

## HOT SPRINGS COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Hot Springs County's population decreased from 4,812 in 2010 to 4,741 in 2015, or by 1.5 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 4.0 percent, and the number of people from 55 to 64 years of age increased by 5.3 percent. The white population decreased by 2.3 percent, while the black population increased by 133.3 percent. The Hispanic population increased from 105 to 211 people between 2010 and 2015 or by 101.0 percent. These data are presented in Table II.9.1, below.

<b>Table II.9.1</b>						
<b>Profile of Population Characteristics</b>						
Hot Springs County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Hot Springs County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
<b>Population</b>	<b>4,812</b>	<b>4,741</b>	<b>-1.5%</b>	<b>563,626</b>	<b>586,107</b>	<b>4.0%</b>
<b>Age</b>						
Under 14 years	805	797	-1.0%	113,371	116,880	3.1%
15 to 24 years	472	479	1.5%	78,460	78,529	0.1%
25 to 44 years	895	931	4.0%	144,615	153,641	6.2%
45 to 54 years	784	575	-26.7%	83,577	71,070	-15.0%
55 to 64 years	768	809	5.3%	73,513	81,288	10.6%
65 and Over	1,088	1,150	5.7%	70,090	84,699	20.8%
<b>Race</b>						
White	4,638	4,532	-2.3%	529,110	543,292	2.7%
Black	12	28	133.3%	5,135	8,286	61.4%
American Indian and Alaskan Native	72	79	9.7%	14,457	15,757	9.0%
Asian	20	27	35.0%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	3	3	.0%	521	676	29.8%
Two or more races	67	72	7.5%	9,754	12,024	23.3%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	105	211	101.0%	50,231	58,207	15.9%

Table II.9.2, on the following page, presents the population of Hot Springs County by age and gender from the 2010 Census and 2015 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 2015, the number of males rose to 2,393 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 2,348 persons being female.

<b>Table II.9.2</b>							
<b>Population by Age and Gender</b>							
Hot Springs County							
2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	404	401	805	457	340	797	-1.0%
15 to 24 years	252	220	472	244	235	479	1.5%
25 to 44 years	466	429	895	473	458	931	4.0%
45 to 54 years	379	405	784	301	274	575	-26.7%
55 to 64 years	365	403	768	374	435	809	5.3%
65 and Over	511	577	1,088	544	606	1,150	5.7%
<b>Total</b>	<b>2,377</b>	<b>2,435</b>	<b>4,812</b>	<b>2,393</b>	<b>2,348</b>	<b>4,741</b>	<b>-1.5%</b>
% of Total	49.4%	50.6%	.	50.5%	49.5%	.	

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>110</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>110</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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 1,340 family households, of which 1,106 housed married couple families and 234 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 104 families, or a female householder with no husband present, of which there were 130 families. There were also an estimated 878 “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 60.4 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Hot Springs County, 82.5 percent were married households, which compared to 79.8 percent in the State of Wyoming.

<b>Table II.9.4</b>				
<b>Household Type by Tenure</b>				
Hot Springs County 2010-2014 5-Year ACS Data				
Family Type	Hot Springs County		State of Wyoming	
	Hot Springs County	% of Total	State of Wyoming	% of Total
Family households	1,340	60.4%	147,321	65.3%
Married-couple family	1,106	82.5%	117,624	79.8%
Owner-occupied housing units	906	81.9%	97,837	83.2%
Renter-occupied housing units	200	18.1%	19,787	16.8%
Other family	234	17.5%	29,697	20.2%
Male householder, no wife present	104	44.4%	9,885	33.3%
Owner-occupied housing units	100	96.2%	5,955	60.2%
Renter-occupied housing units	4	3.8%	3,930	39.8%
Female householder, no husband present	130	55.6%	19,812	66.7%
Owner-occupied housing units	77	59.2%	9,942	50.2%
Renter-occupied housing units	53	40.8%	9,870	49.8%
Nonfamily households	878	39.6%	78,193	34.7%
Owner-occupied housing units	537	61.2%	42,555	54.4%
Renter-occupied housing units	341	38.8%	35,638	45.6%
<b>Total</b>	<b>2,218</b>	<b>100.0%</b>	<b>225,514</b>	<b>100.0%</b>

Table II.9.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 797 two-person family households, 280 three-person family households and 134 four-person family households. One-person non-family households made up 90.1 percent of all non-family households or an estimated 791 households. Hot Springs County’s two persons households made up 39.9 percent of total housing units and four person households made up an additional 6.0 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

<b>Table II.9.5</b>				
<b>Household Type by Household Size</b>				
Hot Springs County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Hot Springs County</b>				
One Person	.	791	791	35.7%
Two Person	797	87	884	39.9%
Three Person	280	0	280	12.6%
Four Person	134	0	134	6.0%
Five Person	108	0	108	4.9%
Six Person	1	0	1	.0%
Seven Person	20	0	20	.9%
<b>Total</b>	<b>1,340</b>	<b>878</b>	<b>2,218</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
<b>Total</b>	<b>147,321</b>	<b>78,193</b>	<b>225,514</b>	<b>100.0%</b>

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 884 two-person households, 764 were owner-occupied and 120 were renter-occupied. Of the 134 four-person households, 93 were owner-occupied and 41 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Hot Springs County</b>				
One Person	503	288	791	35.7%
Two Person	764	120	884	39.9%
Three Person	208	72	280	12.6%
Four Person	93	41	134	6.0%
Five Person	32	76	108	4.9%
Six Person	0	1	1	.0%
Seven Person or more	20	0	20	.9%
<b>Total</b>	<b>1,620</b>	<b>598</b>	<b>2,218</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
<b>Total</b>	<b>156,289</b>	<b>69,225</b>	<b>225,514</b>	<b>100.0%</b>

As seen in Table II.9.7, on the following page, Hot Springs County had a total of 2,582 housing units of which 2,218 or 85.9 percent were occupied. Of these occupied units, 73.0 percent, or 1,620 units were owner occupied, which compares to a statewide rate of 69.3. A total of 364 units or 14.1 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

<b>Table II.9.7 Housing Units by Tenure</b> Hot Springs County 2010-2014 5-Year ACS Data				
Tenure	Hot Springs County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,218	85.9%	225,514	85.0
Owner-Occupied	1,620	73.0%	156,289	69.3
Renter-Occupied	598	27.0%	69,225	30.7
Vacant Housing Units	364	14.1%	39,681	15.0
<b>Total Housing Units</b>	<b>2,582</b>	<b>100.0%</b>	<b>265,195</b>	<b>100.0</b>

Table II.9.8, below, shows that of the 364 housing units in Hot Springs County as reported in the 2014 ACS data, 23 or 6.3 percent were for rent and 0 or .0 percent were for sale. An estimated 199 units were for seasonal, recreational, or occasional use, and 142 or 39.0 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

<b>Table II.9.8 Disposition of Vacant Housing Units</b> Hot Springs County 2010-2014 5-Year ACS Data				
Disposition	Hot Springs County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	23	6.3%	5,921	14.9%
Rented, but not occupied	0	.0%	1,577	4.0%
For sale only	0	.0%	2,601	6.6%
Sold, but not occupied	0	.0%	802	2.0%
For seasonal, recreational, or occasional use	199	54.7%	17,496	44.1%
For migrant workers	0	.0%	362	.9%
Other vacant	142	39.0%	10,922	27.5%
<b>Total</b>	<b>364</b>	<b>100.0%</b>	<b>39,681</b>	<b>100.0%</b>

Table II.9.9, at right, presents different income statistics for Hot Springs County. According to the 2014 ACS data averages, median family income for Hot Springs County was \$60,350 compared to the statewide average of \$72,086. Per capita income for Hot Springs County, which is calculated by dividing total income by population, was \$27,548, which compared to \$29,381 for the State of Wyoming.

<b>Table II.9.9 Median and Per Capita Income</b> Hot Springs County 2010-2014 5-Year ACS Data		
Income Type	Hot Springs County	Wyoming
Median Family Income	60,350	72,086
Median Household Income	45,385	58,252
Per Capita Income	27,548	29,381

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 236 households or 10.6 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 389 households that had incomes between \$35,000 and \$49,999, which accounted for 17.5 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.8 percent of total households and numbered 373 in Hot Springs County.

<b>Table II.9.10</b>				
<b>Households by Income</b>				
Hot Springs County 2010-2014 5-Year ACS Data				
Income	Hot Springs County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	236	10.6%	21,756	9.6%
15,000 - 19,999	118	5.3%	10,739	4.8%
20,000 - 24,999	121	5.5%	11,332	5.0%
25,000 - 34,999	349	15.7%	22,763	10.1%
35,000 - 49,999	389	17.5%	30,423	13.5%
50,000 - 74,999	460	20.7%	43,643	19.4%
75,000 - 99,999	172	7.8%	31,799	14.1%
100,000 and above	373	16.8%	53,059	23.5%
<b>Total</b>	<b>2,218</b>	<b>100.0%</b>	<b>225,514</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2014 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 9.9 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Hot Springs County had a poverty rate of 6.4 percent and the female population had a poverty rate of 13.4 percent. There were 21 males and 45 females in poverty under the age of 5. Overall, 14.1 percent of persons in poverty in Hot Springs County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 73 individuals with incomes below the poverty level which represented 15.6 percent of the total population in poverty. In the State of Wyoming there were 4,574 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 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Hot Springs County</b>				
5 and Below	21	45	66	14.1%
6 to 17	30	47	77	16.5%
18 to 64	76	176	252	53.8%
65 and Older	21	52	73	15.6%
<b>Total</b>	<b>148</b>	<b>320</b>	<b>468</b>	<b>100.0%</b>
Poverty Rate	6.4%	13.4%	9.9%	.
<b>State of Wyoming</b>				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
<b>Total</b>	<b>28,838</b>	<b>36,433</b>	<b>65,271</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11.6%	.

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 1,264 owner-occupied single-family units compared to 261 single-family rental units. In Hot Springs County, single-family units comprised 68.8 percent of all households compared with 71.7 percent statewide. Hot Springs County had a total of 164 apartment rental units and total apartment units accounted for 7.5

percent of all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 426 mobile homes in Hot Springs County, which comprised 19.2 percent of all occupied housing units and compared to 13.0 statewide.

<b>Table II.9.12 Households by Unit Type</b> Hot Springs County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Hot Springs County</b>				
Single-Family Unit	1,264	261	1,525	68.8%
Duplex	0	33	33	1.5%
Tri- or Four-Plex	9	59	68	3.1%
Apartments	2	164	166	7.5%
Mobile Homes	345	81	426	19.2%
Boat, RV, Van, Etc.	0	0	0	.0%
<b>Total</b>	<b>1,620</b>	<b>598</b>	<b>2,218</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
<b>Total</b>	<b>156,289</b>	<b>69,225</b>	<b>225,514</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 345 units, were built in 1939 or earlier in the county, and another 204 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 203, which accounted for 9.2 percent of all households, and an additional 5 households, or .2 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

<b>Table II.9.13 Households by Year Built</b> Hot Springs County 2010-2014 5-Year ACS Data				
Year Built	Hot Springs County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	345	15.6%	24,514	10.9%
1940 to 1949	204	9.2%	10,454	4.6%
1950 to 1959	265	11.9%	22,142	9.8%
1960 to 1969	232	10.5%	18,728	8.3%
1970 to 1979	523	23.6%	49,663	22.0%
1980 to 1989	204	9.2%	32,994	14.6%
1990 to 1999	237	10.7%	26,751	11.9%
2000 to 2009	203	9.2%	35,858	15.9%
Built 2010 or Later	5	.2%	4,410	2.0%
<b>Total</b>	<b>2,218</b>	<b>100.0%</b>	<b>225,514</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 accounted for only 5.5 percent of total housing units, while households with five and six rooms accounted for 19.1 and 18.7 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 2010-2014 5-Year ACS Data				
Number of Rooms	Hot Springs County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	143	5.5%	4,521	1.7%
Two	48	1.9%	7,349	2.8%
Three	252	9.8%	20,368	7.7%
Four	438	17.0%	42,809	16.1%
Five	493	19.1%	53,147	20.0%
Six	484	18.7%	41,493	15.6%
Seven	196	7.6%	31,612	11.9%
Eight	237	9.2%	25,739	9.7%
Nine or more	291	11.3%	38,157	14.4%
<b>Total</b>	<b>2,582</b>	<b>100.0%</b>	<b>265,195</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 38 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.8 percent of total households in Hot Springs County, which compared to 24.4 percent statewide. In Hot Springs County, the 793 households with three bedrooms accounted for 35.8 percent of all households, and there were only 199 five-bedroom or more households, which accounted for 9.0 percent of all households.

<b>Table II.9.15</b>				
<b>Households by Number of Bedrooms</b>				
Hot Springs County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Hot Springs County</b>				
None	0	38	38	1.7%
One	72	149	221	10.0%
Two	493	168	661	29.8%
Three	622	171	793	35.8%
Four	273	33	306	13.8%
Five or more	160	39	199	9.0%
<b>Total</b>	<b>1,620</b>	<b>598</b>	<b>2,218</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
<b>Total</b>	<b>156,289</b>	<b>69,225</b>	<b>225,514</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 \$143,800, while structures built between 1950 and 1959 had a median value of \$123,800 and those built between 1990 to 1999 had a median value of \$205,600. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$226,800 and \$, respectively. The total average median value in Hot Springs County was \$147,600, which compared to \$189,300 in the State of Wyoming.

<b>Table II.9.16</b> <b>Median Value by Year Structure Built</b> Hot Springs County 2010-2014 5-Year ACS Data		
Year Built	Hot Springs County	State of Wyoming
1939 or earlier	143,800	153,700
1940 to 1949	89,800	140,900
1950 to 1959	123,800	158,200
1960 to 1969	161,700	177,300
1970 to 1979	134,300	184,100
1980 to 1989	160,200	197,900
1990 to 1999	205,600	233,600
2000 to 2009	226,800	252,800
Built 2010 or Later		258,900
<b>Total</b>	<b>147,600</b>	<b>189,300</b>

Household mortgage status is reported in Table II.9.17, below. In Hot Springs County, households with a mortgage accounted for 48.9 percent of all households or 792 housing units, and the remaining 51.1 percent or 828 units had no mortgage. Of those units with a mortgage, 49 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 743 or 93.8 percent had no second mortgage or no home equity loan.

<b>Table II.9.17</b> <b>Mortgage Status</b> Hot Springs County 2010-2014 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	792	48.9%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	49	6.2%	12,104	13.1%
Second mortgage only	36	73.5%	5,864	48.4%
Home equity loan only	13	26.5%	6,240	51.6%
Both second mortgage and home equity loan	0	.0%	545	.6%
No second mortgage and no home equity loan	743	93.8%	80,039	86.4%
Housing units without a mortgage	828	51.1%	63,601	40.7%
<b>Total</b>	<b>1,620</b>	<b>100.0%</b>	<b>156,289</b>	<b>100.00%</b>

The median rent in Hot Springs County was \$484 as compared to \$663 statewide, as seen in Table II.9.18, below.

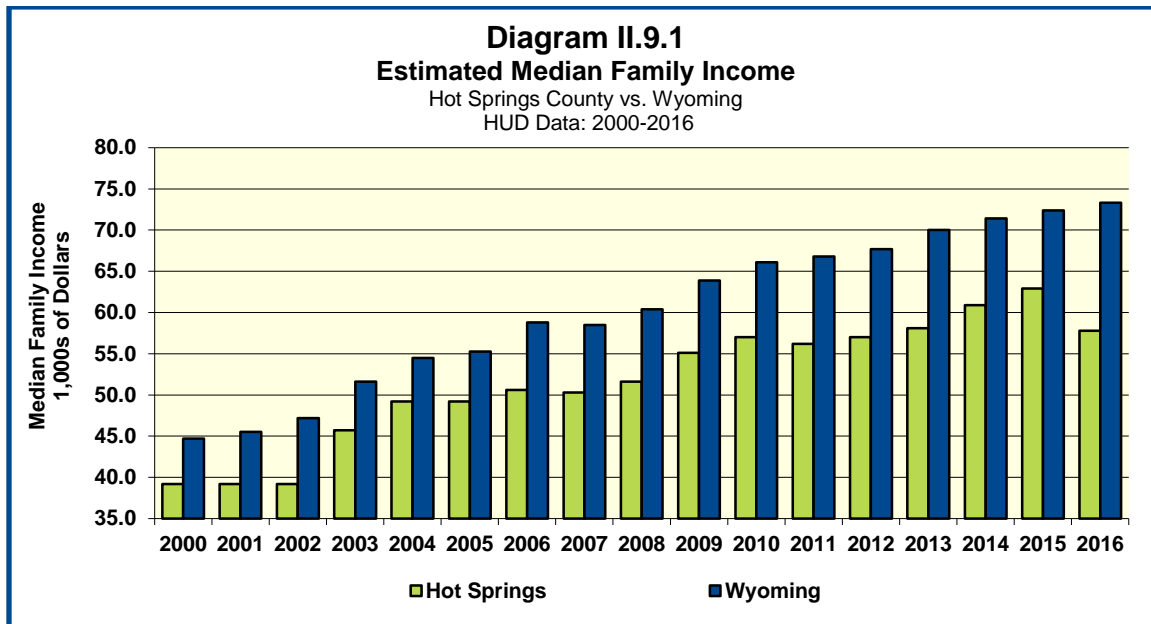
<b>Table II.9.18</b> <b>Median Rent</b> Hot Springs County 2010-2014 5-Year ACS Data	
Place	Rent
Hot Springs County	\$484
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 17 persons during the first half of 2016. 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 723 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 – First Half of 2016			
<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
2015	101	94	7
2016 – First Half	60	43	17
<b>Total</b>	<b>2,199</b>	<b>1,476</b>	<b>723</b>

**Economics**

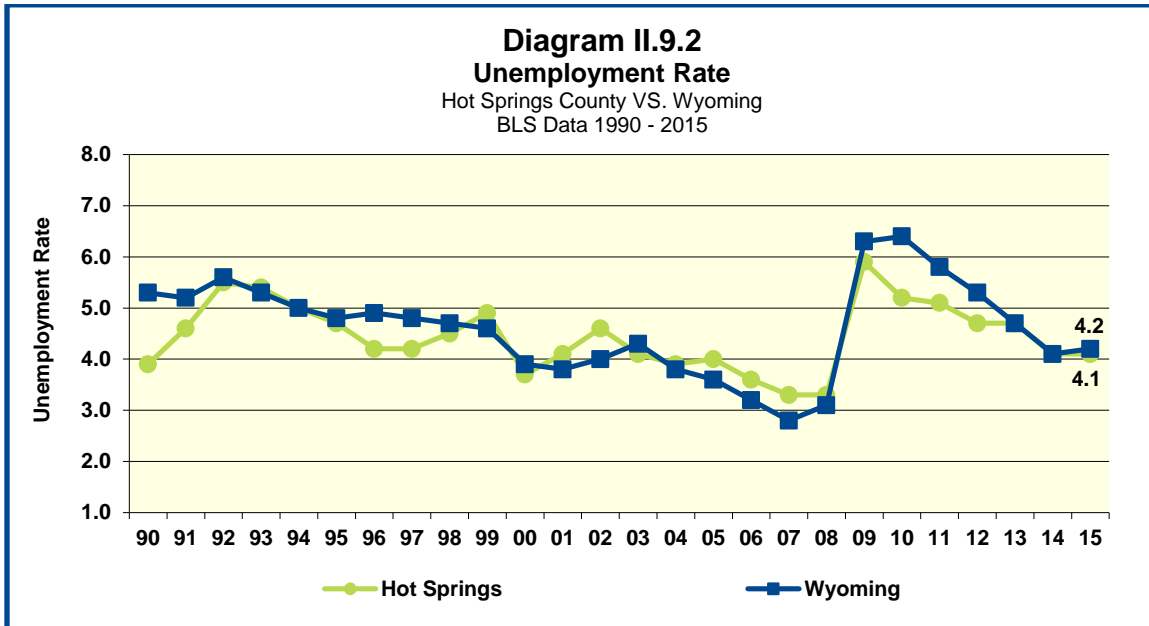
The HUD estimated MFI for Hot Springs County was \$57,800 in 2016.<sup>111</sup> This compares to Wyoming’s MFI of \$73,300. Diagram II.9.1, below, illustrates the estimated MFI for 2000 through 2016.



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 83 persons, from 2,492 in 2014 to 2,409 in 2015. Employment decreased by 78

<sup>111</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; unemployment decreased by 5 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, remained at 4.1 percent between 2014 and 2015, 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 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. Data from this series are from the period of January 2005 through December 2015 and are presented in Table II.9.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 2,016 persons in 2015; this figure was lower than the 2014 average by 73 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	1,781	1,840	1,936	2,030	2,033	2,048	2,051	2,089	2,071	2,050	1,964
Feb	1,805	1,841	1,935	1,994	2,033	2,061	2,091	2,080	2,073	2,056	1,966
Mar	1,798	1,930	1,969	2,010	2,025	2,089	2,112	2,108	2,075	2,087	1,977
Apr	1,875	1,960	2,011	2,061	2,031	2,113	2,112	2,149	2,087	2,071	1,972
May	1,921	1,988	2,070	2,105	2,097	2,162	2,171	2,181	2,175	2,129	2,051
Jun	2,017	2,041	2,135	2,166	2,156	2,223	2,246	2,221	2,224	2,181	2,107
Jul	1,945	1,991	2,045	2,136	2,123	2,197	2,190	2,185	2,178	2,145	2,046
Aug	1,906	1,957	2,000	2,109	2,109	2,162	2,186	2,191	2,189	2,110	2,046
Sep	1,862	1,940	2,002	2,106	2,117	2,173	2,191	2,146	2,196	2,082	2,038
Oct	1,866	1,923	2,013	2,053	2,082	2,119	2,126	2,106	2,106	2,053	2,036
Nov	1,876	1,934	2,026	2,043	2,069	2,115	2,121	2,098	2,080	2,066	1,997
Dec	1,846	1,938	2,028	2,048	2,077	2,089	2,159	2,129	2,074	2,041	1,993
<b>Annual</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>	<b>2,127</b>	<b>2,089</b>	<b>2,016</b>
% Change	.27	3.47	3.81	2.88	.34	2.41	.80	-.28	-.61	-1.79	-3.49

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$716 in 2014. In 2015, average weekly wages saw a decrease of 3.07 over the prior year, rising to \$694. These data are shown in Table II.9.21, below.

<b>Table II.9.21</b> <b>Average Weekly Wages</b> Hot Springs County BLS QCEW Data, 2001–2015(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	.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	671	714	698	784	716	4.68
2015(p)	620	680	678	725	694	-3.07

Total business establishments reported by the QCEW are displayed in II.9.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 7.49 percent to 246 establishments.

<b>Table II.9.22</b> <b>Number of Business Establishments</b> Hot Springs County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	232	241	244	242	242	
2002	239	234	234	232	232	-2.08
2003	224	229	227	227	227	-3.40
2004	225	224	222	225	225	-1.32
2005	224	226	222	223	223	.00
2006	230	231	225	229	229	2.23
2007	230	236	235	242	242	3.06
2008	238	243	241	242	242	2.12
2009	240	243	241	242	242	.41
2010	238	245	238	234	234	-1.24
2011	239	241	237	233	233	-.42
2012	238	238	241	241	241	.84
2013	241	239	236	229	229	-1.67
2014	228	228	227	226	226	-3.81
2015(p)	242	245	243	246	246	7.49

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Hot Springs County recorded 3,370 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 \$217,813,000, and real per capita income was \$45,227 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$38,261 in 2014, while Wyoming average earnings per job was \$53,171. These data are presented in full in **Volume II. Technical Appendix.**

**Housing**

According to the Wyoming cost of living index, real average apartment rent in Hot Springs County increased from \$515 in fourth quarter 2014 to \$546 in fourth quarter 2015, or by 6.0 percent. Detached single-family home rents increased by 9.7 percent and rents for mobile home lots decreased by 5.4 percent.

Table II.9.23 Semiannual Average Monthly Rental Prices Hot Springs County EAD Data, 1986:Q4 – 2015:Q4, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	437	209	529	462
Q4.98	448	198	493	452
Q2.99	440	195	510	378
Q4.99	391	206	539	383
Q2.00	391	201	496	473
Q4.00	406	201	460	414
Q2.01	451	197	473	412
Q4.01	440	197	444	423
Q2.02	385	194	483	450
Q4.02	481	194	514	404
Q2.03	429	190	481	395
Q4.03	478	190	511	.
Q2.04	452	185	496	374
Q4.04	448	185	474	447
Q2.05	443	179	467	431
Q4.05	413	179	490	.
Q2.06	446	174	501	.
Q4.06	447	174	530	440
Q2.07	448	169	523	.
Q4.07	445	169	538	479
Q2.08	444	166	544	.
Q4.08	481	166	545	.
Q2.09	453	165	504	.
Q4.09	446	165	533	525
Q2.10	474	163	540	.
Q4.10	475	198	579	488
Q2.11	442	194	625	.
Q4.11	462	194	592	.
Q2.12	455	191	602	.
Q4.12	566	191	624	.
Q2.13	484	188	633	.
Q4.13	495	188	613	.
Q2.14	493	185	628	.
Q4.14	515	224	619	513
Q2.15	555	208	685	.
Q4.15	546	212	679	.

Hot Springs County rental prices experienced average annualized increases of 1.2 percent for apartments, 1.4 percent for houses, and 0.1 percent for mobile home lots since second quarter 1998 through fourth quarter 2015.<sup>112</sup> These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.4 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots. Table II.9.23, above, presents the Hot Springs County data for each rental type.<sup>113</sup>

<sup>112</sup> Data from 1986 to 1997 for Hot Springs County is not reported by the EAD.

<sup>113</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.

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. There were no Single-family building permit authorizations reported in Hot Springs County from 2014 to 2015. Additional details are given in Table II.9.24, below.

<b>Table II.9.24</b> <b>Building Permits and Valuation</b> Hot Springs County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	7	2	.	.	9	133.4	.
1981	22	.	.	.	22	138.4	.
1982	7	2	.	.	9	87.4	.
1983	11	.	4	16	31	114.6	54.3
1984	11	.	.	.	11	100.4	.
1985	2	.	.	.	2	40.3	.
1986	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.
1988	1	.	.	.	1	141.7	.
1989	1	.	.	.	1	219.9	.
1990	1	.	.	.	1	152.9	.
1991	.	.	.	.	.	.	.
1992	1	.	.	.	1	121.3	.
1993	.	.	.	.	.	.	.
1994	3	.	.	.	3	121.7	.
1995	3	.	.	.	3	138.9	.
1996	4	.	.	.	4	116.8	.
1997	4	.	4	.	8	170.1	.
1998	4	.	.	5	9	114.8	61.2
1999	4	.	.	.	4	134.9	.
2000	4	.	.	.	4	117.9	.
2001	1	.	.	.	1	183.3	.
2002	3	.	.	.	3	99.0	.
2003	1	.	.	.	1	246.8	.
2004	5	.	.	.	5	134.7	.
2005	3	2	.	.	5	85.5	.
2006	7	.	.	.	7	312.3	.
2007	8	.	.	.	8	187.6	.
2008	3	2	.	.	5	224.9	.
2009	.	.	.	.	.	.	.
2010	1	.	.	.	1	80.4	.
2011	1	.	.	.	1	132.8	.
2012	.	.	.	.	.	.	.
2013	.	.	.	.	.	.	.
2014	.	.	.	.	.	.	.
2015	.	.	.	.	.	.	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Hot Springs County was \$146,955. This represented a decrease of 3.1 percent from the previous year. In contrast, Wyoming’s average was \$275,611, or an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 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, 2000–2015				
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
2014	151,726	1.3	263,432	-6.4
2015	146,955	-3.1	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the June 2016.<sup>114</sup> During June 2016, a total of 19 surveys were completed by property managers in Hot Springs County. Of the 218 rental units surveyed, 21 were vacant, indicating a vacancy rate of 9.6 percent, as shown in Table II.9.26, at right. This rate compares to a 8.9 percent vacancy rate one year ago and a statewide June 2016 vacancy rate of 8.6 percent.

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, except the December 2012 survey, and remained above the statewide rate in June 2016.

<b>Table II.9.26</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Hot Springs County RVS Data, June 2001–June 2016				
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%
2015a	21	259	23	8.9%
2015b	22	350	38	10.9%
2016a	19	218	21	9.6%

<sup>114</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.

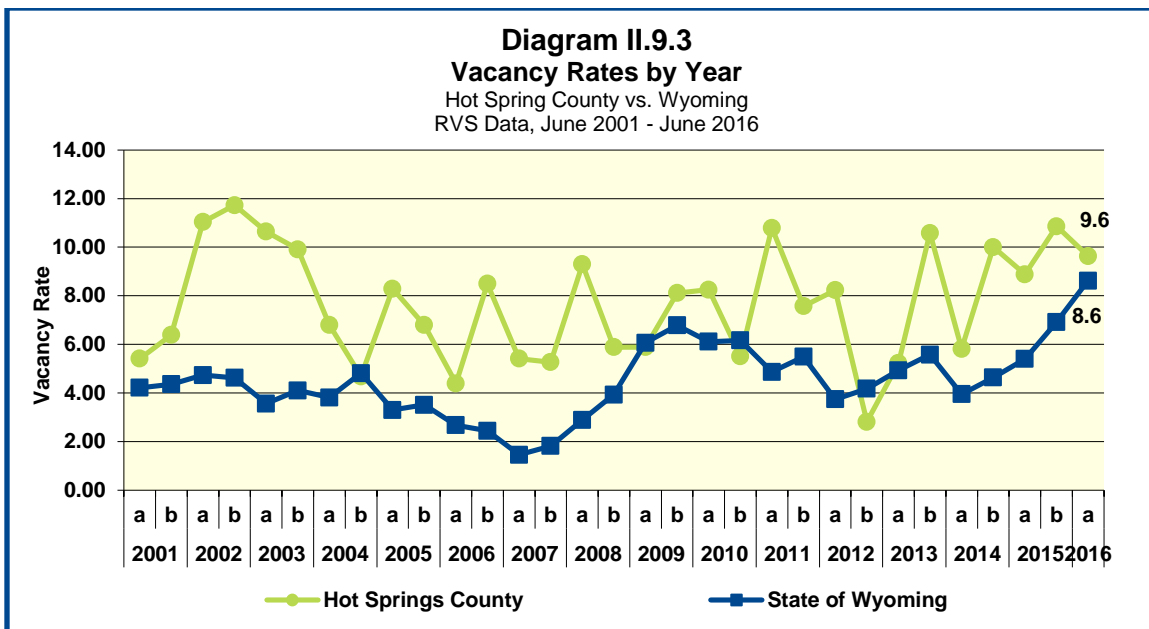


Diagram II.9.4, below, shows the average rent of single-family and apartment units in Hot Springs County. In 2016, average rents for single-family units fell to \$561 and average rents for apartments increased to \$485.

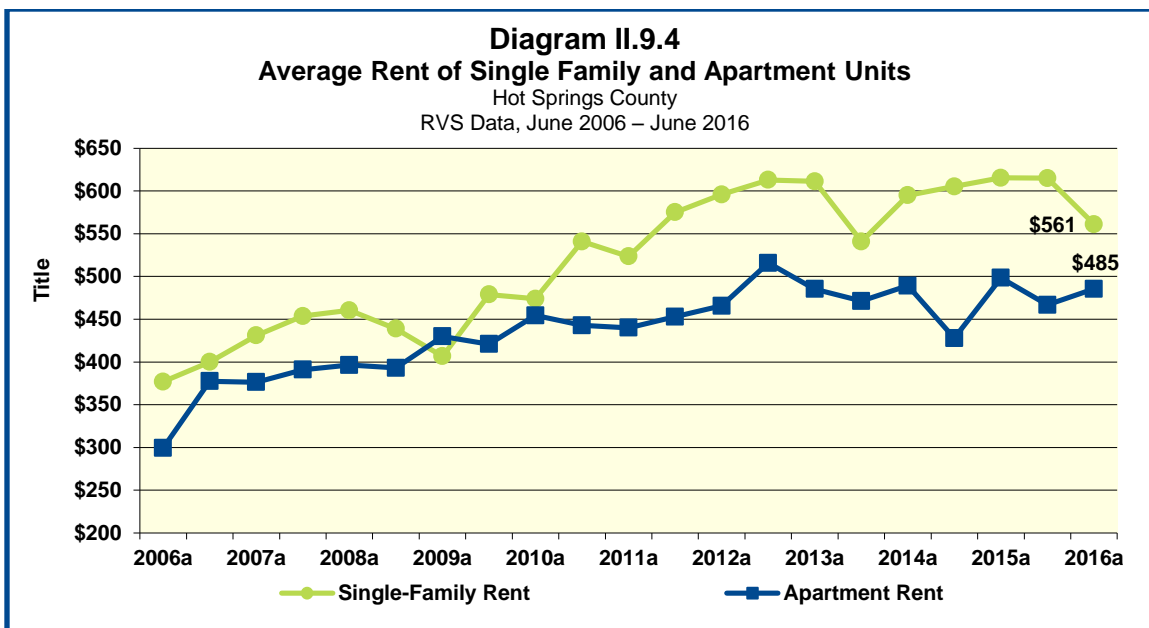




Table II.9.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 63 single family units in Hot Spring County, with 5 of them available. This translates into a vacancy rate of 7.9 percent in Hot Spring County, which compares to a single family vacancy rate of 7.0 percent for the State of Wyoming. There were 136 apartment units reported in the survey, with 14 of them available, which resulted in a vacancy rate of 10.3 percent. This compares to a statewide vacancy rate of 7.9 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, June 2016			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	63	5	7.9%
Duplex units	5	0	.0%
Apartments	136	14	10.3%
Mobile Homes	8	1	12.5%
“Other” Units	0	0	%
Don’t Know	6	1	16.7%
<b>Total</b>	<b>218</b>	<b>21</b>	<b>9.6%</b>

Table II.9.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 17 units. The most common apartment units were one bedroom units, with 62 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, June 2016							
<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	15	0	0	.	15
One	4	2	62	0	0	.	68
Two	17	1	36	3	0	.	57
Three	10	0	5	2	0	.	17
Four	5	0	0	0	0	.	5
Five	0	0	0	0	0	.	0
Don’t Know	27	2	18	3	0	6	56
<b>Total</b>	<b>63</b>	<b>5</b>	<b>136</b>	<b>8</b>	<b>0</b>	<b>6</b>	<b>218</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.9.29, on the following page, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family units .

<b>Table II.9.29</b>							
<b>Available Rental Units by Bedroom Size</b>							
Hot Spring County RVS Data, June 2016							
<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	4	0	0	.	4
One	1	0	4	0	0	.	5
Two	2	0	5	1	0	.	8
Three	1	0	0	0	0	.	1
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	0	0	1	0	0	1	2
<b>Total</b>	<b>5</b>	<b>0</b>	<b>14</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>21</b>

Table II.9.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 26.7 percent, with one bedroom single family units having the highest vacancy rate at 25.0 percent.

<b>Table II.9.30</b>							
<b>Vacancy Rates by Bedroom Size</b>							
Hot Spring County RVS Data, June 2016							
<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	%	%	26.7%	%	%		26.7%
One	25.0%	.0%	6.5%	%	%		7.4%
Two	11.8%	.0%	13.9%	33.3%	%		14.0%
Three	10.0%	%	.0%	.0%	%		5.9%
Four	20.0%	%	%	%	%		20.0%
Five	%	%	%	%	%		%
Don't Know	.0%	.0%	5.6%	.0%	%	16.7%	3.6%
<b>Total</b>	<b>7.9%</b>	<b>.0%</b>	<b>10.3%</b>	<b>12.5%</b>	<b>%</b>	<b>16.7%</b>	<b>9.6%</b>

Average market-rate rents by unit type are shown in Table II.9.31, 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.9.31</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Hot Spring County RVS Data, June 2016						
<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	\$	\$	\$	\$	\$	\$
One	\$288	\$550	\$448	\$	\$	\$416
Two	\$483	\$825	\$563	\$488	\$	\$535
Three	\$625	\$	\$528	\$627	\$	\$604
Four	\$750	\$	\$	\$	\$	\$750
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$561</b>	<b>\$688</b>	<b>\$485</b>	<b>\$541</b>	<b>\$</b>	<b>\$548</b>

Table II.9.32 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.9.32</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Hot Spring County RVS Data, June 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	1	50.0%
\$500 to \$1,000	47	4	8.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	14	0	.0%
<b>Total</b>	<b>63</b>	<b>5</b>	<b>7.9%</b>

The availability of apartment units by average rent is displayed in Table II.9.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 10.0 percent.

<b>Table II.9.33</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Hot Spring County RVS Data, June 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	10	1	10.0%
\$500 to \$1,000	100	12	12.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	26	1	3.8%
<b>Total</b>	<b>136</b>	<b>14</b>	<b>10.3%</b>

Table II.9.34, 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 12.5 percent.

<b>Table II.9.34</b> <b>Mobile Home Market Rate Rents by Vacancy Status</b> Hot Spring County RVS Data, June 2016			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	8	1	12.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
<b>Total</b>	<b>8</b>	<b>1</b>	<b>12.5%</b>

Table II.9.35, on the following page, 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 good condition, with most apartments being in excellent condition. Details by unit type and condition are displayed below.

<b>Table II.9.35</b> <b>Condition by Unit Type</b> Hot Spring County RVS Data, June 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	29	0	38	5	0	.	72
Good	33	2	35	2	0	.	72
Excellent	0	1	63	1	0	.	65
Don’t Know	1	2	0	0	0	6	9
<b>Total</b>	<b>63</b>	<b>5</b>	<b>136</b>	<b>8</b>	<b>0</b>	<b>6</b>	<b>218</b>

The availability of single family units based on their condition is displayed in Table II.9.36, below. As can be seen the single family units with the lowest vacancy rates were in good condition, with a vacancy rate of 6.1 percent.

<b>Table II.9.36</b> <b>Condition of Single Family Units by Vacancy Status</b> Hot Spring County RVS Data, June 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	29	3	10.3%
Good	33	2	6.1%
Excellent	0	0	%
Don’t Know	1	0	.0%
<b>Total</b>	<b>63</b>	<b>5</b>	<b>7.9%</b>

Table II.9.37, 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 excellent condition, and had a vacancy rate of 7.9 percent.

<b>Table II.9.37</b> <b>Condition of Apartment Units by Vacancy Status</b> Hot Spring County RVS Data, June 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	38	5	13.2%
Good	35	4	11.4%
Excellent	63	5	7.9%
Don’t Know	0	0	%
<b>Total</b>	<b>136</b>	<b>14</b>	<b>10.3%</b>

Table II.9.38, 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 excellent condition, with a vacancy rate of .0 percent.

<b>Table II.9.38</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Hot Spring County RVS Data, June 2016			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			
Fair			%
Average	5	1	20.0%
Good	2	0	.0%
Excellent	1	0	.0%
Don't Know	0	0	%
<b>Total</b>	<b>8</b>	<b>1</b>	<b>12.5%</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.9.39, on the following page, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 4 respondents indicated they would prefer more units of any type.

<b>Table II.9.39</b>	
<b>If you had the opportunity to own/manage more units, how many would you prefer</b>	
Hot Spring County RVS Data, June 2016	
<b>Unit Type</b>	<b>Respondents citing more units</b>
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	4
<b>Total</b>	<b>4</b>

Table, II.9.40, on the following page, shows the most common answers from the 2016 fiscal 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 10 respondents, with an average persons per household of 2.6 people. Of new residents to Hot Springs County, 60.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 90.0 percent of respondents renting their residence. The average rent was \$691. When asked if they were satisfied with their current housing, 50.0 percent said they were satisfied with thier current housing.

<b>Table II.9.40</b> <b>Most Replied Response</b> Hot Springs County HNA Survey: Fiscal Year 2016	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	10
Number of persons in household (Average)	2.6
Current age	25 to 34 years old (60.0%)
Marital status	Married (60.0%)
Primary reason for moving to Wyoming	Better quality of life (30.0%)
In which industry are you primarily employed	Other (30.0%)
Highest education level completed	High School Diploma/GED (30.0%)
Total household income from all sources	\$10,000 to \$19,999 dollars (20.0%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (70.0%)
Do you own or rent	Rent (90.0%)
How many bedrooms (Average)	2.2
How many full bathrooms (Average)	1.3
Average mortgage payment	.
Average rental payment	\$691
Are you satisfied with your current housing	Satisfied with current housing (50.0%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Housing unit is in poor condition (40.0%)
Are you seeking to change your housing situation	Seeking different housing (60.0%)
What type of unit are you seeking	Single family home (66.7%)
Type of tenure seeking	Seeking to buy (66.7%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected buying price	.
Expected building price	\$150,000 to \$199,999 dollars (50.0%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 40.0 percent were unsatisfied because the housing unit is in poor condition. When asked what type of unit they were seeking, the most common response, 66.7 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 66.7 percent wanted to buy and 0.0 wanted to rent their next residence. Most residents wishing to build a house anticipated spending \$150,000 to \$199,999 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.<sup>115</sup>

<sup>115</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.

### 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 2014 5-year ACS data, 18 or .8 percent of households in Hot Springs County were overcrowded and another 13 or .6 percent of units were severely overcrowded, as shown in Table II.9.41, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.9.41</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Hot Springs County 2010-2014 5-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	1,590	17	13	1,620
Percentage	98.1%	1.0%	.8%	100.0%
<b>Renter</b>				
Households	597	1	0	598
Percentage	99.8%	.2%	.0%	100.0%
<b>Total</b>				
Households	2,187	18	13	2,218
Percentage	98.6%	.8%	.6%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
<b>Renter</b>				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
<b>Total</b>				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.5%	100.0%

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

At the time of the 2014 5-year ACS, a total of 134 units or 5.2 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.9.42, at right.

<b>Table II.9.42</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Hot Springs County 2010-2014 5-Year ACS Data		
<b>Facilities</b>	<b>Hot Springs County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	2,448	258,329
Lacking Complete Kitchen Facilities	134	6,866
<b>Total Housing Units</b>	<b>2,582</b>	<b>265,195</b>
Percent Lacking	5.2%	2.6%

At the time of the 2014 ACS, a total of 107 units or 4.1 percent of all housing units in Hot Springs County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.9.43, below.

<b>Table II.9.43</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Hot Springs County 2010-2014 5-Year ACS Data		
<b>Facilities</b>	<b>Hot Springs County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	2,475	259,378
Lacking Complete Plumbing Facilities	107	5,817
<b>Total Households</b>	<b>2,582</b>	<b>265,195</b>
Percent Lacking	4.1%	2.2%

The third type of housing problem reported in the 2014 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 9.8 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 18.8 percent of homeowners with a mortgage in Hot Springs County experienced a cost burden and 13.0 percent experienced a severe cost burden, while 14.0 percent of renters had a cost burden and 8.5 percent had a severe cost burden, as seen in Table II.9.44, on the following page.



<b>Table II.9.44</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Hot Springs County 2010-2014 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	540	149	103	0	792
Percent	68.2%	18.8%	13.0%	.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	719	35	64	10	828
Percent	86.8%	4.2%	7.7%	1.2%	100.0%
<b>Renter</b>					
Households	360	84	51	103	598
Percent	60.2%	14.0%	8.5%	17.2%	100.0%
<b>Total</b>					
Households	1,619	268	218	113	2,218
Percent	73.0%	12.1%	9.8%	5.1%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
<b>Renter</b>					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
<b>Total</b>					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

**2016 WCDA Loan Profile**

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 360 loans purchased in Hot Springs County between 1979 and 2016, with 3 occurring in fiscal 2016. The average home size over the period was 1,222 square feet and 1,333 square feet in fiscal 2016. For homes receiving a WCDA loan in fiscal 2016, the average year a home was built was 1958. The average household income in fiscal 2016 in nominal terms, without the effects of inflation being taken into consideration, was \$70,107. The average purchase price in fiscal 2016 was \$156,333. In fiscal 2016, no loans purchased were for new construction, and none had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

