispanic population increased from 105 to 175 people between 2010 and 2013 or by 66.7 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 2013 Current Census Estimates						
Subject	Hot Springs County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
<b>Population</b>	<b>4,812</b>	<b>4,847</b>	<b>.7%</b>	<b>563,626</b>	<b>582,658</b>	<b>3.4%</b>
<b>Age</b>						
Under 14 years	805	801	-.5%	113,371	115,337	1.7%
15 to 24 years	472	475	.6%	78,460	80,908	3.1%
25 to 44 years	895	954	6.6%	144,615	151,055	4.5%
45 to 54 years	784	639	-18.5%	83,577	76,258	-8.8%
55 to 64 years	768	861	12.1%	73,513	80,411	9.4%
65 and Over	1,088	1,117	2.7%	70,090	78,689	12.3%
<b>Race</b>						
White	4,638	4,612	-.6%	529,110	539,936	2.0%
Black	12	43	258.3%	5,135	10,186	98.4%
American Indian and Alaskan Native	72	81	12.5%	14,457	15,258	5.5%
Asian	20	31	55.0%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	3	2	-33.3%	521	630	20.9%
Two or more races	67	78	16.4%	9,754	11,142	14.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	105	175	66.7%	50,231	56,363	12.2%

Table II.9.2, on the following page, presents the population of Hot Springs County by age and gender from the 2010 Census and 2013 current census 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 2013, the number of males rose to 2,401 persons, and accounted for 49.5 percent of the population, with the remaining 50.5 percent, or 2,446 persons being female.

<b>Table II.9.2</b>							
<b>Population by Age and Gender</b>							
Hot Springs County							
2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	404	401	805	428	373	801	-.5%
15 to 24 years	252	220	472	237	238	475	.6%
25 to 44 years	466	429	895	489	465	954	6.6%
45 to 54 years	379	405	784	328	311	639	-18.5%
55 to 64 years	365	403	768	393	468	861	12.1%
65 and Over	511	577	1,088	526	591	1,117	2.7%
<b>Total</b>	<b>2,377</b>	<b>2,435</b>	<b>4,812</b>	<b>2,401</b>	<b>2,446</b>	<b>4,847</b>	<b>0.7%</b>
% of Total	49.4%	50.6%	.	49.5%	50.5%	.	.

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>99</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 distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

<sup>99</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the census tract level, and considered more robust than the one or three year sample estimates.

Table II.9.4, below, shows data on household type by tenure in the 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 1,319 family households, of which 1,121 housed married couple families and 198 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 85 families, or a female householder with no husband present, of which there were 113 families. There were also an estimated 919 “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 58.9 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Hot Springs County, 85.0 percent were married households, which compared to 80.3 percent in the State of Wyoming.

<b>Table II.9.4</b>				
<b>Household Type by Tenure</b>				
Hot Springs County 2009-2013 5-Year ACS Data				
Family Type	Hot Springs County		State of Wyoming	
	Hot Springs County	% of Total	State of Wyoming	% of Total
Family households	1,319	58.9%	147,018	66.0%
Married-couple family	1,121	85.0%	118,096	80.3%
Owner-occupied housing units	885	78.9%	98,615	83.5%
Renter-occupied housing units	236	21.1%	19,481	16.5%
Other family	198	15.0%	28,922	19.7%
Male householder, no wife present	85	6.4%	9,489	32.8%
Owner-occupied housing units	80	94.1%	5,628	59.3%
Renter-occupied housing units	5	5.9%	3,861	40.7%
Female householder, no husband present	113	8.6%	19,433	67.2%
Owner-occupied housing units	89	78.8%	9,887	50.9%
Renter-occupied housing units	24	21.2%	9,546	49.1%
Nonfamily households	919	41.1%	75,828	34.0%
Owner-occupied housing units	521	56.7%	42,072	55.5%
Renter-occupied housing units	398	43.3%	33,756	44.5%
<b>Total</b>	<b>2,238</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Table II.9.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 768 two-person family households, 290 three-person family households and 125 four-person family households. One-person non-family households made up 85.6 percent of all non-family households or an estimated 787 households. Hot Springs County’s two persons households made up 40.2 percent of total housing units and four person households made up an additional 5.6 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

<b>Table II.9.5</b>				
<b>Household Type by Household Size</b>				
Hot Springs County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Hot Springs County</b>				
One Person	.	787	787	35.2%
Two Person	768	132	900	40.2%
Three Person	290	0	290	13.0%
Four Person	125	0	125	5.6%
Five Person	118	0	118	5.3%
Six Person	0	0	0	.0%
Seven Person	18	0	18	.8%
<b>Total</b>	<b>1,319</b>	<b>919</b>	<b>2,238</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
<b>Total</b>	<b>147,018</b>	<b>75,828</b>	<b>222,846</b>	<b>100.0%</b>

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 900 two-person households, 759 were owner-occupied and 141 were renter-occupied. Of the 125 four-person households, 86 were owner-occupied and 39 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Hot Springs County</b>				
One Person	450	337	787	35.2%
Two Person	759	141	900	40.2%
Three Person	222	68	290	13.0%
Four Person	86	39	125	5.6%
Five Person	40	78	118	5.3%
Six Person	0	0	0	.0%
Seven Person or more	18	0	18	.8%
<b>Total</b>	<b>1,575</b>	<b>663</b>	<b>2,238</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

As seen in Table II.9.7, on the following page, Hot Springs County had a total of 2,580 housing units of which 2,238 or 86.7 percent were occupied. Of these occupied units, 70.4 percent, or 1,575 units were owner occupied, which compares to a statewide rate of 70.1. A total of 342 units or 13.3 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.9.7 Housing Units by Tenure</b> Hot Springs County 2009-2013 5-Year ACS Data				
Tenure	Hot Springs County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,238	86.7%	222,846	84.7
Owner-Occupied	1,575	70.4%	156,202	70.1
Renter-Occupied	663	29.6%	66,644	29.9
Vacant Housing Units	342	13.3%	40,194	15.3
<b>Total Housing Units</b>	<b>2,580</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0</b>

Table II.9.8, below, shows that of the 342 housing units in Hot Springs County as reported in the 2013 ACS data, 10 or 2.9 percent were for rent and 0 or 0.0 percent were for sale. An estimated 203 units were for seasonal, recreational, or occasional use, and 129 or 37.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

<b>Table II.9.8 Disposition of Vacant Housing Units</b> Hot Springs County 2009-2013 5-Year ACS Data				
Disposition	Hot Springs County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	10	2.9%	5,920	14.7%
Rented, but not occupied	0	.0%	1,757	4.4%
For sale only	0	.0%	2,733	6.8%
Sold, but not occupied	0	.0%	774	1.9%
For seasonal, recreational, or occasional use	203	59.4%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	129	37.7%	10,684	26.6%
<b>Total</b>	<b>342</b>	<b>100.0%</b>	<b>40,194</b>	<b>100.0%</b>

Table II.9.9, at right, presents different income statistics for Hot Springs County. According to the 2013 ACS data averages, median family income for Hot Springs County was \$56,344 compared to the statewide average of \$70,868. Per capita income for Hot Springs County, which is calculated by dividing total income by population, was \$26,544, which compared to \$28,902 for the State of Wyoming.

<b>Table II.9.9 Median and Per Capita Income</b> Hot Springs County 2009-2013 5-Year ACS Data		
Income Type	Hot Springs County	Wyoming
Median Family Income	56,344	70,868
Median Household Income	42,019	57,406
Per Capita Income	26,544	28,902

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 284 households or 12.7 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 415 households that had incomes between \$35,000 and \$49,999, which accounted for 18.5 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 13.9 percent of total households and numbered 310 in Hot Springs County.

<b>Table II.9.10</b> <b>Households by Income</b> Hot Springs County 2009-2013 5-Year ACS Data				
Income	Hot Springs County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	284	12.7%	21,737	9.8%
15,000 - 19,999	110	4.9%	10,770	4.8%
20,000 - 24,999	166	7.4%	10,936	4.9%
25,000 - 34,999	330	14.7%	22,748	10.2%
35,000 - 49,999	415	18.5%	30,917	13.9%
50,000 - 74,999	470	21.0%	43,782	19.6%
75,000 - 99,999	153	6.8%	32,050	14.4%
100,000 and above	310	13.9%	49,906	22.4%
<b>Total</b>	<b>2,238</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.9.11, below. In total, the poverty rate in Hot Springs County was 11.9 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Hot Springs County had a poverty rate of 9.5 percent and the female population had a poverty rate of 14.2 percent. There were 31 males and 53 females in poverty under the age of 5. Overall, 14.9 percent of persons in poverty in Hot Springs County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 66 individuals with incomes below the poverty level which represented 11.7 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.9.11</b> <b>Poverty by Age</b> Hot Springs County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Hot Springs County</b>				
5 and Below	31	53	84	14.9%
6 to 18	30	44	74	13.2%
18 to 64	134	204	338	60.1%
65 and Older	24	42	66	11.7%
<b>Total</b>	<b>219</b>	<b>343</b>	<b>562</b>	<b>100.0%</b>
Poverty Rate	9.5%	14.2%	11.9%	.
<b>State of Wyoming</b>				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
<b>Total</b>	<b>28,711</b>	<b>35,032</b>	<b>63,743</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11.5%	.

Table II.9.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Hot Springs County saw an average of 1,237 owner-occupied single-family units compared to 289 single-family rental units. In Hot Springs County, single-family units comprised 68.2 percent of all households compared with 71.8 percent statewide. Hot Springs County had a total of 178 apartment rental units and total apartment units accounted for 8.0

percent of all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 399 mobile homes in Hot Springs County, which comprised 17.8 percent of all occupied housing units and compared to 13.4 statewide.

<b>Table II.9.12 Households by Unit Type</b> Hot Springs County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Hot Springs County</b>				
Single-Family Unit	1,237	289	1,526	68.2%
Duplex	0	45	45	2.0%
Tri- or Four-Plex	9	79	88	3.9%
Apartments	2	178	180	8.0%
Mobile Homes	327	72	399	17.8%
Boat, RV, Van, Etc.	0	0	0	.0%
<b>Total</b>	<b>1,575</b>	<b>663</b>	<b>2,238</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

Table II.9.13, below, shows the number of households by year of construction. As shown, 15.5 percent, or 347 units, were built in 1939 or earlier in the county, and another 254 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 166, which accounted for 7.4 percent of all households, and an additional 5 households, or .2 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

<b>Table II.9.13 Households by Year Built</b> Hot Springs County 2009-2013 5-Year ACS Data				
Year Built	Hot Springs County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	347	15.5%	24,806	11.1%
1940 to 1949	254	11.3%	10,660	4.8%
1950 to 1959	249	11.1%	22,003	9.9%
1960 to 1969	182	8.1%	18,965	8.5%
1970 to 1979	517	23.1%	50,045	22.5%
1980 to 1989	280	12.5%	33,947	15.2%
1990 to 1999	238	10.6%	26,271	11.8%
2000 to 2004	166	7.4%	33,516	15.0%
Built 2005 or Later	5	.2%	2,633	1.2%
<b>Total</b>	<b>2,238</b>	<b>100.0%</b>	<b>222,846</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 4.1 percent of total housing units, while households with five and six rooms accounted for 17.2 and 19.1 percent, respectively. The median number of rooms in Hot Springs County was 5 rooms, which compared to 6 statewide.

<b>Table II.9.14 Housing Units by Number of Rooms</b> Hot Springs County 2009-2013 5-Year ACS Data				
Number of Rooms	Hot Springs County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	106	4.1%	4,380	1.7%
Two	54	2.1%	6,986	2.7%
Three	305	11.8%	19,468	7.4%
Four	458	17.8%	43,545	16.6%
Five	443	17.2%	52,356	19.9%
Six	493	19.1%	40,659	15.5%
Seven	215	8.3%	32,683	12.4%
Eight	205	7.9%	25,669	9.8%
Nine or more	301	11.7%	37,294	14.2%
<b>Total</b>	<b>2,580</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0%</b>
Median Rooms	5	.	6	.

Table II.9.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 15 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 32.3 percent of total households in Hot Springs County, which compared to 24.2 percent statewide. In Hot Springs County, the 754 households with three bedrooms accounted for 33.7 percent of all households, and there were only 181 five-bedroom or more households, which accounted for 8.1 percent of all households.

<b>Table II.9.15 Households by Number of Bedrooms</b> Hot Springs County 2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Hot Springs County</b>				
None	0	15	15	.7%
One	79	207	286	12.8%
Two	522	200	722	32.3%
Three	608	146	754	33.7%
Four	229	51	280	12.5%
Five or more	137	44	181	8.1%
<b>Total</b>	<b>1,575</b>	<b>663</b>	<b>2,238</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</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 \$151,200, while structures built between 1950 and 1959 had a median value of \$126,300 and those built between 1990 to 1999 had a median value of \$200,800. 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 \$267,100 and \$, respectively. The total average median value in Hot Springs County was \$143,900, which compared to \$185,900 in the State of Wyoming.

<b>Table II.9.16</b> <b>Median Value by Year Structure Built</b> Hot Springs County 2009-2013 5-Year ACS Data		
Year Built	Hot Springs County	State of Wyoming
1939 or earlier	151,200	154,300
1940 to 1949	87,300	136,700
1950 to 1959	126,300	156,800
1960 to 1969	167,200	176,000
1970 to 1979	129,800	182,000
1980 to 1989	111,700	196,100
1990 to 1999	200,800	225,600
2000 to 2004	267,100	253,100
Built 2005 or Later		239,800
<b>Total</b>	<b>143,900</b>	<b>185,900</b>

Household mortgage status is reported in Table II.9.17, below. In Hot Springs County, households with a mortgage accounted for 46.1 percent of all households or 726 housing units, and the remaining 53.9 percent or 849 units had no mortgage. Of those units with a mortgage, 61 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 665 or 91.6 percent had no second mortgage or no home equity loan.

<b>Table II.9.17</b> <b>Mortgage Status</b> Hot Springs County 2009-2013 5-Year ACS Data				
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	726	46.1%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	61	8.4%	13,352	14.3%
Second mortgage only	52	85.2%	6,691	50.1%
Home equity loan only	9	14.8%	6,661	49.9%
Both second mortgage and home equity loan	0	.0%	598	.6%
No second mortgage and no home equity loan	665	91.6%	79,545	85.1%
Housing units without a mortgage	849	53.9%	62,707	40.1%
<b>Total</b>	<b>1,575</b>	<b>100.0%</b>	<b>156,202</b>	<b>100.00%</b>

The median rent in Hot Springs County was \$485 as compared to \$647 statewide, as seen in Table II.9.18, below.

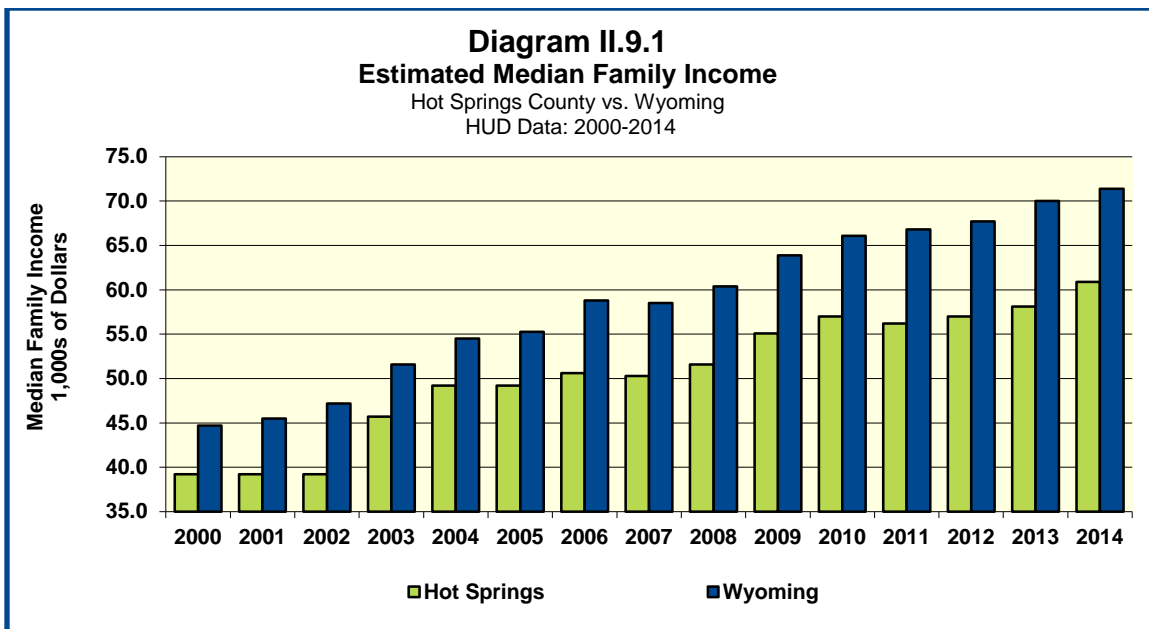
<b>Table II.9.18</b> <b>Median Rent</b> Hot Springs County 2009-2013 5-Year ACS Data	
Place	Rent
Hot Springs County	\$485
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 26 persons during 2014. 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 699 persons over the time period.

<b>Table II.9.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Hot Springs County			
WYDOT Data, 2000–2014			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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	134	112	22
2014	124	98	26
<b>Total</b>	<b>2,038</b>	<b>1,339</b>	<b>699</b>

**Economics**

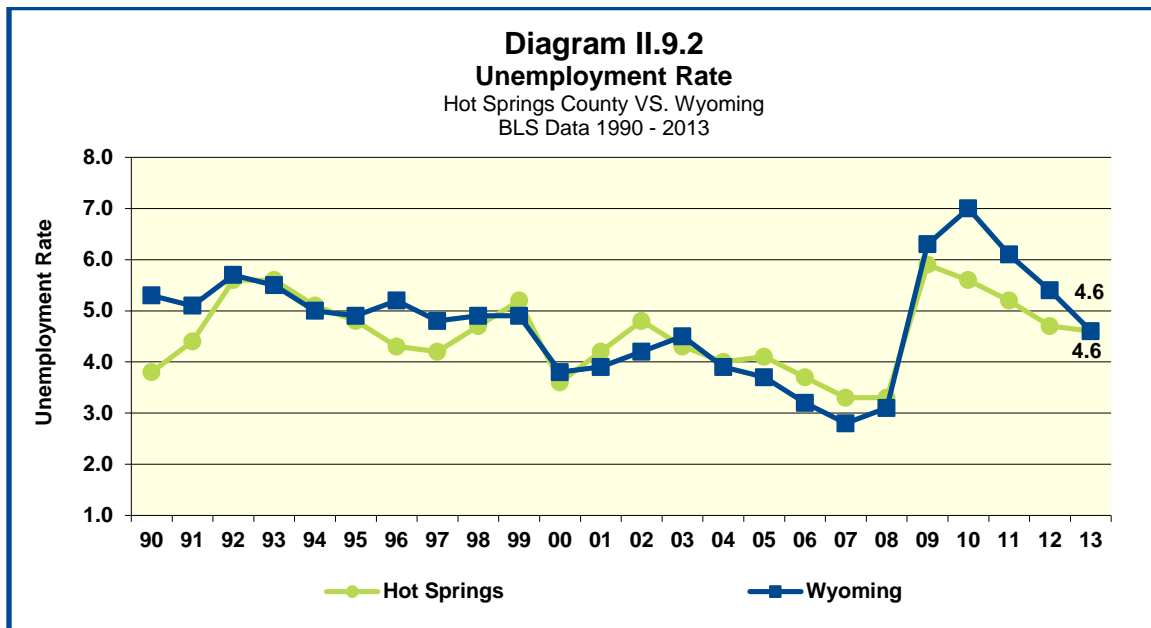
The HUD estimated MFI for Hot Springs County was \$60,900 in 2014.<sup>100</sup> This compares to Wyoming’s MFI of \$71,400. Diagram II.9.1, below, illustrates the estimated MFI for 2000 through 2014.



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 9 persons, from 2,613 in 2012 to 2,604 in 2013. Employment decreased by 5 persons; unemployment decreased by 4 persons; and the unemployment rate, the number of unemployed

<sup>100</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.

persons as a percentage of the labor force, decreased from 4.7 percent in 2012 to 4.6 in 2013, as shown below in Diagram II.9.2.



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 0.61 percent between 2012 and 2013, from a total of 2,140 to 2,127 workers. Preliminary estimates shows employment increased to 2,181 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	1,804	1,781	1,840	1,936	2,030	2,033	2,048	2,051	2,089	2,071	2,050
Feb	1,792	1,805	1,841	1,935	1,994	2,033	2,061	2,091	2,080	2,073	2,056
Mar	1,815	1,798	1,930	1,969	2,010	2,025	2,089	2,112	2,108	2,075	2,087
Apr	1,852	1,875	1,960	2,011	2,061	2,031	2,113	2,112	2,149	2,087	2,071
May	1,936	1,921	1,988	2,070	2,105	2,097	2,162	2,171	2,181	2,175	2,129
Jun	1,991	2,017	2,041	2,135	2,166	2,156	2,223	2,246	2,221	2,224	2,181
Jul	1,929	1,945	1,991	2,045	2,136	2,123	2,197	2,190	2,185	2,178	.
Aug	1,906	1,906	1,957	2,000	2,109	2,109	2,162	2,186	2,191	2,189	.
Sep	1,863	1,862	1,940	2,002	2,106	2,117	2,173	2,191	2,146	2,196	.
Oct	1,843	1,866	1,923	2,013	2,053	2,082	2,119	2,126	2,106	2,106	.
Nov	1,853	1,876	1,934	2,026	2,043	2,069	2,115	2,121	2,098	2,080	.
Dec	1,852	1,846	1,938	2,028	2,048	2,077	2,089	2,159	2,129	2,074	.
<b>Annual</b>	<b>1,870</b>	<b>1,875</b>	<b>1,940</b>	<b>2,014(p)</b>	<b>2,072</b>	<b>2,079</b>	<b>2,129</b>	<b>2,146</b>	<b>2,140</b>	<b>2,127</b>	.
% Change	0.38	0.27	3.47	#VALUE!	#VALUE!	0.34	2.41	0.80	-0.28	-0.61	.

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 5.23 percent between 2012 and

2013, from a total of \$650 to \$684. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$714.

Table II.9.21 Average Weekly Wages Hot Springs County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
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	620	652	623	704	650	3.17
2013	639	681	666	751	684	5.23
2014(p)	671	714	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.9.22. Annual establishments decreased by 1.67 percent between 2012 and 2013, from 240 to 236 establishments. Preliminary estimates indicate the total number of establishments increased to 230 in the second quarter of 2014.

Table II.9.22 Number of Establishments Hot Springs County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
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	238	238	241	241	240	0.84
2013	241	239	236	229	236	-1.67
2014(p)	228	230	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Hot Springs County recorded 3,416 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 \$232,033,000, and real per capita income was \$47,871 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$37,866 in 2013, while Wyoming average earnings per job was \$52,420. 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 \$471 in second quarter 2013 to \$488 in second quarter 2014, or by 3.6 percent. Detached single-family home rents increased by 0.8 percent and rents for mobile home lots remained unchanged.

Hot Springs County rental prices experienced average annualized increases of 2.8 percent for apartments, 3.1 percent for houses, and 1.3 percent for mobile home lots since second quarter 1998 through second quarter 2014.<sup>101</sup> These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. Table II.9.23, at right, presents the Hot Springs County data for each rental type.<sup>102</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 remained at zero units in 2012 to 2013.

The value over the past decade, in real 2013 dollars, fluctuated from a high of \$303,143 in 2006 to a low of \$83,025 in 2005. These figures compare to the state average high of \$289,650 in 2013 and low of \$187,810 in 2002. Additional details of permit activity are given in Table II.9.24, on the following page.

<b>Table II.9.23</b> <b>Semiannual Average Monthly Rental Prices</b> Hot Springs County EAD Data, Fourth Quarter 1986–Second Quarter 2014				
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	.
Q2.13	471	183	617	.
Q4.13	482	183	597	.
Q2.14	488	183	622	.

<sup>101</sup> Data from 1986 to 1997 for Hot Springs County is not reported by the EAD.

<sup>102</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, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	7	2	.	.	9	.	.	129.4	.
1981	22	.	.	.	22	.	.	134.2	.
1982	7	2	.	.	9	.	.	84.7	.
1983	11	.	4	16	31	.	.	111.1	52.7
1984	11	.	.	.	11	.	.	97.4	.
1985	2	.	.	.	2	.	.	39.1	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	.	.	137.4	.
1989	1	.	.	.	1	.	.	213.3	.
1990	1	.	.	.	1	.	.	148.3	.
1991	.	.	.	.	.	.	.	.	.
1992	1	.	.	.	1	.	.	117.7	.
1993	.	.	.	.	.	.	.	.	.
1994	3	.	.	.	3	.	4	118.0	.
1995	3	.	.	.	3	.	.	134.7	.
1996	4	.	.	.	4	.	.	113.3	.
1997	4	.	4	.	8	.	.	164.9	.
1998	4	.	.	5	9	.	.	111.4	59.4
1999	4	.	.	.	4	.	.	131.0	.
2000	4	.	.	.	4	.	.	114.4	.
2001	1	.	.	.	1	.	.	178.0	.
2002	3	.	.	.	3	.	.	96.1	.
2003	1	.	.	.	1	.	.	239.5	.
2004	5	.	.	.	5	.	.	130.8	.
2005	3	2	.	.	5	.	.	83.0	.
2006	7	.	.	.	7	.	.	303.1	.
2007	8	.	.	.	8	.	.	182.2	.
2008	3	2	.	.	5	.	.	218.4	.
2009	.	.	.	.	.	.	.	.	.
2010	1	.	.	.	1	.	.	78.0	.
2011	1	.	.	.	1	.	.	129.1	.
2012	.	.	.	.	.	.	.	.	.
2013	.	.	.	.	.	.	.	.	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Hot Springs County was \$149,745. This represented an increase of 15.5 percent from the previous year. In contrast, Wyoming’s average was \$281,345 or an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.9.25, on the following page.

<b>Table II.9.25</b> <b>Average Sales Prices</b> Hot Springs County vs. Wyoming DOR Data, 2000–2013				
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
2013	149,745	15.5	281,345	5.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the December 2014.<sup>103</sup> During December 2014, a total of 19 surveys were completed by property managers in Hot Springs County. Of the 220 rental units surveyed, 22 were vacant, indicating a vacancy rate of 10.0 percent, as shown in Table II.9.26, below. This rate compares to a 10.6 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 4.6 percent.

<b>Table II.9.26</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Hot Springs County RVS Data, June 2001–December 2014				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	259	14	5.4%
2001b	6	235	15	6.4%
2002a	8	145	16	11.0%
2002b	9	162	19	11.7%
2003a	6	141	15	10.6%
2003b	12	212	21	9.9%
2004a	11	250	17	6.8%
2004b	8	171	8	4.7%
2005a	8	181	15	8.3%
2005b	9	206	14	6.8%
2006a	9	205	9	4.4%
2006b	8	212	18	8.5%
2007a	8	185	10	5.4%
2007b	12	228	12	5.3%
2008a	13	269	25	9.3%
2008b	13	153	9	5.9%
2009a	12	187	11	5.9%
2009b	10	185	15	8.1%
2010a	17	206	17	8.3%
2010b	20	218	12	5.5%
2011a	21	241	26	10.8%
2011b	22	251	19	7.6%
2012a	21	243	20	8.2%
2012b	18	249	7	2.8%
2013a	20	191	10	5.2%
2013b	24	293	31	10.6%
2014a	24	241	14	5.8%
2014b	19	220	22	10.0%

<sup>103</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, below, 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, except the December 2012 survey, and remained above the statewide rate in December 2014.

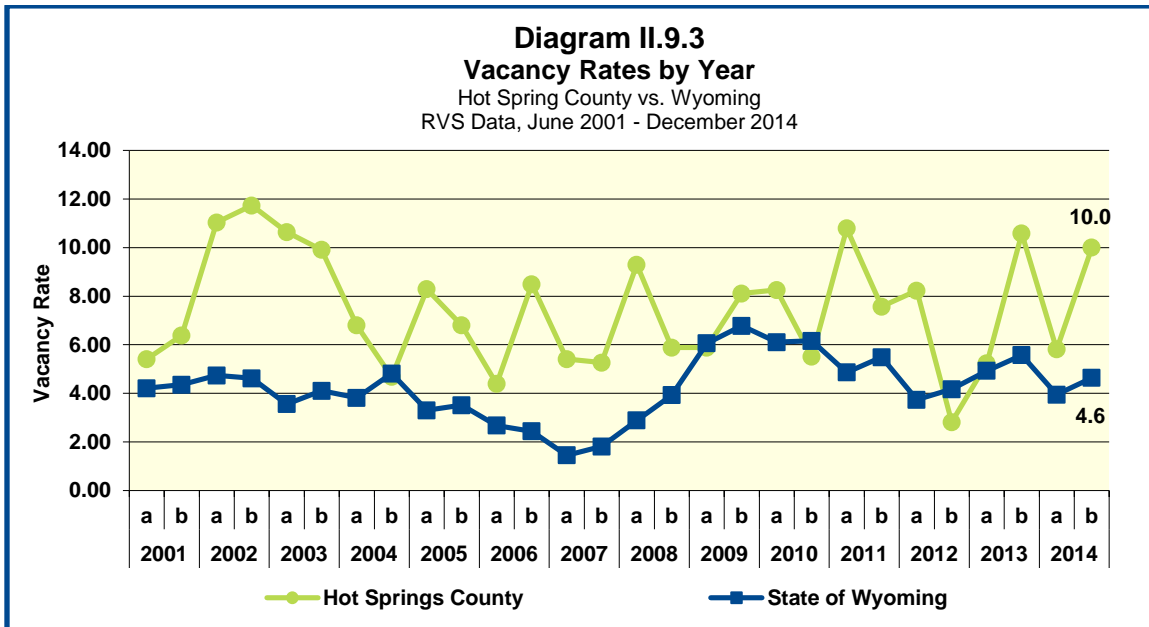


Diagram II.9.4, below, shows the average rent of single-family and apartment units in Hot Springs County. In 2014, average rents for single-family units rose to \$605 and average rents for apartments decreased to \$428.

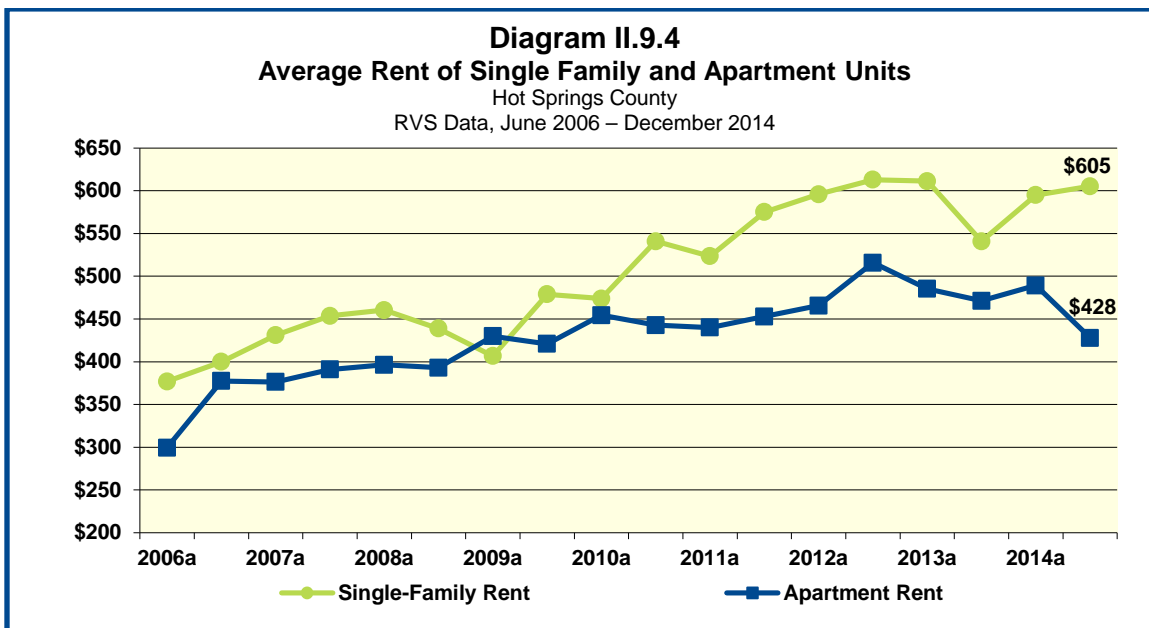


Table II.9.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 44 single family units in Hot Spring County, with 1 of them available. This translates into a vacancy rate of 2.3 percent in Hot Spring County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 117 apartment units reported in the survey, with 16 of them available, which resulted in a vacancy rate of 13.7 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

<b>Table II.9.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Hot Spring County			
RVS Data, December 2014			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	44	1	2.3%
Duplex units	11	0	.0%
Apartments	117	16	13.7%
Mobile Homes	5	0	.0%
“Other” Units	0	0	%
Don’t Know	43	5	11.6%
<b>Total</b>	<b>220</b>	<b>22</b>	<b>10.0%</b>

Table II.9.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 13 units. The most common apartment units were one bedroom units, with 51 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.9.28</b>							
<b>Rental Units by Bedroom Size</b>							
Hot Spring County							
RVS Data, December 2014							
<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	1	0	14	0	0	.	15
One	1	5	51	0	0	.	57
Two	6	2	27	0	0	.	35
Three	13	4	5	1	0	.	23
Four	3	0	0	0	0	.	3
Five	1	0	0	0	0	.	1
Don’t Know	19	0	20	4	0	43	86
<b>Total</b>	<b>44</b>	<b>11</b>	<b>117</b>	<b>5</b>	<b>0</b>	<b>43</b>	<b>220</b>

Average market-rate rents by unit type are shown in Table II.9.29, on the following page. 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, December 2014						
<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	\$200	\$	\$400	\$	\$	\$300
One	\$	\$420	\$413	\$	\$	\$417
Two	\$583	\$433	\$488	\$	\$	\$513
Three	\$650	\$513	\$	\$575	\$	\$606
Four	\$800	\$	\$	\$	\$	\$800
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$605</b>	<b>\$458</b>	<b>\$428</b>	<b>\$575</b>	<b>\$</b>	<b>\$532</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 500 to 1,000 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, December 2014			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	2	0	.0%
\$500 to \$1,000	20	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	22	1	4.5%
<b>Total</b>	<b>44</b>	<b>1</b>	<b>2.3%</b>

The availability of apartment units by average rent is displayed in Table II.9.31 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 15.2 percent.

<b>Table II.9.31</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Hot Spring County			
RVS Data, December 2014			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	33	5	15.2%
\$500 to \$1,000			%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	84	11	13.1%
<b>Total</b>	<b>117</b>	<b>16</b>	<b>13.7%</b>

Table II.9.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 0.0 percent.

<b>Table II.9.32</b> <b>Mobile Home Market Rate Rents by Vacancy Status</b> Hot Spring County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	1	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	4	0	.0%
<b>Total</b>	<b>5</b>	<b>0</b>	<b>.0%</b>

Table II.9.33, 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 did not wish to comment on the condition of their units. As reported below, most single family units were in average condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

<b>Table II.9.33</b> <b>Condition by Unit Type</b> Hot Spring County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	2	0	0	0	0	.	2
Average	13	4	5	1	0	.	23
Good	5	5	112	4	0	.	126
Excellent	3	0	0	0	0	.	3
Don’t Know	21	2	0	0	0	43	66
<b>Total</b>	<b>44</b>	<b>11</b>	<b>117</b>	<b>5</b>	<b>0</b>	<b>43</b>	<b>220</b>

The availability of single family units based on their condition is displayed in Table II.9.34, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

<b>Table II.9.34</b> <b>Condition of Single Family Units by Vacancy Status</b> Hot Spring County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	2	0	.0%
Average	13	0	.0%
Good	5	1	20.0%
Excellent	3	0	.0%
Don’t Know	21	0	.0%
<b>Total</b>	<b>44</b>	<b>1</b>	<b>2.3%</b>

Table II.9.35, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of 0.0 percent.

<b>Table II.9.35</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Hot Spring County			
RVS Data, December 2014			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	0	0	%
Average	5	0	.0%
Good	112	16	14.3%
Excellent	0	0	%
Don't Know	0	0	%
<b>Total</b>	<b>117</b>	<b>16</b>	<b>13.7%</b>

Table II.9.36, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in good condition, with a vacancy rate of 0.0 percent.

<b>Table II.9.36</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Hot Spring County			
RVS Data, December 2014			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			
Fair	0	0	%
Average	1	0	.0%
Good	4	0	.0%
Excellent	0	0	%
Don't Know	0	0	%
<b>Total</b>	<b>5</b>	<b>0</b>	<b>.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.9.37, on the following page, respondents in Hot Spring County said they would prefer 1 more single family units and 1 more apartment unit. In total, respondents indicated they wished to own or manage an additional 2 units.

<b>Table II.9.37</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Hot Spring County RVS Data, December 2014	
<b>Unit Type</b>	<b>More Units</b>
Single family units	1
Duplex Units	
Apartments	1
Mobile homes	
Other	
Don't Know	
All types	
<b>Total</b>	<b>2</b>

Table, II.9.38, on the following page shows the most common answers from the 2014 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. Hot Springs County had a total of 15 respondents, with an average persons per household of 2.5 people. Of new residents to Hot Springs County, 40.0 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 53.3 percent of respondents owning their residence. The average mortgage payment in Hot Springs County was \$683 and the average rent was \$808. When asked if they were satisfied with their current housing, 93.3 percent said they were satisfied with their current housing.

<b>Table II.9.38</b> <b>Most Replied Response</b> Hot Springs County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	15
Number of persons in household (Average)	2.5
Current age	55 to 64 years old (40.0%)
Marital status	Married (40.0%)
Primary reason for moving to Wyoming	Other reason (66.7%)
In which industry are you primarily employed	Other (40.0%)
Highest education level completed	College Graduate (40.0%)
Total household income from all sources	\$20,000 to \$29,999 dollars (25.0%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (53.3%)
Do you own or rent	Own (53.3%)
How many bedrooms (Average)	2.4
How many full bathrooms (Average)	1.6
Average mortgage payment	\$683
Average rental payment	\$808
Are you satisfied with your current housing	Satisfied with current housing (93.3%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Other (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Build a new unit (100.0%)
Expected buying price	\$250,000 to \$299,999 dollars (100.0%)
Expected building price	.
Expected rental price	.

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$250,000 to \$299,999 dollars if they were buying an existing unit. Additional survey data are presented in **Volume II. Technical Appendix**<sup>104</sup>.

### 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 2013 5-year ACS data, 10 or .4 percent of households in Hot Springs County were overcrowded and another 10 or .4 percent of units were severely overcrowded, as shown in Table II.9.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<sup>104</sup> Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.



<b>Table II.9.39</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Hot Springs County 2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Hot Springs County</b>				
<b>Owner</b>				
Households	1,555	10	10	1,575
Percentage	98.7%	.6%	.6%	100.0%
<b>Renter</b>				
Households	663	0	0	663
Percentage	100.0%	.0%	.0%	100.0%
<b>Total</b>				
Households	2,218	10	10	2,238
Percentage	99.1%	.4%	.4%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
<b>Renter</b>				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
<b>Total</b>				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.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 2013 5-year ACS, a total of 111 units or 4.3 percent of all housing units in Hot Springs County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.9.40, at right.

<b>Table II.9.40</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Hot Springs County 2009-2013 5-Year ACS Data		
Facilities	Hot Springs County	State of Wyoming
Complete Kitchen Facilities	2,469	256,276
Lacking Complete Kitchen Facilities	111	6,764
<b>Total Housing Units</b>	<b>2,580</b>	<b>263,040</b>
Percent Lacking	4.3%	2.6%

At the time of the 2013 ACS, a total of 87 units or 3.4 percent of all housing units in Hot Springs County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.9.41, below.

<b>Table II.9.41</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Hot Springs County 2009-2013 5-Year ACS Data		
Facilities	Hot Springs County	State of Wyoming
Complete Plumbing Facilities	2,493	257,728
Lacking Complete Plumbing Facilities	87	5,312
<b>Total Households</b>	<b>2,580</b>	<b>263,040</b>
Percent Lacking	3.4%	2.0%

The third type of housing problem reported in the 2013 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Hot Springs County, 12.1 percent of households had a cost burden and 9.0 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 17.6 percent of homeowners with a mortgage in Hot Springs County experienced a cost burden and 12.4 percent experienced a severe cost burden, while 14.9 percent of renters had a cost burden and 11.6 percent had a severe cost burden, as seen in Table II.9.42, on the following page.

<b>Table II.9.42</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Hot Springs County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Hot Springs County</b>					
<b>Owner With a Mortgage</b>					
Households	508	128	90	0	726
Percent	70.0%	17.6%	12.4%	.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	761	44	34	10	849
Percent	89.6%	5.2%	4.0%	1.2%	100.0%
<b>Renter</b>					
Households	398	99	77	89	663
Percent	60.0%	14.9%	11.6%	13.4%	100.0%
<b>Total</b>					
Households	1,667	271	201	99	2,238
Percent	74.5%	12.1%	9.0%	4.4%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
<b>Renter</b>					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
<b>Total</b>					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

**2015 Housing Needs Forecast**

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2015 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 356 households in Hot Springs County, from 2,185 in 2010 to 2,541 in 2040. Homeowners are expected to increase from 1,527 households in 2010 to 1,787 by 2040. Renters are anticipated to increase from 658 households in 2010 to 754 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 17 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 20 households and by 45 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 17 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 13 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

<b>Table II.9.43</b>						
<b>Household Forecast by Tenure and Income</b>						
Hot Springs County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	102	117	265	104	938	1,527
2015	102	118	267	105	943	1,534
2020	105	121	274	108	969	1,576
2025	108	125	283	111	1,000	1,627
2030	112	129	292	115	1,034	1,682
2035	116	133	302	119	1,067	1,736
2040	119	137	311	122	1,098	1,787
<b>Renters by Percent of Median Household Income</b>						
2010	115	88	142	46	267	658
2015	118	91	145	47	275	676
2020	119	92	147	48	278	684
2025	122	93	150	48	283	697
2030	125	96	154	50	291	716
2035	129	99	158	51	299	736
2040	132	101	162	52	306	754
<b>Total Households by Percent of Median Household Income</b>						
2010	217	206	407	150	1,206	2,185
2015	220	208	412	152	1,217	2,209
2020	224	213	421	155	1,247	2,261
2025	230	218	433	159	1,283	2,324
2030	237	225	447	165	1,325	2,398
2035	244	232	460	170	1,366	2,472
2040	251	238	473	174	1,405	2,541