

HOT SPRINGS COUNTY

Demographics

The Census Bureau's current census estimates indicate that Hot Springs County's population increased from 4,812 in 2010 to 4,816 in 2014, or by 0.1 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 5.5 percent, and the number of people from 55 to 64 years of age increased by 12.8 percent. The white population decreased by 0.8 percent, while the black population increased by 200.0 percent. The Hispanic population increased from 105 to 193 people between 2010 and 2014, or by 83.8 percent. These data are presented in Table II.9.1, below.

Table II.9.1						
Profile of Population Characteristics						
Wyoming vs. Hot Springs County						
2010 Census and 2014 Current Census Estimates						
Subject	Hot Springs County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	4,812	4,816	0.1%	563,626	584,153	3.6%
Age						
Under 14 years	805	815	1.2%	113,371	115,517	1.9%
15 to 24 years	472	466	-1.3%	78,460	80,249	2.3%
25 to 44 years	895	944	5.5%	144,615	152,555	5.5%
45 to 54 years	784	590	-24.7%	83,577	73,372	-12.2%
55 to 64 years	768	866	12.8%	73,513	80,819	9.9%
65 and Over	1,088	1,135	4.3%	70,090	81,641	16.5%
Race						
White	4,638	4,600	-0.8%	529,110	541,596	2.4%
Black	12	36	200.0%	5,135	9,112	77.4%
American Indian and Alaskan Native	72	77	6.9%	14,457	15,541	7.5%
Asian	20	25	25.0%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	3	3	.0%	521	632	21.3%
Two or more races	67	75	11.9%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	105	193	83.8%	50,231	57,065	13.6%

Table II.9.2, on the following page, presents the population of Hot Springs County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 2,394 persons, and accounted for 49.7 percent of the population, with the remaining 50.3 percent, or 2,422 persons, being female.

Table II.9.2							
Population by Age and Gender							
Hot Springs County							
2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	404	401	805	456	359	815	1.2%
15 to 24 years	252	220	472	237	229	466	-1.3%
25 to 44 years	466	429	895	476	468	944	5.5%
45 to 54 years	379	405	784	306	284	590	-24.7%
55 to 64 years	365	403	768	382	484	866	12.8%
65 and Over	511	577	1,088	537	598	1,135	4.3%
Total	2,377	2,435	4,812	2,394	2,422	4,816	0.1%
% of Total	49.4%	50.6%	.	49.7%	50.3%	.	

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.

Table II.9.3			
Group Quarters Population			
Hot Springs County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹¹⁸	15	8	-46.7%
Juvenile Facilities	.	11	100.0%
Nursing Homes	118	50	-57.6%
Other Institutions	12	.	-100.0%
Total	145	69	-52.4%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	.	17	100.0%
Total	.	17	100.0%
Group Quarters Population	145	86	-40.7%

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

¹¹⁸ 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.

Table II.9.4				
Household Type by Tenure				
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%
Total	2,238	100.0%	222,846	100.0%

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-person 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.

Table II.9.5 Household Type by Household Size				
Hot Springs County 2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Hot Springs County				
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%
Total	1,319	919	2,238	100.0%
State of Wyoming				
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%
Total	147,018	75,828	222,846	100.0%

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.

Table II.9.6 Tenure by Household Size				
Hot Springs County 2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Hot Springs County				
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%
Total	1,575	663	2,238	100.0%
State of Wyoming				
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%
Total	156,202	66,644	222,846	100.0%

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.

Table II.9.7 Housing Units by Tenure 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
Total Housing Units	2,580	100.0%	263,040	100.0

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 none 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.

Table II.9.8 Disposition of Vacant Housing Units 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%
Total	342	100.0%	40,194	100.0%

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.

Table II.9.9 Median and Per Capita Income 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.

Table II.9.10 Households by Income 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%
Total	2,238	100.0%	222,846	100.0%

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.

Table II.9.11 Poverty by Age Hot Springs County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Hot Springs County				
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%
Total	219	343	562	100.0%
Poverty Rate	9.5%	14.2%	11.9%	.
State of Wyoming				
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%
Total	28,711	35,032	63,743	100.0%
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.

Table II.9.12 Households by Unit Type Hot Springs County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Hot Springs County				
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%
Total	1,575	663	2,238	100.0%
State of Wyoming				
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%
Total	156,202	66,644	222,846	100.0%

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 0.2 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.

Table II.9.13 Households by Year Built 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%
Total	2,238	100.0%	222,846	100.0%

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.

Table II.9.14 Housing Units by Number of Rooms 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%
Total	2,580	100.0%	263,040	100.0%
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.

Table II.9.15 Households by Number of Bedrooms Hot Springs County 2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Hot Springs County				
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%
Total	1,575	663	2,238	100.0%
State of Wyoming				
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%
Total	156,202	66,644	222,846	100.0%

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 and 1999 had a median value of \$200,800. The newest structures tended to have the highest values and those built between 2000 and 2004 had a median value of \$267,100. The total average median value in Hot Springs County was \$143,900, which compared to \$185,900 in the State of Wyoming.

Table II.9.16 Median Value by Year Structure Built 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
Total	143,900	185,900

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, none had both a second mortgage and home equity loan, and 665, or 91.6 percent had no second mortgage or no home equity loan.

Table II.9.17 Mortgage Status 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%
Total	1,575	100.0%	156,202	100.00%

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

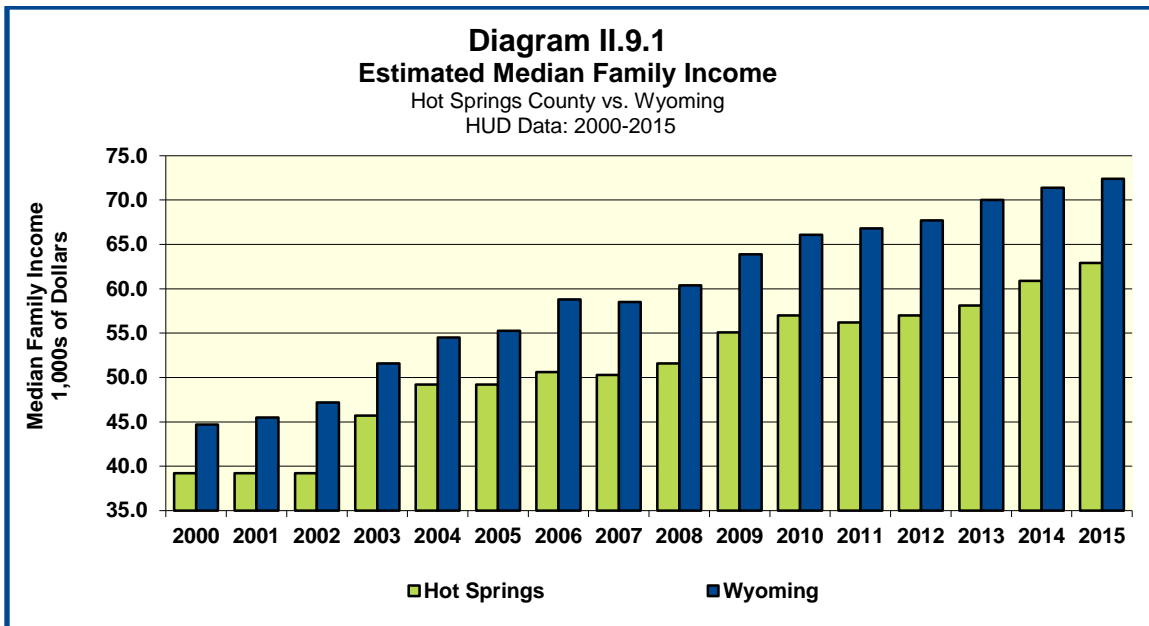
Table II.9.18 Median Rent Hot Springs County 2009-2013 5-Year ACS Data	
Place	Rent
Hot Springs County	\$485
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 10 persons during 2015. 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 709 persons over the time period.

Table II.9.19			
Driver’s Licenses Exchanged and Surrendered			
Hot Springs County			
WYDOT Data, 2000– First Half of 2015			
Year	In-Migrants	Out-Migrants	Net Change
2000	141	104	37
2001	153	89	64
2002	140	122	18
2003	116	86	30
2004	128	86	42
2005	147	85	62
2006	134	90	44
2007	130	76	54
2008	176	85	91
2009	155	76	79
2010	131	56	75
2011	116	83	33
2012	113	91	22
2013	134	112	22
2014	124	98	26
2015 – First Half	49	39	10
Total	2,087	1,378	709

Economics

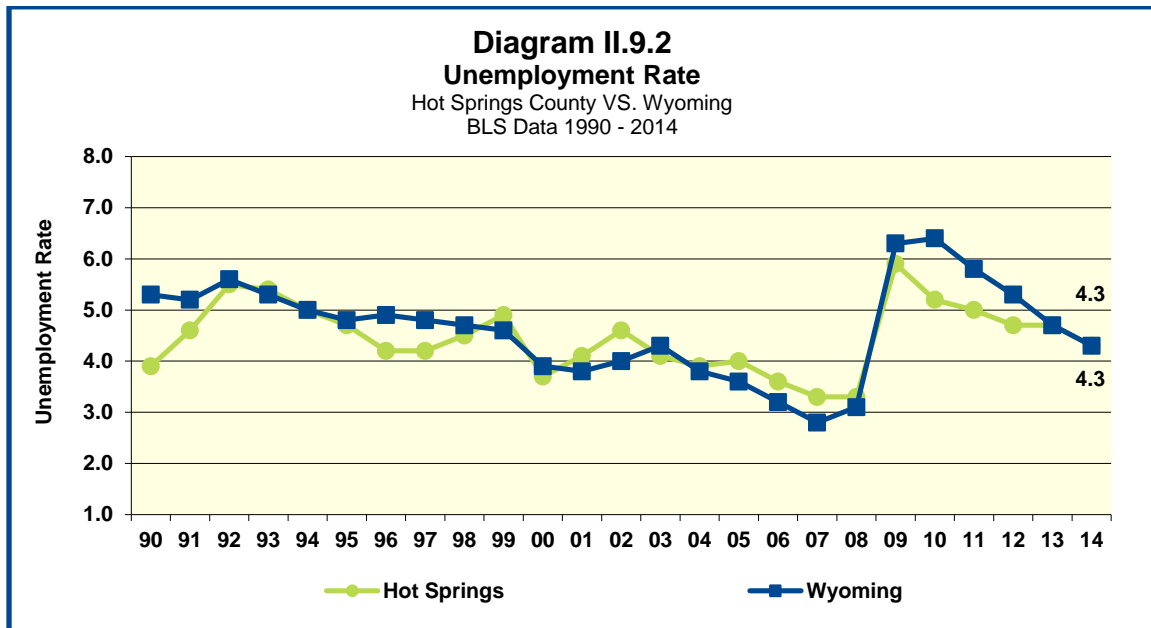
The HUD estimated MFI for Hot Springs County was \$62,900 in 2015.¹¹⁹ This compares to Wyoming’s MFI of \$72,400. Diagram II.9.1, below, illustrates the estimated MFI for 2000 through 2015.



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 66 persons, from 2,558 in 2013 to 2,492 in 2014. Employment decreased by 53

¹¹⁹ 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 13 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 4.7 percent in 2013 to 4.3 in 2014, 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 1.83 percent between 2013 and 2014, from a total of 2,127 to 2,088 workers.

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	2,145
Aug	1,906	1,906	1,957	2,000	2,109	2,109	2,162	2,186	2,191	2,189	2,110
Sep	1,863	1,862	1,940	2,002	2,106	2,117	2,173	2,191	2,146	2,196	2,082
Oct	1,843	1,866	1,923	2,013	2,053	2,082	2,119	2,126	2,106	2,106	2,048
Nov	1,853	1,876	1,934	2,026	2,043	2,069	2,115	2,121	2,098	2,080	2,063
Dec	1,852	1,846	1,938	2,028	2,048	2,077	2,089	2,159	2,129	2,074	2,037
Annual	1,870	1,875	1,940	2,014	2,072	2,079	2,129	2,146	2,140	2,127	2,088
% Change	0.38	0.27	3.47	3.81	2.88	0.34	2.41	0.80	-0.28	-0.61	-1.83

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 4.68 percent between 2013 and 2014, from a total of \$684 to \$716.

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	698	783	716	4.68

Total business establishments reported by the QCEW are displayed below in Table II.9.22. Annual establishments decreased by 3.81 percent between 2013 and 2014, from 236 to 227 establishments.

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	228	227	224	227	-3.81

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, real average apartment rent in Hot Springs County increased from \$489 in fourth quarter 2013 to \$510 in fourth quarter 2014, or by 4.3 percent. Detached single-family home rents increased by 1.2 percent and rents for mobile home lots increased by 19.6 percent.

Hot Springs County rental prices experienced average annualized increases of 1.0 percent for apartments, 1.0 percent for houses, and 0.4 percent for mobile home lots since second quarter 1998 through fourth quarter 2014.¹²⁰ These figures compare to state average annualized increases in rental prices of 1.1 percent for apartments, 1.6 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots. Table II.9.23, at right, presents the Hot Springs County data for each rental type.¹²¹

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 from . authorizations in 2013 to . in 2014.

The real value of single-family building permits from \$ in 2013 to \$ in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.9.24, on the following page.

Table II.9.23 Semiannual Average Monthly Rental Prices Hot Springs County EAD Data, 1986:Q4 – 2014:Q4, Real 2014 Dollars				
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	431	206	521	455
Q4.98	442	195	486	446
Q2.99	434	192	503	373
Q4.99	385	203	531	377
Q2.00	386	198	489	467
Q4.00	401	198	453	409
Q2.01	445	194	467	406
Q4.01	434	194	438	417
Q2.02	379	191	476	444
Q4.02	475	191	507	398
Q2.03	423	187	474	389
Q4.03	472	187	504	.
Q2.04	446	182	490	369
Q4.04	442	182	468	441
Q2.05	437	177	460	425
Q4.05	407	177	484	.
Q2.06	440	171	494	.
Q4.06	441	171	523	434
Q2.07	442	167	516	.
Q4.07	439	167	531	473
Q2.08	438	164	537	.
Q4.08	475	164	538	.
Q2.09	447	162	497	.
Q4.09	440	162	526	518
Q2.10	467	160	533	.
Q4.10	469	196	571	481
Q2.11	436	192	616	.
Q4.11	456	192	584	.
Q2.12	449	188	594	.
Q4.12	559	188	616	.
Q2.13	478	186	626	.
Q4.13	489	186	606	.
Q2.14	488	183	622	.
Q4.14	510	222	613	508

¹²⁰ Data from 1986 to 1997 for Hot Springs County is not reported by the EAD.

¹²¹ 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.

Table II.9.24 Building Permits and Valuation Hot Springs County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	7	2	.	.	9	131.4	.
1981	22	.	.	.	22	136.4	.
1982	7	2	.	.	9	86.1	.
1983	11	.	4	16	31	112.9	53.5
1984	11	.	.	.	11	98.9	.
1985	2	.	.	.	2	39.7	.
1986	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.
1988	1	.	.	.	1	139.6	.
1989	1	.	.	.	1	216.7	.
1990	1	.	.	.	1	150.6	.
1991	.	.	.	.	.	.	.
1992	1	.	.	.	1	119.5	.
1993	.	.	.	.	.	.	.
1994	3	.	.	.	3	119.9	.
1995	3	.	.	.	3	136.9	.
1996	4	.	.	.	4	115.1	.
1997	4	.	4	.	8	167.6	.
1998	4	.	.	5	9	113.1	60.3
1999	4	.	.	.	4	133.1	.
2000	4	.	.	.	4	116.3	.
2001	1	.	.	.	1	180.8	.
2002	3	.	.	.	3	97.6	.
2003	1	.	.	.	1	243.4	.
2004	5	.	.	.	5	132.9	.
2005	3	2	.	.	5	84.4	.
2006	7	.	.	.	7	308.0	.
2007	8	.	.	.	8	185.1	.
2008	3	2	.	.	5	221.9	.
2009	.	.	.	.	.	.	.
2010	1	.	.	.	1	79.3	.
2011	1	.	.	.	1	131.0	.
2012	.	.	.	.	.	.	.
2013	.	.	.	.	.	.	.
2014	.	.	.	.	.	.	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Hot Springs County was \$151,726. This represented an increase of 1.3 percent from the previous year. In contrast, Wyoming’s average was \$263,432, or a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.9.25, on the following page.

Table II.9.25 Average Sales Prices Hot Springs County vs. Wyoming DOR Data, 2000–2014				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the June 2015.¹²² During June 2015, a total of 21 surveys were completed by property managers in Hot Springs County. Of the 259 rental units surveyed, 23 were vacant, indicating a vacancy rate of 8.9 percent, as shown in Table II.9.26, below. This rate compares to a 5.8 percent vacancy rate one year ago and a statewide June 2015 vacancy rate of 5.4 percent.

Table II.9.26 Total Units, Vacant Units, and Vacancy Rate Hot Springs County RVS Data, June 2001–June 2015				
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%

¹²²Those 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 June 2015.

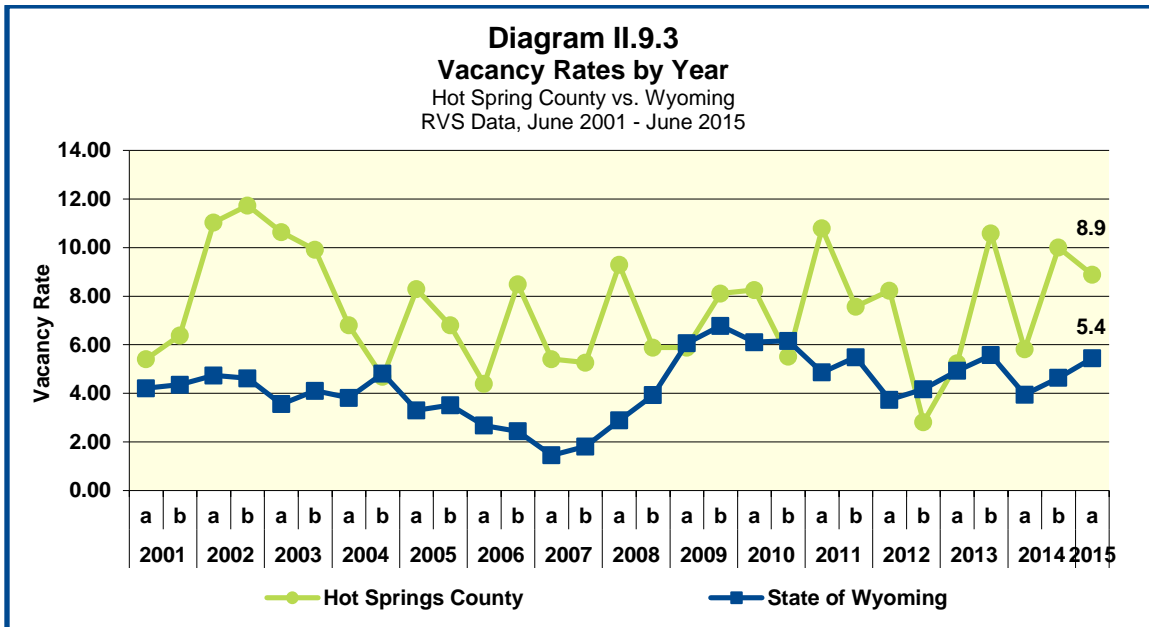


Diagram II.9.4, below, shows the average rent of single-family and apartment units in Hot Springs County. In 2015, average rents for single-family units rose to \$615 and average rents for apartments increased to \$498.

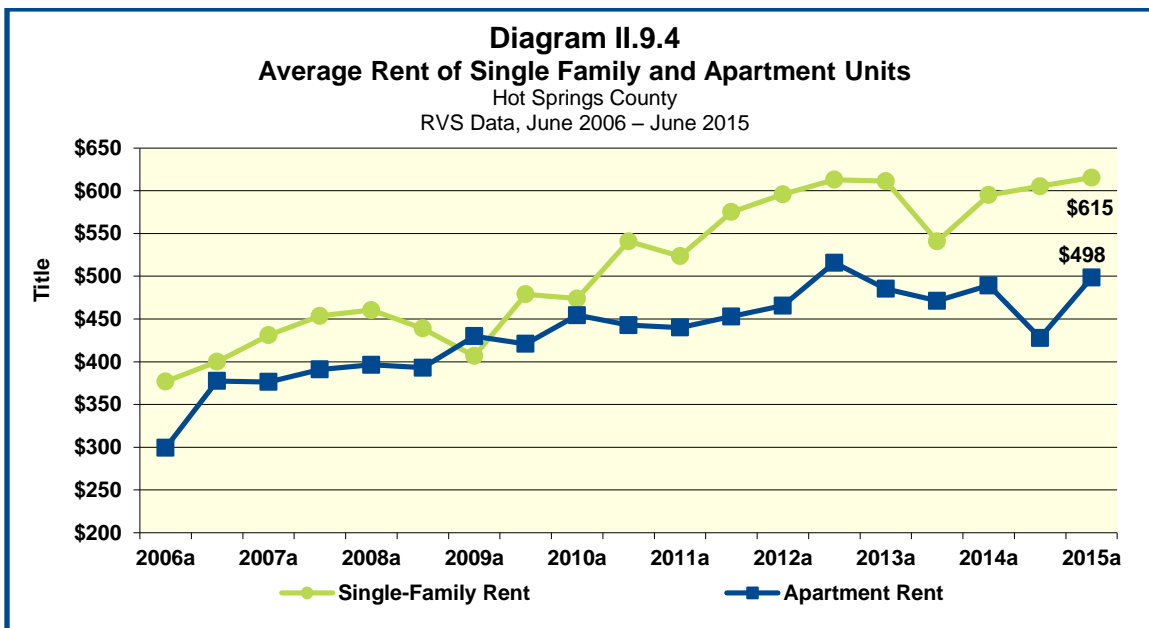


Table II.9.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 34 single family units in Hot Spring County, with 3 of them available. This translates into a vacancy rate of 8.8 percent in Hot Spring County, which compares to a single family vacancy rate of 4.7 percent for the State of Wyoming. There were 159 apartment units reported in the survey, with 10 of them available, which resulted in a vacancy rate of 6.3 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

Table II.9.27 Rental Vacancy Survey by Type Hot Spring County RVS Data, June 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	34	3	8.8%
Duplex units	9	0	.0%
Apartments	159	10	6.3%
Mobile Homes	3	0	.0%
“Other” Units	7	0	.0%
Don't Know	47	10	21.3%
Total	259	23	8.9%

Table II.9.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 16 units. The most common apartment units were one bedroom units, with 65 units. Additional details of unit types by bedrooms are reported below.

Table II.9.28 Rental Units by Bedroom Size Hot Spring County RVS Data, June 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	3	0	12	0	0	.	15
One	2	4	65	0	0	.	71
Two	8	3	59	1	1	.	72
Three	16	2	5	2	5	.	30
Four	3	0	1	0	1	.	5
Five	0	0	0	0	0	.	0
Don't Know	2	0	17	0	0	47	66
Total	34	9	159	3	7	47	259

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 five bedroom units being the most available single family units .

Table II.9.29							
Available Rental Units by Bedroom Size							
Hot Spring County RVS Data, June 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	2	0	0	.	2
Two	0	0	2	0	0	.	2
Three	0	0	0	0	0	.	0
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	3	0	6	0	0	10	19
Total	3	0	10	0	0	10	23

Table II.9.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 3.4 percent, with four bedroom single family units having the highest vacancy rate at .0 percent.

Table II.9.30							
Vacancy Rates by Bedroom Size							
Hot Spring County RVS Data, June 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	%	.0%	%	%		.0%
One	.0%	.0%	3.1%	%	%		2.8%
Two	.0%	.0%	3.4%	.0%	.0%		2.8%
Three	.0%	.0%	.0%	.0%	.0%		.0%
Four	.0%	%	.0%	%	.0%		.0%
Five	%	%	%	%	%		%
Don't Know	150.0%	%	35.3%	%	%	21.3%	28.8%
Total	8.8%	.0%	6.3%	.0%	.0%	21.3%	8.9%

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.

Table II.9.31						
Average Market Rate Rents by Bedroom Size						
Hot Spring County RVS Data, June 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$375	\$475	\$379	\$	\$	\$395
Two	\$535	\$420	\$523	\$	\$500	\$512
Three	\$718	\$512	\$648	\$660	\$685	\$671
Four	\$1,025	\$	\$925	\$	\$1,300	\$1,040
Five	\$	\$	\$	\$	\$	\$
Total	\$615	\$484	\$498	\$660	\$695	\$531

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.

Table II.9.32 Single Family Market Rate Rents by Vacancy Status Hot Spring County RVS Data, June 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	7	2	28.6%
\$500 to \$1,000	22	1	4.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	5	0	.0%
Total	34	3	8.8%

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 500 to 1,000 dollars, with a vacancy rate of 9.3 percent.

Table II.9.33 Apartment Market Rate Rents by Vacancy Status Hot Spring County RVS Data, June 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	24	3	12.5%
\$500 to \$1,000	75	7	9.3%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	60	0	.0%
Total	159	10	6.3%

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 0.0 percent.

Table II.9.34 Mobile Home Market Rate Rents by Vacancy Status Hot Spring County RVS Data, June 2015			
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	2	0	.0%
Total	3	0	.0%

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 average condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.9.35 Condition by Unit Type Hot Spring County RVS Data, June 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	3	4	1	0	0	.	8
Average	16	0	25	2	0	.	43
Good	15	5	89	1	7	.	117
Excellent	0	0	44	0	0	.	44
Don’t Know	0	0	0	0	0	47	47
Total	34	9	159	3	7	47	259

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 fair condition, with a vacancy rate of .0 percent.

Table II.9.36 Condition of Single Family Units by Vacancy Status Hot Spring County RVS Data, June 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	3	0	.0%
Average	16	2	12.5%
Good	15	1	6.7%
Excellent	0	0	%
Don’t Know	0	0	%
Total	34	3	8.8%

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 fair condition, and had a vacancy rate of .0 percent.

Table II.9.37 Condition of Apartment Units by Vacancy Status Hot Spring County RVS Data, June 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	25	4	16.0%
Good	89	2	2.2%
Excellent	44	4	9.1%
Don’t Know	0	0	%
Total	159	10	6.3%

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 good condition, with a vacancy rate of .0 percent.

Table II.9.38			
Condition of Mobile Home Units by Vacancy Status			
Hot Spring County			
RVS Data, June 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	2	0	.0%
Good	1	0	.0%
Excellent	0	0	%
Don't Know	0	0	%
Total	3	0	.0%

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, respondents in Hot Spring County said they would prefer 0 more single family units, 32 more apartment units, and 0 units of all types. In total, respondents indicated they wished to own or manage an additional 34 units.

Table II.9.39	
If you had the opportunity to own/manage more units, how many would you prefer	
Hot Spring County	
RVS Data, June 2015	
Unit Type	More Units
Single family units	0
Duplex Units	0
Apartments	32
Mobile homes	2
Other	
Don't Know	
All types	0
Total	34

Table, II.9.40, on the following page, shows the most common answers from the 2015 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 14 respondents, with an average persons per household of 3.3 people. Of new residents to Hot Springs County, 71.4 percent were married and the most common age group arriving in the state was 35 to 44 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 42.9 percent of respondents owning their residence. The average mortgage payment in Hot Springs County was \$1,152 and the average rent was \$660. When asked if they were satisfied with their current housing, 85.7 percent said they were satisfied with their current housing.

Table II.9.40 Most Replied Response Hot Springs County HNA Survey: Fiscal Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	14
Number of persons in household (Average)	3.3
Current age	35 to 44 years old (38.5%)
Marital status	Married (71.4%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (28.6%)
In which industry are you primarily employed	Health care and social assistance (21.4%)
Highest education level completed	College Graduate (35.7%)
Total household income from all sources	\$150,000 to \$249,999 dollars (12.5%)
Current Housing Characteristics	
Current Residence	Single family home (78.6%)
Do you own or rent	Own (42.9%)
How many bedrooms (Average)	3.2
How many full bathrooms (Average)	1.6
Average mortgage payment	\$1,152
Average rental payment	\$660
Are you satisfied with your current housing	Satisfied with current housing (85.7%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is in poor condition (100.0%)
Are you seeking to change your housing situation	Not seeking different housing (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the housing unit is in poor condition. Additional survey data are presented in **Volume II. Technical Appendix**.¹²³

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 0.4 percent of households in Hot Springs County were overcrowded and another 10, or 0.4 percent of units were severely overcrowded, as shown in Table II.9.41, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

¹²³ 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.

Table II.9.41				
Overcrowding and Severe Overcrowding				
Hot Springs County 2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Hot Springs County				
Owner				
Households	1,555	10	10	1,575
Percentage	98.7%	.6%	.6%	100.0%
Renter				
Households	663	0	0	663
Percentage	100.0%	.0%	.0%	100.0%
Total				
Households	2,218	10	10	2,238
Percentage	99.1%	.4%	.4%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
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.9.42, at right.

Table II.9.42		
Housing Units with Incomplete Kitchen Facilities		
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
Total Housing Units	2,580	263,040
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.9.43, below.

Table II.9.43		
Housing Units with Incomplete Plumbing Facilities		
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
Total Households	2,580	263,040
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.9.44, on the following page.

Table II.9.44 Cost Burden and Severe Cost Burden by Tenure Hot Springs County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Hot Springs County					
Owner With a Mortgage					
Households	508	128	90	0	726
Percent	70.0%	17.6%	12.4%	.0%	100.0%
Owner Without a Mortgage					
Households	761	44	34	10	849
Percent	89.6%	5.2%	4.0%	1.2%	100.0%
Renter					
Households	398	99	77	89	663
Percent	60.0%	14.9%	11.6%	13.4%	100.0%
Total					
Households	1,667	271	201	99	2,238
Percent	74.5%	12.1%	9.0%	4.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 357 loans purchased in Hot Springs County between 1979 and 2015, with 8 occurring in fiscal 2015. The average home size over the period was 1,221 square feet and 1,177 square feet in fiscal 2015. For homes receiving a WCDA loan in fiscal 2015, the average year a home was built was 1953. The average household income in fiscal 2015 in nominal terms, without the effects of inflation being taken into consideration, was \$45,935. The average purchase price in fiscal 2015 was \$147,163. In fiscal 2015, 0.0 percent of loans purchased were for new construction, and 50.0 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

Additional Comments

Additional highways are proposed in Northwest Wyoming, including in Hot Springs County. There would be an additional 1,326 miles added to the region, impacting long-term planning, housing and economic development in the region.¹²⁴

¹²⁴ <http://county10.com/2015/06/10/june-meetings-set-to-address-future-highway-projects-in-northwest-wyoming/>

