

HOT SPRINGS COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Hot Spring County's population decreased from 4,812 in 2010 to 4,799 in 2011, or by 0.3 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁰¹ The number of people from 15 to 24 years of age decreased by 1.3 percent, and the number of people from 55 to 64 years of age increased by 0.8 percent. The white population decreased by 0.9 percent, while the black population increased by 41.7 percent. The Hispanic population increased from 105 to 121 people between 2010 and 2011 or by 15.2 percent. These data are presented in Table II.9.1, below.

| Subject | Hot Springs County | | | Wyoming | | |
|-------------------------------------|--------------------|--------------|--------------|----------------|----------------|-------------|
| | 2010 Census | Jul-11 | % Change | 2010 Census | Jul-11 | % Change |
| Population | 4,812 | 4,799 | -0.3% | 563,626 | 568,158 | 0.8% |
| Age | | | | | | |
| Under 14 years | 805 | 787 | -2.2% | 113,371 | 113,462 | 0.1% |
| 15 to 24 years | 472 | 466 | -1.3% | 78,460 | 78,704 | 0.3% |
| 25 to 44 years | 895 | 893 | -0.2% | 144,615 | 145,669 | 0.7% |
| 45 to 54 years | 784 | 788 | 0.5% | 83,577 | 80,936 | -3.2% |
| 55 to 64 years | 768 | 774 | 0.8% | 73,513 | 77,120 | 4.9% |
| 65 and Over | 1,088 | 1,091 | 0.3% | 70,090 | 72,267 | 3.1% |
| Race | | | | | | |
| White | 4,638 | 4,595 | -0.9% | 529,110 | 531,484 | 0.4% |
| Black | 12 | 17 | 41.7% | 5,135 | 6,024 | 17.3% |
| American Indian and Alaskan Native | 72 | 86 | 19.4% | 14,457 | 14,774 | 2.2% |
| Asian | 20 | 24 | 20.0% | 4,649 | 4,965 | 6.8% |
| Native Hawaiian or Pacific Islander | 3 | 3 | 0.0% | 521 | 551 | 5.8% |
| Two or more races | 67 | 74 | 10.4% | 9,754 | 10,360 | 6.2% |
| Ethnicity (of any race) | | | | | | |
| Hispanic or Latino | 105 | 121 | 15.2% | 50,231 | 51,760 | 3.0% |

The Census Bureau's most recent census count indicated that Hot Springs County's population decreased from 4,882 persons in 2000 to 4,812 in 2010, or by 1.4 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population decreased by 1.6 percent, while the black population decreased by 29.4 percent. The Hispanic population decreased from 116 to 105 persons between 2000 and 2010, or by 9.5 percent. These data are presented in Table II.9.2, on the following page.

¹⁰¹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

| Table II.9.2 | | | | | | |
|---|--------------|---------------|--------------|---------------|--------------|------------------|
| Population by Race and Ethnicity | | | | | | |
| Hot Springs County 2000 SF1 and 2010 Census Data | | | | | | |
| Race | 2000 Census | | | 2010 Census | | % Change 00 – 10 |
| | Population | % of Total | Population | % of Total | | |
| White | 4,685 | 96.0% | 4,609 | 95.8% | -1.6% | |
| Black | 17 | 0.3% | 12 | 0.2% | -29.4% | |
| American Indian | 74 | 1.5% | 70 | 1.5% | -5.4% | |
| Asian | 12 | 0.2% | 20 | 0.4% | 66.7% | |
| Native Hawaiian/Pacific Islander | . | . | 3 | 0.1% | . | |
| Other | 31 | 0.6% | 26 | 0.5% | -16.1% | |
| Two or More Races | 63 | 1.3% | 72 | 1.5% | 14.3% | |
| Total | 4,882 | 100.0% | 4,812 | 100.0% | -1.4% | |
| Hispanic (Ethnicity) | 116 | 2.4% | 105 | 2.2% | -9.5% | |

Table II.9.3, below, presents the population of Hot Springs County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population decreased by 1.4 percent, with the largest total decrease occurring in the group aged 35 to 54, which fell by 230 persons, or by 15.7 percent. In 2010, the largest age group in Hot Springs County was the group aged 35 to 54, which accounted for 25.6 percent of the entire population. 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.

| Table II.9.3 | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|----------------|
| Population by Age and Gender | | | | | | | |
| Hot Springs County 2000 SF1 and 2010 Census Data | | | | | | | |
| Age | 2000 Census | | | 2010 Census | | | % Change 00–10 |
| | Male | Female | Total | Male | Female | Total | |
| Under 5 | 105 | 130 | 235 | 118 | 134 | 252 | 7.2% |
| 5 to 19 | 500 | 460 | 960 | 430 | 374 | 804 | -16.3% |
| 20 to 24 | 78 | 92 | 170 | 108 | 113 | 221 | 30.0% |
| 25 to 34 | 204 | 208 | 412 | 242 | 206 | 448 | 8.7% |
| 35 to 54 | 716 | 745 | 1,461 | 603 | 628 | 1,231 | -15.7% |
| 55 to 64 | 332 | 334 | 666 | 365 | 403 | 768 | 15.3% |
| 65 and Over | 413 | 565 | 978 | 511 | 577 | 1,088 | 11.2% |
| Total | 2,348 | 2,534 | 4,882 | 2,377 | 2,435 | 4,812 | -1.4% |

At the time of the 2010 Census, there were 86 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 40.7 percent, as shown in II.9.4, on the following page.

| Table II.9.4 | | | |
|--|--------------------|--------------------|-----------------------|
| Group Quarters Population | | | |
| Hot Springs County | | | |
| 2000 SF1 and 2010 Census Data | | | |
| Group Quarters | 2000 Census | 2010 Census | % Change 00-10 |
| Institutionalized | | | |
| Correctional Institutions ¹⁰² | 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% |

Table II.9.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 1,362 family households, 1,104 of which housed married couple families and 258 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 76 families, or a female householder with no husband present, of which there were 182 families. There were also an estimated 823 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households decreased by 0.7 percent, and the number of married couple families decreased by 3.6 percent. The number of male households with no wife present increased by 49 percent, the number of female households with no husband present increased by 15.9 percent, and non-family households increased by 9 percent.

| Table II.9.5 | | | |
|--|--------------|--------------|-----------------------|
| Household Type by Tenure | | | |
| Hot Springs County | | | |
| 2000 SF1 and 2010 Census Data | | | |
| Family Type | 2000 | 2010 | % Change 00-10 |
| Family households | 1,353 | 1,362 | 0.7% |
| Married couple family | 1,145 | 1,104 | -3.6% |
| Owner-occupied housing units | 917 | 907 | -1.1% |
| Renter-occupied housing units | 228 | 197 | -13.6% |
| Other family | 208 | 258 | 24.0% |
| Male householder, no wife present | 51 | 76 | 49.0% |
| Owner-occupied housing units | 29 | 40 | 37.9% |
| Renter-occupied housing units | 22 | 36 | 63.6% |
| Female householder, no husband present | 157 | 182 | 15.9% |
| Owner-occupied housing units | 80 | 92 | 15.0% |
| Renter-occupied housing units | 77 | 90 | 16.9% |
| Non-family households | 755 | 823 | 9.0% |
| Owner-occupied housing units | 415 | 488 | 17.6% |
| Renter-occupied housing units | 340 | 335 | -1.5% |
| Total | 2,108 | 2,185 | 3.7% |

¹⁰² In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.9.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 806 two-person family households, 265 three-person family households, and 164 four-person family households. One-person non-family households made up 86.5 percent of all non-family households, or an estimated 712 households. Between 2000 and 2010, the number of four-person households decreased by 25.3 percent, or from 225 to 168 households.

| Table II.9.6¹⁰³ | | | | | | | |
|---|-------------------|-----------------------|--------------|-------------------|-----------------------|--------------|----------------|
| Household Type by Household Size | | | | | | | |
| Hot Springs County 2000 SF1 and 2010 Census Data | | | | | | | |
| Household Size | 2000 | | | 2010 | | | % Change 00-10 |
| | Family Households | Non-Family Households | Total | Family Households | Non-Family Households | Total | |
| One Person | . | 669 | 669 | . | 712 | 712 | 6.4% |
| Two Person | 727 | 75 | 802 | 806 | 97 | 903 | 12.6% |
| Three Person | 272 | 6 | 278 | 265 | 10 | 275 | -1.1% |
| Four Person | 221 | 4 | 225 | 164 | 4 | 168 | -25.3% |
| Five Person | 88 | 1 | 89 | 69 | 0 | 69 | -22.5% |
| Six Person | 35 | 0 | 35 | 45 | 0 | 45 | 28.6% |
| Seven Person | 10 | 0 | 10 | 13 | 0 | 13 | 30.0% |
| Total | 1,353 | 755 | 2,108 | 1,362 | 823 | 2,185 | 3.7% |

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 903 two-person households, 723 were owner-occupied and 180 were renter-occupied. Of the 168 four-person households, 106 were owner-occupied and 62 were renter-occupied. Further household size data by tenure are presented in Table II.9.7, below.

| Table II.9.7 | | | | | | | |
|---|--------------|------------|--------------|--------------|------------|--------------|----------------|
| Tenure by Household Size | | | | | | | |
| Hot Springs County 2000 SF1 and 2010 Census Data | | | | | | | |
| Household Size | 2000 | | | 2010 | | | % Change 00-10 |
| | Own | Rent | Total | Own | Rent | Total | |
| One Person | 362 | 307 | 669 | 418 | 294 | 712 | 6.4% |
| Two Person | 646 | 156 | 802 | 723 | 180 | 903 | 12.6% |
| Three Person | 180 | 98 | 278 | 195 | 80 | 275 | -1.1% |
| Four Person | 152 | 73 | 225 | 106 | 62 | 168 | -25.3% |
| Five Person | 69 | 20 | 89 | 37 | 32 | 69 | -22.5% |
| Six Person | 25 | 10 | 35 | 37 | 8 | 45 | 28.6% |
| Seven Person or More | 7 | 3 | 10 | 11 | 2 | 13 | 30.0% |
| Total | 1,441 | 667 | 2,108 | 1,527 | 658 | 2,185 | 3.7% |

¹⁰³ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.9.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 6 percent, or from 1,441 to 1,527 households. The number of renter units decreased from 667 to 658 households, or by 1.3 percent. In 2010, Hot Springs County had a total of 2,582 housing units, of which 2,185, or 84.6 percent, were occupied. A total of 397 units, or 15.4 percent of all units, were vacant, which was a decrease of 7.2 percent from the 2000 Census.

| Table II.9.8 | | | |
|--------------------------------|--------------|--------------|-----------------------|
| Housing Units by Tenure | | | |
| Hot Springs County | | | |
| 2000 SF1 and 2010 Census Data | | | |
| Tenure | 2000 | 2010 | % Change 00-10 |
| Occupied Housing Units | 2,108 | 2,185 | 3.7% |
| Owner-Occupied | 1,441 | 1,527 | 6.0% |
| Renter-Occupied | 667 | 658 | -1.3% |
| Vacant Housing Units | 428 | 397 | -7.2% |
| Total Housing Units | 2,536 | 2,582 | 1.8% |
| Homeownership Rate | 68.4% | 69.9% | . |

Table II.9.9, below, shows that, of the 397 vacant housing units in Hot Springs County at the time of the 2010 Census, 72, or 18.1 percent, were for rent and 32, or 8.1 percent, were for sale. An estimated 146 units were for seasonal, recreational, or occasional use, and 128, or 32.2 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 22 to 19 units, or by 13.6 percent, and units listed as “other vacant” decreased from 135 to 128 units, or by 5.2 percent.

| Table II.9.9 | | | |
|---|-------------|-------------|-----------------------|
| Disposition of Vacant Housing Units | | | |
| Hot Springs County | | | |
| 2000 SF1 and 2010 Census Data | | | |
| Disposition | 2000 | 2010 | % Change 00-10 |
| For rent | 69 | 72 | 4.3% |
| For sale only | 65 | 32 | -50.8% |
| Rented or sold but not occupied | 22 | 19 | -13.6% |
| For seasonal, recreational, or occasional use | 136 | 146 | 7.4% |
| For migrant workers | 1 | 0 | -100.0% |
| Other vacant | 135 | 128 | -5.2% |
| Total | 428 | 397 | -7.2% |

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.9.10, below, presents different income statistics for Hot Springs County. According to the 2010 ACS data averages, Median Family Income (MFI) for Hot Springs County was \$54,709 compared to the statewide average of \$65,964. Per capita income for Hot Springs County, which is calculated by dividing total income by population, was \$25,269, which compared to \$27,860 for the State of Wyoming.

| Table II.9.10 | | |
|--|---------------------------|----------------|
| Median and Per Capita Income | | |
| Hot Springs County and the State of Wyoming 2010 Five-Year ACS Data | | |
| Income Type | Hot Springs County | Wyoming |
| Median Family Income | 54,709 | 65,964 |
| Median Household Income | 42,469 | 53,802 |
| Per Capita Income | 25,269 | 27,860 |

Table II.9.11, below, shows households by income for Hot Springs County and the State of Wyoming in 2010. In Hot Springs County, there were a total of 332 households, or 15.1 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 329 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 14.9 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 12.9 percent of total households and numbered 285 in Hot Springs County.

| Table II.9.11 | | | | |
|--|---------------------------|-------------------|-------------------------|-------------------|
| Households by Income | | | | |
| Hot Springs County and the State of Wyoming 2010 Five-Year ACS Data | | | | |
| Income | Hot Springs County | | State of Wyoming | |
| | Total | % of Total | Total | % of Total |
| Under \$15,000 | 332 | 15.1% | 21,963 | 10.1% |
| \$15,000–\$19,999 | 112 | 5.1% | 10,477 | 4.8% |
| \$20,000–\$24,999 | 182 | 8.3% | 11,850 | 5.4% |
| \$25,000–\$34,999 | 277 | 12.6% | 23,902 | 11.0% |
| \$35,000–\$49,999 | 329 | 14.9% | 32,677 | 15.0% |
| \$50,000–\$74,999 | 511 | 23.2% | 44,279 | 20.3% |
| \$75,000–\$99,999 | 173 | 7.9% | 30,595 | 14.1% |
| \$100,000 and Above | 285 | 12.9% | 41,945 | 19.3% |
| Total | 2,201 | 100.0% | 217,688 | 100.0% |

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.9.12, on the following page. In total, the poverty rate in Hot Springs County was 9.1 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Hot Springs County had a poverty rate of 5.9 percent, and the female population had a poverty

rate of 12.3 percent. There were 52 males and 34 females in poverty aged 5 and under. Overall, 20.1 percent of persons in poverty in Hot Springs County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 68 persons, which represented 15.9 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

| Table II.9.12 | | | | |
|---|---------------|---------------|---------------|-------------------|
| Poverty by Age | | | | |
| Hot Springs County and the State of Wyoming | | | | |
| 2010 Five-Year ACS Data | | | | |
| Age | Male | Female | Total | % of Total |
| Hot Springs County | | | | |
| 5 and Under | 52 | 34 | 86 | 20.1% |
| 6 to 17 | 0 | 18 | 18 | 4.2% |
| 18 to 64 | 74 | 181 | 255 | 59.7% |
| 65 and Older | 13 | 55 | 68 | 15.9% |
| Total | 139 | 288 | 427 | 100.0% |
| Poverty Rate | 5.9% | 12.3% | 9.1% | . |
| State of Wyoming | | | | |
| 5 and Under | 3,563 | 3,127 | 6,690 | 12.8% |
| 6 to 17 | 4,890 | 4,368 | 9,258 | 17.7% |
| 18 to 64 | 13,136 | 19,208 | 32,344 | 61.8% |
| 65 and Older | 1,203 | 2,802 | 4,005 | 7.7% |
| Total | 22,792 | 29,505 | 52,297 | 100.0% |
| Poverty Rate | 8.4% | 11.3% | 9.8% | . |

Table II.9.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Hot Springs County saw an average of 1,144 owner-occupied single-family units compared to 461 single-family rental units. In Hot Springs County, single-family units represented 72.9 percent of all households compared to 70.8 percent statewide. Hot Springs County had a total of 176 apartment rental units, and total apartment units accounted for 8 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 304 mobile homes in Hot Springs County, which made up 13.8 percent of all occupied housing units and compared to 14.3 percent statewide.

| Table II.9.13 | | | | |
|---|----------------|---------------|----------------|---------------|
| Households by Unit Type | | | | |
| Hot Springs County and the State of Wyoming | | | | |
| 2010 Five-Year ACS Data | | | | |
| Unit Type | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Hot Springs County | | | | |
| Single-Family Unit | 1,144 | 461 | 1,605 | 72.9% |
| Duplex | 24 | 81 | 105 | 4.8% |
| Tri- or Four-Plex | 11 | 0 | 11 | 0.5% |
| Apartment | 0 | 176 | 176 | 8.0% |
| Mobile Home | 231 | 73 | 304 | 13.8% |
| Boat, RV, Van, Etc. | 0 | 0 | 0 | 0.0% |
| Total | 1,410 | 791 | 2,201 | 100.0% |
| State of Wyoming | | | | |
| Single-Family Unit | 127,389 | 26,664 | 154,053 | 70.8% |
| Duplex | 785 | 4,825 | 5,610 | 2.6% |
| Tri- or Four-Plex | 442 | 9,354 | 9,796 | 4.5% |
| Apartment | 863 | 15,833 | 16,696 | 7.7% |
| Mobile Home | 23,076 | 8,153 | 31,229 | 14.3% |
| Boat, RV, Van, Etc. | 251 | 53 | 304 | 0.1% |
| Total | 152,806 | 64,882 | 217,688 | 100.0% |

Table II.9.14, below, shows the number of households by year of construction. As shown, 18 percent, or 396 units, were built in 1939 or earlier in the county and another 11.7 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 34, which accounted for 1.5 percent of all households, and an additional 76 households, or 3.5 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

| Table II.9.14 | | | | |
|---|--------------------|---------------|------------------|---------------|
| Households by Year Built | | | | |
| Hot Springs County and the State of Wyoming | | | | |
| 2010 Five-Year ACS Data | | | | |
| Year Built | Hot Springs County | | State of Wyoming | |
| | Households | % of Total | Households | % of Total |
| 1939 or Earlier | 396 | 18.0% | 25,116 | 11.5% |
| 1940 to 1949 | 258 | 11.7% | 11,481 | 5.3% |
| 1950 to 1959 | 313 | 14.2% | 21,920 | 10.1% |
| 1960 to 1969 | 237 | 10.8% | 19,433 | 8.9% |
| 1970 to 1979 | 394 | 17.9% | 53,519 | 24.6% |
| 1980 to 1989 | 310 | 14.1% | 34,949 | 16.1% |
| 1990 to 1999 | 183 | 8.3% | 26,791 | 12.3% |
| 2000 to 2004 | 34 | 1.5% | 14,090 | 6.5% |
| 2005 or Later | 76 | 3.5% | 10,389 | 4.8% |
| Total | 2,201 | 100.0% | 217,688 | 100.0% |

Table II.9.15, on the following page, 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 0.7 percent of total housing units, while households with five and six rooms accounted for 23.4 and 18.3 percent, respectively, in the county. The median number of rooms in Hot Springs County was five rooms, which compared to six statewide.

| Table II.9.15 | | | | |
|--|--------------------|---------------|------------------|---------------|
| Housing Units by Number of Rooms | | | | |
| Hot Springs County and the State of Wyoming 2010 Five-Year ACS Data | | | | |
| Number of Rooms | Hot Springs County | | State of Wyoming | |
| | Housing Units | % of Total | Housing Units | % of Total |
| One | 19 | .7% | 3,804 | 1.5% |
| Two | 98 | 3.7% | 6,391 | 2.5% |
| Three | 281 | 10.6% | 18,634 | 7.3% |
| Four | 344 | 13.0% | 45,335 | 17.8% |
| Five | 619 | 23.4% | 52,421 | 20.5% |
| Six | 486 | 18.3% | 39,475 | 15.5% |
| Seven | 293 | 11.1% | 31,509 | 12.4% |
| Eight | 259 | 9.8% | 25,135 | 9.9% |
| Nine or More | 250 | 9.4% | 32,392 | 12.7% |
| Total | 2,649 | 100.0% | 255,096 | 100.0% |
| Median Rooms | 5 | . | 6 | . |

Table II.9.16, below, shows households in the county by number of bedrooms and tenure. There were nine rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.1 percent of total households in Hot Springs County, which compared to 25.5 percent statewide. In Hot Springs County, the 794 households with three bedrooms accounted for 36.1 percent of all households, and there were only 177 five-bedroom or more households, which accounted for 8 percent of all households.

| Table II.9.16 | | | | |
|--|----------------|---------------|----------------|---------------|
| Households by Number of Bedrooms | | | | |
| Hot Springs County and the State of Wyoming 2010 Five-Year ACS Data | | | | |
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Hot Springs County | | | | |
| None | 0 | 9 | 9 | 0.4% |
| One | 65 | 213 | 278 | 12.6% |
| Two | 448 | 192 | 640 | 29.1% |
| Three | 564 | 230 | 794 | 36.1% |
| Four | 193 | 110 | 303 | 13.8% |
| Five or More | 140 | 37 | 177 | 8.0% |
| Total | 1,410 | 791 | 2,201 | 100.0% |
| State of Wyoming | | | | |
| None | 275 | 1,668 | 1,943 | 0.9% |
| One | 3,986 | 12,861 | 16,847 | 7.7% |
| Two | 29,100 | 26,511 | 55,611 | 25.5% |
| Three | 69,433 | 17,375 | 86,808 | 39.9% |
| Four | 35,651 | 4,613 | 40,264 | 18.5% |
| Five or More | 14,361 | 1,854 | 16,215 | 7.4% |
| Total | 152,806 | 64,882 | 217,688 | 100.0% |

The age of a structure influences its value. As shown in Table II.9.17, at right, structures built in 1939 or earlier had a median value of \$74,200, while structures built between 1950 and 1959 had a median value of \$103,100, and those built between 1990 and 1999 had a median value of \$199,000. The newest structures tended to have the highest values, and those built between 2000 and 2004 and from 2005 or later had median values of \$275,000 and \$262,000, respectively. The median value in Hot Springs County was \$117,800, which compared to \$174,000 in the State of Wyoming.

| Table II.9.17 Median Value by Year Structure Built Hot Springs County and the State of Wyoming 2010 Five-Year ACS Data | | |
|---|--------------------|------------------|
| Year Built | Hot Springs County | State of Wyoming |
| 1939 or Earlier | 74,200 | 141,200 |
| 1940 to 1949 | 91,300 | 129,500 |
| 1950 to 1959 | 103,100 | 151,800 |
| 1960 to 1969 | 142,800 | 166,500 |
| 1970 to 1979 | 121,700 | 169,900 |
| 1980 to 1989 | 106,400 | 187,000 |
| 1990 to 1999 | 199,000 | 224,000 |
| 2000 to 2004 | 275,000 | 243,500 |
| 2005 or Later | 262,000 | 244,600 |
| Median Value | 117,800 | 174,000 |

Household mortgage status is reported in Table II.9.18, below. In Hot Springs County, households with a mortgage accounted for 47.7 percent of all households, or 672 housing units, and the remaining 52.3 percent, or 738 units, had no mortgage. Of those units with a mortgage, 124 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 548, or 81.5 percent of units with a mortgage, had no second mortgage and no home equity loan.

| Table II.9.18 Mortgage Status Hot Springs County and the State of Wyoming 2010 Five-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 | 672 | 47.7% | 93,761 | 61.4% |
| With either a second mortgage or home equity loan, but not both | 124 | 18.5% | 17,932 | 19.1% |
| Second mortgage only | 62 | 50.0% | 8,629 | 48.1% |
| Home equity loan only | 62 | 50.0% | 9,303 | 51.9% |
| Both second mortgage and home equity loan | 0 | 0.0% | 741 | 0.8% |
| No second mortgage and no home equity loan | 548 | 81.5% | 75,088 | 80.1% |
| Housing units without a mortgage | 738 | 52.3% | 59,045 | 38.6% |
| Total | 1,410 | 100.0% | 152,806 | 100.0% |

The median rent in Hot Springs County was \$406 compared to \$552 statewide, as shown in Table II.9.19, below. These figures show that rents in Hot Springs County were significantly lower than rents statewide.

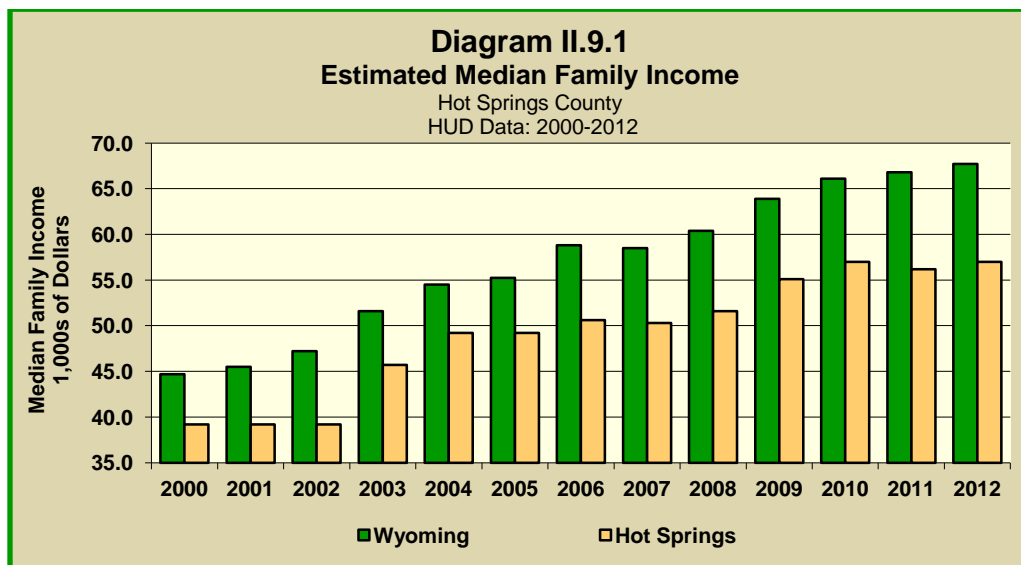
| Table II.9.19 Median Rent Hot Springs County and the State of Wyoming 2010 Five-Year ACS Data | |
|--|-------|
| Place | Rent |
| Hot Springs County | \$406 |
| State of Wyoming | \$552 |

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 31 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Hot Springs County are presented below in Table II.9.20 and indicate a net increase of 660 persons over the time period.

| Year | In-Migrants | Out-Migrants | Net Change |
|-------------------|--------------|--------------|------------|
| 2000 | 141 | 104 | 37 |
| 2001 | 153 | 89 | 64 |
| 2002 | 140 | 122 | 18 |
| 2003 | 116 | 86 | 30 |
| 2004 | 128 | 86 | 42 |
| 2005 | 147 | 85 | 62 |
| 2006 | 134 | 90 | 44 |
| 2007 | 130 | 76 | 54 |
| 2008 | 176 | 85 | 91 |
| 2009 | 155 | 76 | 79 |
| 2010 | 131 | 56 | 75 |
| 2011 | 116 | 83 | 33 |
| 2012 – First Half | 70 | 39 | 31 |
| Total | 1,737 | 1,077 | 660 |

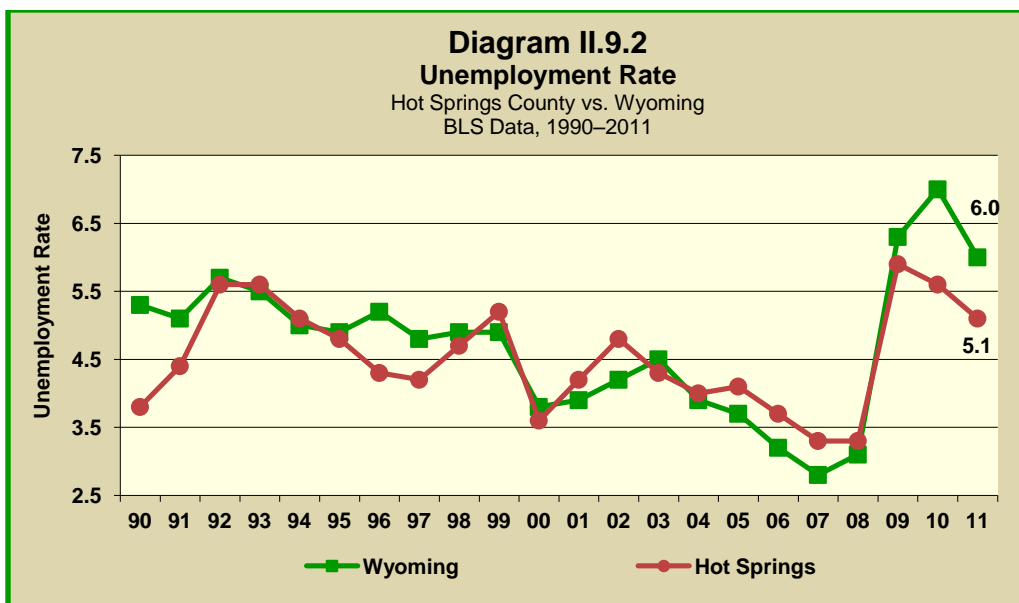
Economics

The HUD estimated MFI for Hot Springs County was \$57,000 in 2012.¹⁰⁴ This compares to Wyoming’s MFI of \$67,700. Diagram II.9.1, below, illustrates the estimated MFI for 2000 through 2012.



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, increased by 18 persons, from 2,609 in 2010 to 2,627 in 2011. Employment increased by 29 persons; unemployment decreased by 11 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.6 percent in 2010 to 5.1 in 2011, as shown on the following page in Diagram II.9.2.

¹⁰⁴ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of covered workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.9.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 0.80 percent between 2010 and 2011, from a total of 2,129 to 2,146 workers.

| Year | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011(p) |
|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Jan | 1,867 | 1,936 | 1,757 | 1,804 | 1,781 | 1,840 | 1,936 | 2,030 | 2,033 | 2,048 | 2,051 |
| Feb | 1,887 | 1,911 | 1,774 | 1,792 | 1,805 | 1,841 | 1,935 | 1,994 | 2,033 | 2,061 | 2,091 |
| Mar | 1,926 | 1,932 | 1,791 | 1,815 | 1,798 | 1,930 | 1,969 | 2,010 | 2,025 | 2,089 | 2,112 |
| Apr | 1,991 | 1,969 | 1,864 | 1,852 | 1,875 | 1,960 | 2,011 | 2,061 | 2,031 | 2,113 | 2,112 |
| May | 2,040 | 2,037 | 1,901 | 1,936 | 1,921 | 1,988 | 2,070 | 2,105 | 2,097 | 2,162 | 2,171 |
| Jun | 2,128 | 2,083 | 2,007 | 1,991 | 2,017 | 2,041 | 2,135 | 2,166 | 2,156 | 2,223 | 2,246 |
| Jul | 2,109 | 2,059 | 1,957 | 1,929 | 1,945 | 1,991 | 2,045 | 2,136 | 2,123 | 2,197 | 2,190 |
| Aug | 2,121 | 2,030 | 1,942 | 1,906 | 1,906 | 1,957 | 2,000 | 2,109 | 2,109 | 2,162 | 2,186 |
| Sep | 2,060 | 1,954 | 1,853 | 1,863 | 1,862 | 1,940 | 2,002 | 2,106 | 2,117 | 2,173 | 2,191 |
| Oct | 2,045 | 1,963 | 1,873 | 1,843 | 1,866 | 1,923 | 2,013 | 2,053 | 2,082 | 2,119 | 2,125 |
| Nov | 2,013 | 1,931 | 1,821 | 1,853 | 1,876 | 1,934 | 2,026 | 2,043 | 2,069 | 2,115 | 2,118 |
| Dec | 1,977 | 1,949 | 1,818 | 1,852 | 1,846 | 1,938 | 2,028 | 2,048 | 2,077 | 2,089 | 2,156 |
| Annual | 2,014 | 1,980 | 1,863 | 1,870 | 1,875 | 1,940 | 2,014 | 2,072 | 2,079 | 2,129 | 2,146 |
| % Change | . | -1.69 | -5.91 | 0.38 | 0.27 | 3.47 | 3.81 | 2.88 | 0.34 | 2.41 | 0.80 |

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.9.22, on the following page, annual average weekly wages increased by 4.48 percent between 2010 and 2011, from a total of \$603 to \$630.

| Table II.9.22 | | | | | | |
|-----------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| Average Weekly Wages | | | | | | |
| Hot Springs County | | | | | | |
| BLS QCEW Data, 2001–2011(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(p) | 599 | 618 | 631 | 673 | 630 | 4.48 |

Total business establishments reported by the QCEW are displayed below in Table II.9.23. Annual establishments decreased by 0.42 percent between 2010 and 2011, from 239 to 238 establishments.

| Table II.9.23 | | | | | | |
|---------------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| Number of Establishments | | | | | | |
| Hot Springs County | | | | | | |
| BLS QCEW Data, 2001–2011(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(p) | 239 | 241 | 237 | 234 | 238 | -0.42 |

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Hot Springs County recorded 3,364 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 \$193,909,000, and real per capita income was \$40,323 in 2010. Average earnings per job in the county was \$33,240 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Hot Springs County decreased from \$438 in fourth quarter 2010 to \$435 in fourth quarter 2011, or by 0.7 percent. Detached single-family home rents increased by 4.3 percent and rents for mobile home lots remained unchanged.

Hot Springs County rental prices experienced average annualized increases of 2.3 percent for apartments, 3.5 percent for houses, and 2 percent for mobile home lots since second quarter 1998 through fourth quarter 2011.¹⁰⁵ These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. Table II.9.24, at right, presents the Hot Springs County data for each rental type.¹⁰⁶

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 unchanged between 2010 to 2011 at one unit.

The value over the past decade, in real 2011 dollars, fluctuated from a high of \$296,200 in 2006 to a low of \$94,300 in 2005. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity are given in Table II.9.25, on the following page.

| Table II.9.24 | | | | |
|---|-------------------|------------------------|--------------|--------------------|
| Semiannual Average Monthly Rental Prices | | | | |
| Hot Springs County | | | | |
| EAD Data, Fourth Quarter 1986–Fourth Quarter 2011 | | | | |
| Quarter Year | Apartments | Mobile Home Lot | House | Mobile Home |
| Q4.86 | . | . | . | . |
| Q2.87 | . | . | . | . |
| Q4.87 | . | . | . | . |
| Q2.88 | . | . | . | . |
| Q4.88 | . | . | . | . |
| Q2.89 | . | . | . | . |
| Q4.89 | . | . | . | . |
| Q2.90 | . | . | . | . |
| Q4.90 | . | . | . | . |
| Q2.91 | . | . | . | . |
| Q4.91 | . | . | . | . |
| Q2.92 | . | . | . | . |
| Q4.92 | . | . | . | . |
| Q2.93 | . | . | . | . |
| Q4.93 | . | . | . | . |
| Q2.94 | . | . | . | . |
| Q4.94 | . | . | . | . |
| Q2.95 | . | . | . | . |
| Q4.95 | . | . | . | . |
| Q2.96 | . | . | . | . |
| Q4.96 | . | . | . | . |
| Q2.97 | . | . | . | . |
| Q4.97 | . | . | . | . |
| Q2.98 | 314 | 150 | 380 | 332 |
| Q4.98 | 322 | 142 | 354 | 325 |
| Q2.99 | 321 | 142 | 372 | 276 |
| Q4.99 | 285 | 150 | 393 | 279 |
| Q2.00 | 292 | 150 | 370 | 353 |
| Q4.00 | 303 | 150 | 343 | 309 |
| Q2.01 | 344 | 150 | 361 | 314 |
| Q4.01 | 336 | 150 | 339 | 323 |
| Q2.02 | 298 | 150 | 374 | 349 |
| Q4.02 | 373 | 150 | 398 | 313 |
| Q2.03 | 339 | 150 | 380 | 312 |
| Q4.03 | 378 | 150 | 404 | . |
| Q2.04 | 367 | 150 | 403 | 304 |
| Q4.04 | 364 | 150 | 385 | 363 |
| Q2.05 | 371 | 150 | 391 | 361 |
| Q4.05 | 346 | 150 | 411 | . |
| Q2.06 | 385 | 150 | 433 | . |
| Q4.06 | 386 | 150 | 458 | 380 |
| Q2.07 | 397 | 150 | 464 | . |
| Q4.07 | 395 | 150 | 477 | 425 |
| Q2.08 | 401 | 150 | 492 | . |
| Q4.08 | 435 | 150 | 493 | . |
| Q2.09 | 413 | 150 | 459 | . |
| Q4.09 | 406 | 150 | 486 | 478 |
| Q2.10 | 437 | 150 | 498 | . |
| Q4.10 | 438 | 183 | 534 | 450 |
| Q2.11 | 416 | 183 | 588 | . |
| Q4.11 | 435 | 183 | 557 | . |

¹⁰⁵ Data from 1986 to 1997 for Hot Springs County is not reported by the EAD.

¹⁰⁶ 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.9.25 Building Permits and Valuation Hot Springs County Census Bureau Data, 1980–2011 | | | | | | | | |
|--|---|--------------|--------------------------|--------------------|-------------|---------------------|---------------|--|
| Year | Authorized Construction in Permit Issuing Areas | | | | | WCDA | | Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars |
| | Single-Family Units | Duplex Units | Tri- and Four-Plex Units | Multi-Family Units | Total Units | Tax Credit Projects | HOME Projects | |
| 1980 | 7 | 2 | . | . | 9 | . | . | 127.9 |
| 1981 | 22 | . | . | . | 22 | . | . | 132.7 |
| 1982 | 7 | 2 | . | . | 9 | . | . | 83.8 |
| 1983 | 11 | . | 4 | 16 | 31 | . | . | 109.9 |
| 1984 | 11 | . | . | . | 11 | . | . | 96.1 |
| 1985 | 2 | . | . | . | 2 | . | . | 38.6 |
| 1986 | . | . | . | . | . | . | . | . |
| 1987 | . | . | . | . | . | . | . | . |
| 1988 | 1 | . | . | . | 1 | . | . | 135.3 |
| 1989 | 1 | . | . | . | 1 | . | . | 210.2 |
| 1990 | 1 | . | . | . | 1 | . | . | 145.9 |
| 1991 | . | . | . | . | . | . | . | . |
| 1992 | 1 | . | . | . | 1 | . | . | 115.4 |
| 1993 | . | . | . | . | . | . | . | . |
| 1994 | 3 | . | . | . | 3 | . | 4 | 116.0 |
| 1995 | 3 | . | . | . | 3 | . | . | 132.4 |
| 1996 | 4 | . | . | . | 4 | . | . | 111.3 |
| 1997 | 4 | . | 4 | . | 8 | . | . | 161.9 |
| 1998 | 4 | . | . | 5 | 9 | . | . | 109.3 |
| 1999 | 4 | . | . | . | 4 | . | . | 128.5 |
| 2000 | 4 | . | . | . | 4 | . | . | 112.4 |
| 2001 | 1 | . | . | . | 1 | . | . | 174.8 |
| 2002 | 3 | . | . | . | 3 | . | . | 94.3 |
| 2003 | 1 | . | . | . | 1 | . | . | 234.8 |
| 2004 | 5 | . | . | . | 5 | . | . | 128.1 |
| 2005 | 3 | 2 | . | . | 5 | . | . | 81.2 |
| 2006 | 7 | . | . | . | 7 | . | . | 296.2 |
| 2007 | 8 | . | . | . | 8 | . | . | 177.5 |
| 2008 | 3 | 2 | . | . | 5 | . | . | 212.3 |
| 2009 | . | . | . | . | . | . | . | . |
| 2010 | 1 | . | . | . | 1 | . | . | 75.7 |
| 2011 | 1 | . | . | . | 1 | . | . | 125.0 |

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Hot Springs County was \$123,438. This represented a decrease of 15.7 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301 or a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.9.26, below.

| Table II.9.26 Average Sales Prices Hot Springs County vs. Wyoming DOR Data, 1999–2011 | | | | |
|--|--------------------------------|-----------------------------|-----------------------|-------------------------|
| Year | Hot Springs Average Price (\$) | Hot Springs Annual % Change | Wyoming Average Price | Wyoming Annual % Change |
| 1999 | 74,022 | 12.08 | 101,517 | 4.76 |
| 2000 | 70,625 | -4.59 | 111,437 | 9.77 |
| 2001 | 86,840 | 22.96 | 116,469 | 4.52 |
| 2002 | 86,625 | -0.25 | 121,140 | 4.01 |
| 2003 | 78,705 | -9.14 | 132,708 | 9.55 |
| 2004 | 85,615 | 8.78 | 142,501 | 7.38 |
| 2005 | 97,453 | 13.83 | 159,776 | 12.12 |
| 2006 | 122,544 | 25.75 | 187,869 | 17.58 |
| 2007 | 125,576 | 2.47 | 265,044 | 41.08 |
| 2008 | 133,421 | 6.2 | 256,045 | -3.4 |
| 2009 | 148,296 | 11.1 | 241,622 | -5.6 |
| 2010 | 146,474 | -1.23 | 250,958 | 3.9 |
| 2011 | 123,438 | -15.7 | 241,301 | -3.8 |

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the June 2012.¹⁰⁷ During June 2012, a total of 21 surveys were completed by property managers in Hot Springs County. Of the 243 rental units surveyed, 20 were vacant, indicating a vacancy rate of 8.23 percent, as shown in Table II.9.27, below. This rate compares to a 10.79 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 8.23 percent.

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

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, over the eleven year period.

¹⁰⁷Those 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.

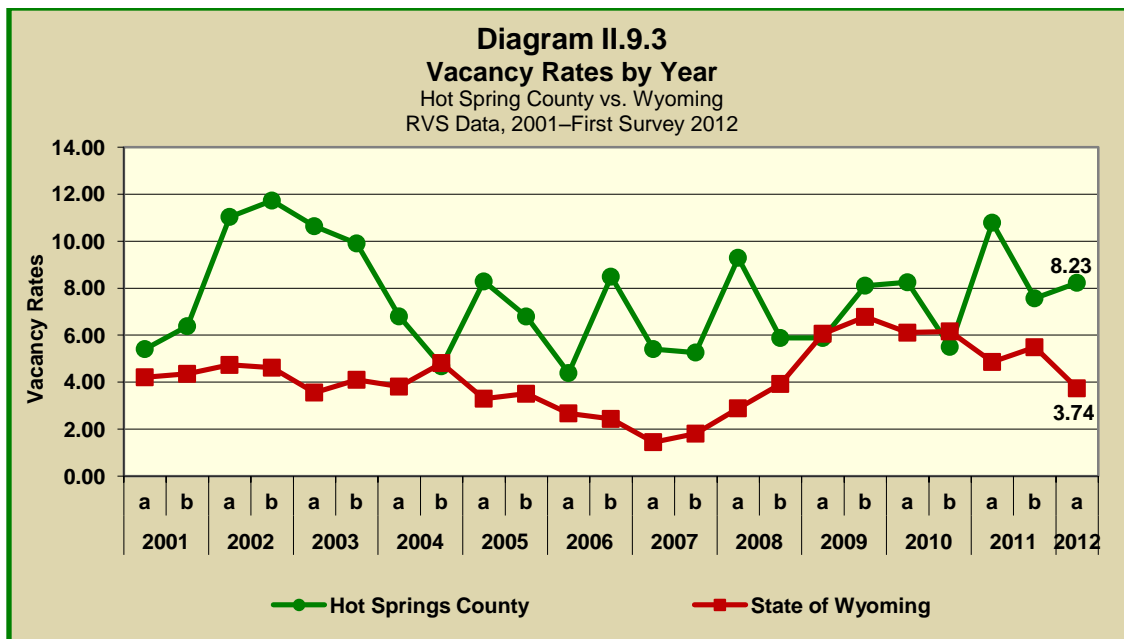
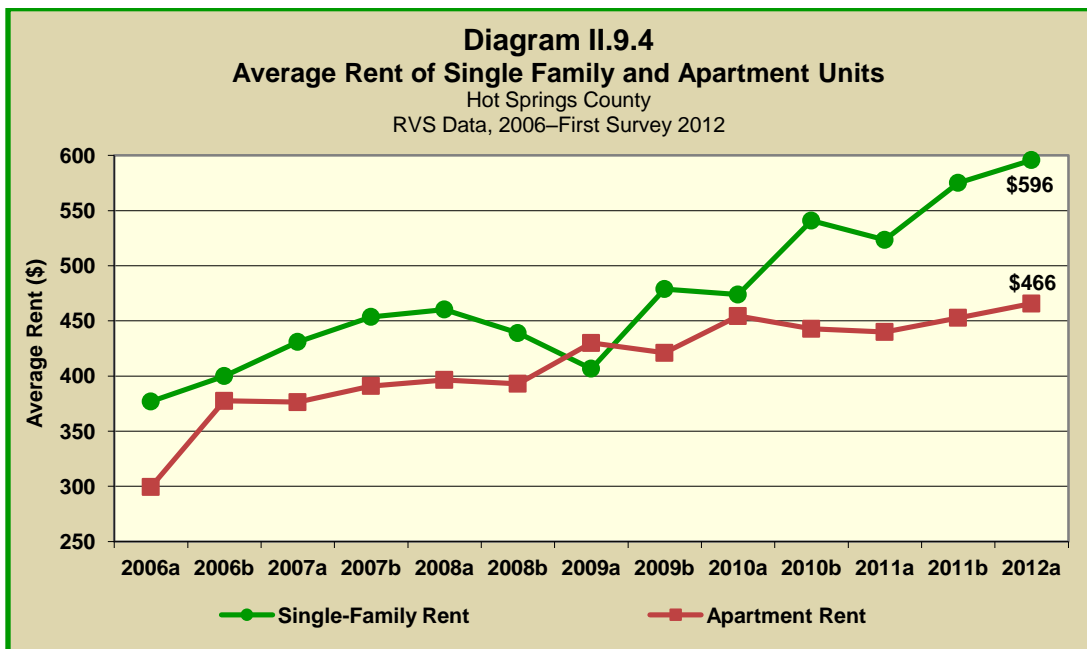


Diagram II.9.4, below, shows the average rent of single-family and apartment units in Hot Springs County. In the first half of 2012, average rents for single-family units rose to \$596 and average rents for apartments increased to \$466.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 64 respondents in Hot Springs County. Of the incoming population who were unsatisfied with their current housing, 68.4 respondents said they were seeking to own a home and 31.6 percent of respondents wished to rent. Of those seeking to own a home, 40 percent wished to build existing units, 66.7 anticipated spending between \$100,000 and \$249,999 and 33.3 percent anticipated spending above \$250,000. Of those seeking to buy a home 42.9 percent anticipated spending less than \$100,000, the remaining 28.6 percent anticipated spending between \$100,000 and \$249,999, and 28.6 percent anticipated spending above \$250,000.

Of those respondents who were seeking to rent, 33.3 percent anticipated spending under \$474, 50 percent anticipated spending between \$474 and \$849 and 16.7 percent anticipated spending above \$850.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 343 loans purchased in Hot Spring County between 1979 and 2012, with eight occurring in fiscal 2012. The average home size over the period was 1,222 square feet and 1,149 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1966. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$52,593. The average purchase price in fiscal 2012 was \$122,500. In fiscal 2012 and 25 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

Housing Problems

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

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, six, or 0.3 percent of households in Hot Springs County, were overcrowded, and no units were severely overcrowded, as shown on the following page in Table II.9.28. This housing problem was far more prevalent in renter households compared to owner households.

| Table II.9.28 | | | | |
|---|------------------------|---------------------|----------------------------|--------------|
| Overcrowding and Severe Overcrowding | | | | |
| Hot Springs County and the State of Wyoming | | | | |
| 2010 Five-Year ACS Data | | | | |
| Household | No Overcrowding | Overcrowding | Severe Overcrowding | Total |
| Hot Springs County | | | | |
| Owner | | | | |
| Households | 1,410 | 0 | 0 | 1,410 |
| Percentage | 100.0% | .0% | 0.0% | 100.0% |
| Renter | | | | |
| Households | 785 | 6 | 0 | 791 |
| Percentage | 99.2% | .8% | 0.0% | 100.0% |
| Total | | | | |
| Households | 2,195 | 6 | 0 | 2,201 |
| Percentage | 99.7% | .3% | 0.0% | 100.0% |
| State of Wyoming | | | | |
| Owner | | | | |
| Households | 150,753 | 1,744 | 309 | 152,806 |
| Percentage | 98.7% | 1.1% | 0.2% | 100.0% |
| Renter | | | | |
| Households | 62,557 | 1,827 | 498 | 64,882 |
| Percentage | 96.4% | 2.8% | 0.8% | 100.0% |
| Total | | | | |
| Households | 213,310 | 3,571 | 807 | 217,688 |
| Percentage | 98.0% | 1.6% | 0.4% | 100.0% |

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

At the time of the 2010 ACS, a total of 177 units, or 6.7 percent of all housing units in Hot Springs County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.9.29, below.

| Table II.9.29 | | |
|---|---------------------------|-------------------------|
| Housing Units with Incomplete Kitchen Facilities | | |
| Hot Springs County and the State of Wyoming | | |
| 2010 Five-Year ACS Data | | |
| Facilities | Hot Springs County | State of Wyoming |
| Complete Kitchen Facilities | 2,472 | 247,608 |
| Lacking Complete Kitchen Facilities | 177 | 7,488 |
| Total Housing Units | 2,649 | 255,096 |
| Percent Lacking | 6.7% | 2.9% |

At the time of the 2010 ACS, a total of 84 units, or 3.2 percent of all housing units in Hot Springs County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.9.30, on the following page.

| Table II.9.30 Housing Units with Incomplete Plumbing Facilities Hot Springs County and the State of Wyoming 2010 Five-Year ACS Data | | |
|--|--------------------|------------------|
| Facilities | Hot Springs County | State of Wyoming |
| Complete Plumbing Facilities | 2,565 | 249,046 |
| Lacking Complete Plumbing Facilities | 84 | 6,050 |
| Total Households | 2,649 | 255,096 |
| Percent Lacking | 3.2% | 2.4% |

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 11.1 percent of households had a cost burden and 5.4 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 6.5 percent of homeowners with a mortgage in Hot Springs County experienced a cost burden and 1 percent experienced a severe cost burden, while 20.2 percent of renters had a cost burden and 11.8 percent had a severe cost burden, as shown in Table II.9.31, below.

| Table II.9.31 Cost Burden and Severe Cost Burden by Tenure Hot Springs County and the State of Wyoming 2010 Five-Year ACS Data | | | | | |
|---|---------------|-----------|---------------|--------------|---------|
| Households | Less Than 30% | 30%–49.9% | 50% and Above | Not Computed | Total |
| Hot Springs County | | | | | |
| Owner with a Mortgage | | | | | |
| Households | 621 | 44 | 7 | 0 | 672 |
| Percent | 92.4% | 6.5% | 1.0% | .0% | 100.0% |
| Owner without a Mortgage | | | | | |
| Households | 680 | 40 | 18 | 0 | 738 |
| Percent | 92.1% | 5.4% | 2.4% | .0% | 100.0% |
| Renter | | | | | |
| Households | 429 | 160 | 93 | 109 | 791 |
| Percent | 54.2% | 20.2% | 11.8% | 13.8% | 100.0% |
| Total | | | | | |
| Households | 1,730 | 244 | 118 | 109 | 2,201 |
| Percent | 78.6% | 11.1% | 5.4% | 5.0% | 100.0% |
| State of Wyoming | | | | | |
| Owner with a Mortgage | | | | | |
| Households | 68,900 | 16,318 | 8,364 | 179 | 93,761 |
| Percent | 73.5% | 17.4% | 8.9% | .2% | 100.0% |
| Owner without a Mortgage | | | | | |
| Households | 53,589 | 3,131 | 2,014 | 311 | 59,045 |
| Percent | 90.8% | 5.3% | 3.4% | .5% | 100.0% |
| Renter | | | | | |
| Households | 36,080 | 10,470 | 10,028 | 8,304 | 64,882 |
| Percent | 55.6% | 16.1% | 15.5% | 12.8% | 100.0% |
| Total | | | | | |
| Households | 158,569 | 29,919 | 20,406 | 8,794 | 217,688 |
| Percent | 72.8% | 13.7% | 9.4% | 4.0% | 100.0% |