

HOT SPRINGS COUNTY

Demographics

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

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

Table II.9.2, on the following page, presents the population of Hot Springs County by age and gender from the 2010 Census and 2015 current census estimates. The 2010 Census count showed a total of 2,377 males, who accounted for 49.4 percent of the population, and the remaining 50.6 percent, or 2,435 persons, were female. In 2015, the number of males rose to 2,393 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 2,348 persons being female.

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

At the time of the 2010 Census, there were 86 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 40.7 percent, as shown in Table II.9.3, below.

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 ¹¹¹	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

¹¹¹ 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 1,307 family households, of which 1,064 housed married couple families and 243 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 138 families, or a female householder with no husband present, of which there were 105 families. There were also an estimated 875 “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 59.9 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Hot Springs County, 81.4 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.9.4				
Household Type by Tenure				
Hot Springs County 2010-2015 5-Year ACS Data				
Family Type	Hot Springs County		State of Wyoming	
	Hot Springs County	% of Total	State of Wyoming	% of Total
Family households	1,307	59.9%	147,229	64.9%
Married-couple family	1,064	81.4%	117,355	79.7%
Owner-occupied housing units	852	80.1%	97,628	83.2%
Renter-occupied housing units	212	19.9%	19,727	16.8%
Other family	243	18.6%	29,874	20.3%
Male householder, no wife present	138	56.8%	10,771	36.1%
Owner-occupied housing units	130	94.2%	6,308	58.6%
Renter-occupied housing units	8	5.8%	4,463	41.4%
Female householder, no husband present	105	43.2%	19,103	63.9%
Owner-occupied housing units	29	27.6%	9,562	50.1%
Renter-occupied housing units	76	72.4%	9,541	49.9%
Nonfamily households	875	40.1%	79,636	35.1%
Owner-occupied housing units	610	69.7%	43,177	54.2%
Renter-occupied housing units	265	30.3%	36,459	45.8%
Total	2,182	100.0%	226,865	100.0%

Table II.9.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 752 two-person family households, 270 three-person family households and 156 four-person family households. One-person non-family households made up 90.4 percent of all non-family households or an estimated 791 households. Hot Springs County’s two persons households made up 38.1 percent of total housing units and four person households made up an additional 7.4 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.9.5				
Household Type by Household Size				
Hot Springs County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Hot Springs County				
One Person	.	791	791	36.3%
Two Person	752	79	831	38.1%
Three Person	270	0	270	12.4%
Four Person	156	5	161	7.4%
Five Person	97	0	97	4.4%
Six Person	1	0	1	.0%
Seven Person	31	0	31	1.4%
Total	1,307	875	2,182	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 831 two-person households, 699 were owner-occupied and 132 were renter-occupied. Of the 161 four-person households, 118 were owner-occupied and 43 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				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Hot Springs County				
One Person	568	223	791	36.3%
Two Person	699	132	831	38.1%
Three Person	188	82	270	12.4%
Four Person	118	43	161	7.4%
Five Person	17	80	97	4.4%
Six Person	0	1	1	.0%
Seven Person or more	31	0	31	1.4%
Total	1,621	561	2,182	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.9.7, on the following page, Hot Springs County had a total of 2,571 housing units of which 2,182 or 84.9 percent were occupied. Of these occupied units, 74.3 percent, or 1,621 units were owner occupied, which compares to a statewide rate of 69.1. A total of 389 units

or 15.1 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.9.7 Housing Units by Tenure Hot Springs County 2010-2015 5-Year ACS Data				
Tenure	Hot Springs County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,182	84.9%	226,865	85.1
Owner-Occupied	1,621	74.3%	156,675	69.1
Renter-Occupied	561	25.7%	70,190	30.9
Vacant Housing Units	389	15.1%	39,765	14.9
Total Housing Units	2,571	100.0%	266,630	100.0

Table II.9.8, below, shows that of the 389 housing units in Hot Springs County as reported in the 2014 ACS data, 57 or 14.7 percent were for rent and 39 or 10.0 percent were for sale. An estimated 183 units were for seasonal, recreational, or occasional use, and 110 or 28.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.9.8 Disposition of Vacant Housing Units Hot Springs County 2010-2015 5-Year ACS Data				
Disposition	Hot Springs County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	57	14.7%	6,460	16.2%
Rented, but not occupied	0	.0%	1,371	3.4%
For sale only	39	10.0%	2,571	6.5%
Sold, but not occupied	0	.0%	931	2.3%
For seasonal, recreational, or occasional use	183	47.0%	17,209	43.3%
For migrant workers	0	.0%	302	.8%
Other vacant	110	28.3%	10,921	27.5%
Total	389	100.0%	39,765	100.0%

Table II.9.9, at right, presents different income statistics for Hot Springs County. According to the 2015 ACS data averages, median family income for Hot Springs County was \$59,787 compared to the statewide average of \$73,194.

Table II.9.9 Median and Per Capita Income Hot Springs County 2010-2015 5-Year ACS Data		
Income Type	Hot Springs County	Wyoming
Median Family Income	59,787	73,194
Median Household Income	45,278	58,840

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 259 households or 11.9 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 388 households that had incomes between \$35,000 and \$49,999, which accounted for 17.8 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.3 percent of total households and numbered 355 in Hot Springs County.

Table II.9.10 Households by Income Hot Springs County 2010-2015 5-Year ACS Data				
Income	Hot Springs County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	259	11.9%	21,426	9.4%
15,000 - 19,999	100	4.6%	10,358	4.6%
20,000 - 24,999	128	5.9%	11,900	5.2%
25,000 - 34,999	329	15.1%	22,435	9.9%
35,000 - 49,999	388	17.8%	30,775	13.6%
50,000 - 74,999	413	18.9%	43,104	19.0%
75,000 - 99,999	210	9.6%	32,540	14.3%
100,000 and above	355	16.3%	54,327	23.9%
Total	2,182	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 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 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Hot Springs County had a poverty rate of 6 percent and the female population had a poverty rate of 15 percent. There were 26 males and 33 females in poverty under the age of 5. Overall, 11.8 percent of persons in poverty in Hot Springs County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 50 individuals with incomes below the poverty level which represented 10.0 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.9.11 Poverty by Age Hot Springs County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Hot Springs County				
5 and Below	26	33	59	11.8%
6 to 17	25	84	109	21.8%
18 to 64	83	199	282	56.4%
65 and Older	6	44	50	10.0%
Total	140	360	500	100.0%
Poverty Rate	6%	15%	11%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.9.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Hot Springs County saw an average of 1,284 owner-occupied single-family units compared to 267 single-family rental units. In Hot Springs County, single-family units comprised 71.1 percent of all households compared with 71.8 percent statewide. Hot Springs County had a total of 115 apartment rental units and total apartment units accounted for 5.9

percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 409 mobile homes in Hot Springs County, which comprised 18.7 percent of all occupied housing units and compared to 12.9 statewide.

Table II.9.12 Households by Unit Type Hot Springs County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Hot Springs County				
Single-Family Unit	1,284	267	1,551	71.1%
Duplex	0	32	32	1.5%
Tri- or Four-Plex	0	61	61	2.8%
Apartments	14	115	129	5.9%
Mobile Homes	323	86	409	18.7%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	1,621	561	2,182	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.9.13, below, shows the number of households by year of construction. As shown, 13.4 percent, or 293 units, were built in 1939 or earlier in the county, and another 223 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 225, which accounted for 10.3 percent of all households, and an additional 23 households, or 1.1 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.9.13 Households by Year Built Hot Springs County 2010-2015 5-Year ACS Data				
Year Built	Hot Springs County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	293	13.4%	24,616	10.9%
1940 to 1949	223	10.2%	10,203	4.5%
1950 to 1959	291	13.3%	21,453	9.5%
1960 to 1969	216	9.9%	18,653	8.2%
1970 to 1979	424	19.4%	48,616	21.4%
1980 to 1989	196	9.0%	33,033	14.6%
1990 to 1999	291	13.3%	26,955	11.9%
2000 to 2009	225	10.3%	36,947	16.3%
Built 2010 or Later	23	1.1%	6,389	2.8%
Total	2,182	100.0%	226,865	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 accounted for only 5.4 percent of total housing units, while households with five and six rooms accounted for 24.9 and 16.7 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 2010-2015 5-Year ACS Data				
Number of Rooms	Hot Springs County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	140	5.4%	4,535	1.7%
Two	39	1.5%	7,317	2.7%
Three	175	6.8%	20,228	7.6%
Four	391	15.2%	41,849	15.7%
Five	639	24.9%	54,574	20.5%
Six	430	16.7%	42,082	15.8%
Seven	229	8.9%	31,471	11.8%
Eight	282	11.0%	25,750	9.7%
Nine or more	246	9.6%	38,824	14.6%
Total	2,571	100.0%	266,630	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 29 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 30.8 percent of total households in Hot Springs County, which compared to 24.3 percent statewide. In Hot Springs County, the 835 households with three bedrooms accounted for 38.3 percent of all households, and there were only 161 five-bedroom or more households, which accounted for 7.4 percent of all households.

Table II.9.15 Households by Number of Bedrooms Hot Springs County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Hot Springs County				
None	2	29	31	1.4%
One	94	92	186	8.5%
Two	480	191	671	30.8%
Three	663	172	835	38.3%
Four	262	36	298	13.7%
Five or more	120	41	161	7.4%
Total	1,621	561	2,182	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	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 \$119,300, while structures built between 1950 and 1959 had a median value of \$138,900 and those built between 1990 to 1999 had a median value of \$171,100. The newest structures tended to have the highest values and those built between 2010 and 2013 had a median value of \$208,300. The total average median value in Hot Springs County was \$151,600, which compared to \$194,800 in the State of Wyoming.

Table II.9.16 Median Value by Year Structure Built Hot Springs County 2010-2015 5-Year ACS Data		
Year Built	Hot Springs County	State of Wyoming
1939 or earlier	119,300	156,400
1940 to 1949	104,100	145,000
1950 to 1959	138,900	159,900
1960 to 1969	175,600	182,000
1970 to 1979	134,700	188,100
1980 to 1989	159,800	205,600
1990 to 1999	171,100	236,200
2000 to 2009	210,700	253,100
2010 to 2013	208,300	272,200
2014 to Later	.	284,800
Total	151,600	194,800

Household mortgage status is reported in Table II.9.17, below. In Hot Springs County, households with a mortgage accounted for 51.4 percent of all households or 834 housing units, and the remaining 48.6 percent or 787 units had no mortgage. Of those units with a mortgage, 38 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 796 or 95.4 percent had no second mortgage or no home equity loan.

Table II.9.17 Mortgage Status Hot Springs County 2010-2015 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	834	51.4%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	38	4.6%	10,910	11.8%
Second mortgage only	7	18.4%	5,021	46.0%
Home equity loan only	31	81.6%	5,889	54.0%
Both second mortgage and home equity loan	0	.0%	514	.6%
No second mortgage and no home equity loan	796	95.4%	81,121	87.7%
Housing units without a mortgage	787	48.6%	64,130	40.9%
Total	1,621	100.0%	156,675	100.00%

The median rent in Hot Springs County was \$501 as compared to \$674 statewide, as seen in Table II.9.18, below.

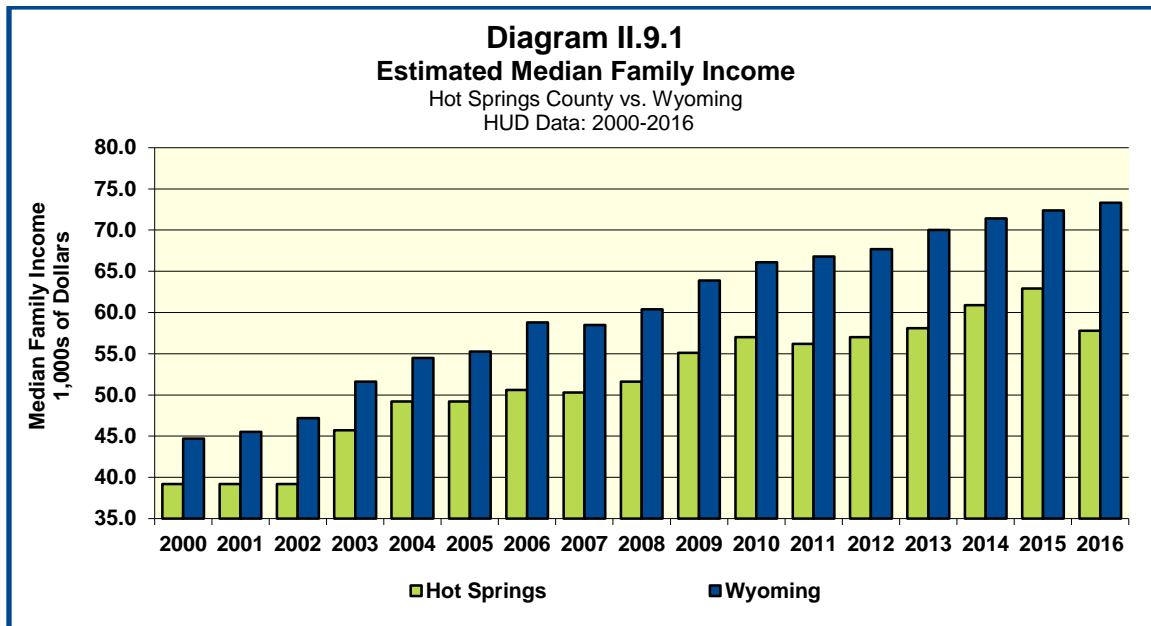
Table II.9.18 Median Rent Hot Springs County 2010-2015 5-Year ACS Data	
Place	Rent
Hot Springs County	\$501
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 17 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Hot Springs County are presented below in Table II.9.19 and indicate a net increase of 723 persons over the time period.

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	101	94	7
2016 – First Half	60	43	17
Total	2,199	1,476	723

Economics

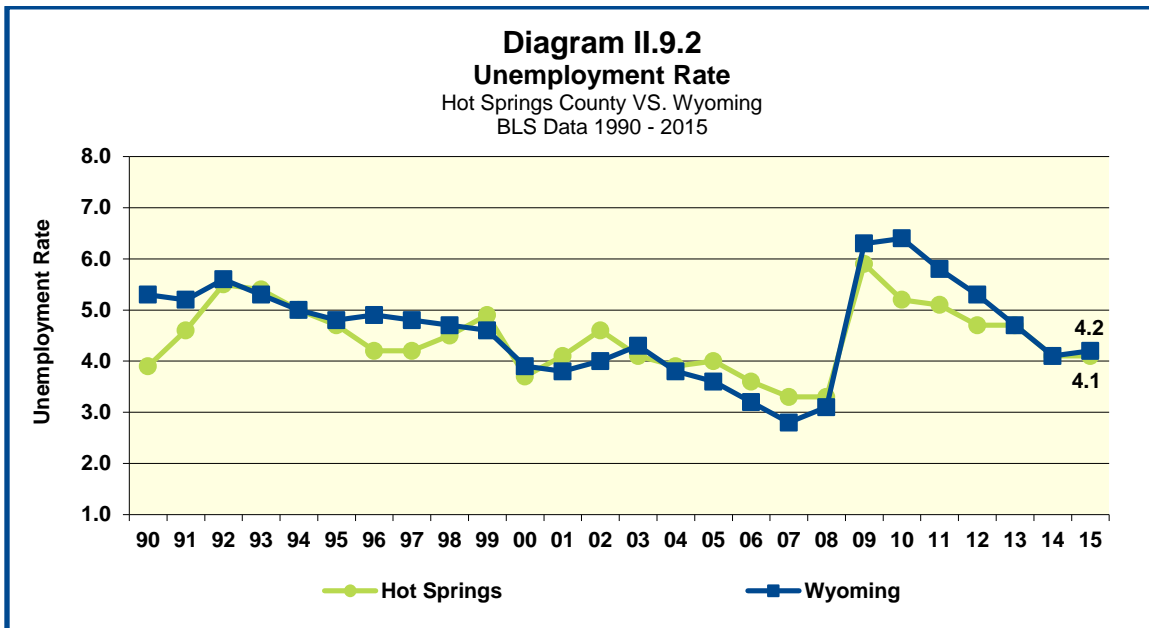
The HUD estimated MFI for Hot Springs County was \$57,800 in 2016.¹¹² This compares to Wyoming’s MFI of \$73,300. Diagram II.9.1, below, illustrates the estimated MFI for 2000 through 2016.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Hot Springs County’s labor force, defined as the number of persons working or actively seeking work, decreased by 83 persons, from 2,492 in 2014 to 2,409 in 2015. Employment decreased by 78

¹¹² Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

persons; unemployment decreased by 5 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, remained at 4.1 percent between 2014 and 2015, as shown below in Diagram II.9.2.



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.9.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 2,020 persons in 2015; this figure was lower than the 2014 average by 69 jobs. In June total preliminary monthly employment was estimated to be 2,115 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	1,781	1,840	1,936	2,030	2,033	2,048	2,051	2,089	2,071	2,050	1,964	1,977
Feb	1,805	1,841	1,935	1,994	2,033	2,061	2,091	2,080	2,073	2,056	1,966	1,942
Mar	1,798	1,930	1,969	2,010	2,025	2,089	2,112	2,108	2,075	2,087	1,977	1,968
Apr	1,875	1,960	2,011	2,061	2,031	2,113	2,112	2,149	2,087	2,071	1,972	1,954
May	1,921	1,988	2,070	2,105	2,097	2,162	2,171	2,181	2,175	2,129	2,051	1,984
Jun	2,017	2,041	2,135	2,166	2,156	2,223	2,246	2,221	2,224	2,181	2,107	2,115
Jul	1,945	1,991	2,045	2,136	2,123	2,197	2,190	2,185	2,178	2,145	2,046	.
Aug	1,906	1,957	2,000	2,109	2,109	2,162	2,186	2,191	2,189	2,110	2,046	.
Sep	1,862	1,940	2,002	2,106	2,117	2,173	2,191	2,146	2,196	2,082	2,049	.
Oct	1,866	1,923	2,013	2,053	2,082	2,119	2,126	2,106	2,106	2,053	2,055	.
Nov	1,876	1,934	2,026	2,043	2,069	2,115	2,121	2,098	2,080	2,066	2,009	.
Dec	1,846	1,938	2,028	2,048	2,077	2,089	2,159	2,129	2,074	2,041	1,999	.
Annual	1,875	1,940	2,014	2,072	2,079	2,129	2,146	2,140	2,127	2,089	2,020	.
% Change	.27%	3.47%	3.81%	2.88%	.34%	2.41%	.80%	-.28%	-.61%	-1.79%	-3.30%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$716 in 2014. In 2015, average weekly wages saw a decrease of 3.21 over the prior year, rising to \$693. The most recent preliminary estimates show average weekly wages were 637 in the second quarter on 2016. These data are shown in Table II.9.21, below.

Table II.9.21 Average Weekly Wages Hot Springs County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	403	390	400	459	413	
2002	397	389	416	470	418	1.21%
2003	409	398	409	462	419	.24%
2004	404	405	417	495	430	2.63%
2005	427	441	466	532	466	8.37%
2006	458	473	488	557	494	6.01%
2007	506	513	541	604	541	9.51%
2008	544	563	589	656	588	8.69%
2009	568	554	569	598	572	-2.72%
2010	583	571	603	655	603	5.42%
2011	599	618	631	672	630	4.48%
2012	620	652	623	704	650	3.17%
2013	639	681	666	751	684	5.23%
2014	671	714	698	784	716	4.68%
2015	693	680	677	723	693	-3.21%
2016(p)	635	637				

Total business establishments reported by the QCEW are displayed in Table II.9.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 7.49 percent to 246 establishments. The most recent preliminary estimates show the number of business establishments were 252 in the second quarter on 2016.

Table II.9.22 Number of Business Establishments Hot Springs County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	232	241	244	242	242	
2002	239	234	234	232	232	-2.08%
2003	224	229	227	227	227	-3.40%
2004	225	224	222	225	225	-1.32%
2005	224	226	222	223	223	.00%
2006	230	231	225	229	229	2.23%
2007	230	236	235	242	242	3.06%
2008	238	243	241	242	242	2.12%
2009	240	243	241	242	242	.41%
2010	238	245	238	234	234	-1.24%
2011	239	241	237	233	233	-.42%
2012	238	238	241	241	241	.84%
2013	241	239	236	229	229	-1.67%
2014	228	228	227	226	226	-3.81%
2015	242	245	244	246	246	7.49%
2016	248	252				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Hot Springs County recorded 3,107 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 \$243,771,000, and real per capita income was \$51,418 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$48,721 in 2015, while Wyoming average earnings per job was \$53,875. 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 \$562 in second quarter 2015 to \$544 in second quarter 2016, or by 3.3 percent. Detached single-family home rents decreased by 8.9 percent and rents for mobile home lots increased by 5.3 percent.

Hot Springs County rental prices experienced average annualized increases of 1.1 percent for apartments, 0.9 percent for houses, and 0.3 percent for mobile home lots since second quarter 1998 through second quarter 2016.¹¹³ These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots. Table II.9.23, above, presents the Hot Springs County data for each rental type.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	444	212	537	469
Q4.98	455	201	500	459
Q2.99	447	198	518	384
Q4.99	397	209	547	388
Q2.00	397	204	504	480
Q4.00	412	204	467	421
Q2.01	458	200	480	418
Q4.01	447	200	451	430
Q2.02	391	197	490	457
Q4.02	489	197	522	410
Q2.03	436	193	488	401
Q4.03	486	193	519	.
Q2.04	459	188	504	380
Q4.04	455	188	481	454
Q2.05	449	182	474	437
Q4.05	419	182	498	.
Q2.06	453	176	509	.
Q4.06	454	176	538	447
Q2.07	455	172	531	.
Q4.07	452	172	546	487
Q2.08	450	168	552	.
Q4.08	488	168	554	.
Q2.09	460	167	512	.
Q4.09	452	167	542	533
Q2.10	481	165	548	.
Q4.10	482	201	588	495
Q2.11	449	197	634	.
Q4.11	469	197	601	.
Q2.12	462	194	611	.
Q4.12	575	194	633	.
Q2.13	491	191	643	.
Q4.13	502	191	622	.
Q2.14	500	187	637	.
Q4.14	522	227	628	520
Q2.15	562	211	694	.
Q4.15	553	215	688	.
Q2.16	544	222	632	.

¹¹³ Data from 1986 to 1997 for Hot Springs County is not reported by the EAD.

¹¹⁴ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. There were no Single-family building permit authorizations reported in Hot Springs County from 2014 to 2015. Additional details are given in Table II.9.24, below.

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

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Hot Springs County was \$146,955. This represented a decrease of 3.1 percent from the previous year. In contrast, Wyoming’s average was \$275,611, or an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.9.25, on the following page.

Table II.9.25 Average Sales Prices Hot Springs County vs. Wyoming DOR Data, 2000–2015				
Year	Hot Springs Average Price (\$)	Hot Springs Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	70,625	-4.59	131,207	.
2001	86,840	22.96	128,771	-1.86
2002	86,625	-0.25	138,295	7.40
2003	78,705	-9.14	148,276	7.22
2004	85,615	8.78	159,558	7.61
2005	97,453	13.83	178,183	11.67
2006	122,544	25.75	219,438	23.15
2007	125,576	2.47	265,044	20.78
2008	133,421	6.2	256,045	-3.40
2009	148,296	11.1	241,622	-5.63
2010	146,474	-1.23	250,958	3.86
2011	123,438	-15.7	241,301	-3.85
2012	129,612	5.0	266,406	10.40
2013	149,745	15.5	281,345	5.6
2014	151,726	1.3	263,432	-6.4
2015	146,955	-3.1	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.¹¹⁵ During December 2016, a total of 18 surveys were completed by property managers in Hot Springs County. Of the 228 rental units surveyed, 22 were vacant, indicating a vacancy rate of 9.6 percent, as shown in Table II.9.26, at right. This rate compares to a 10.9 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

Diagram II.9.3, on the following page, shows the historical vacancy rate for Hot Springs County and Wyoming. As can be seen, the vacancy rate in Hot Springs County has been consistently higher than the statewide rate, except the December 2012 survey, and remained above the statewide rate until December 2016.

Table II.9.26 Total Units, Vacant Units, and Vacancy Rate Hot Springs County RVS Data, June 2001– December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	259	14	5.4%
2001b	6	235	15	6.4%
2002a	8	145	16	11.0%
2002b	9	162	19	11.7%
2003a	6	141	15	10.6%
2003b	12	212	21	9.9%
2004a	11	250	17	6.8%
2004b	8	171	8	4.7%
2005a	8	181	15	8.3%
2005b	9	206	14	6.8%
2006a	9	205	9	4.4%
2006b	8	212	18	8.5%
2007a	8	185	10	5.4%
2007b	12	228	12	5.3%
2008a	13	269	25	9.3%
2008b	13	153	9	5.9%
2009a	12	187	11	5.9%
2009b	10	185	15	8.1%
2010a	17	206	17	8.3%
2010b	20	218	12	5.5%
2011a	21	241	26	10.8%
2011b	22	251	19	7.6%
2012a	21	243	20	8.2%
2012b	18	249	7	2.8%
2013a	20	191	10	5.2%
2013b	24	293	31	10.6%
2014a	24	241	14	5.8%
2014b	19	220	22	10.0%
2015a	21	259	23	8.9%
2015b	22	350	38	10.9%
2016a	19	218	21	9.6%
2016b	18	228	22	9.6%

¹¹⁵Those signified as a in the “year” column of Table II.9.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

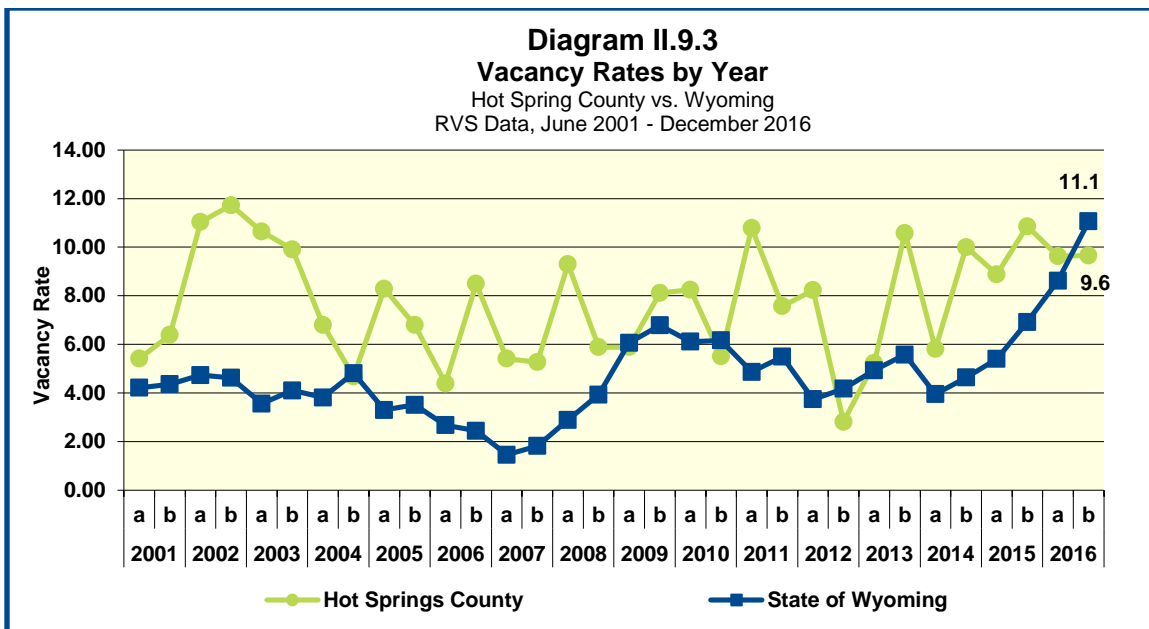


Diagram II.9.4, below, shows the average rent of single-family and apartment units in Hot Springs County. In 2016, average rents for single-family units rose to \$591 and average rents for apartments increased to \$537.

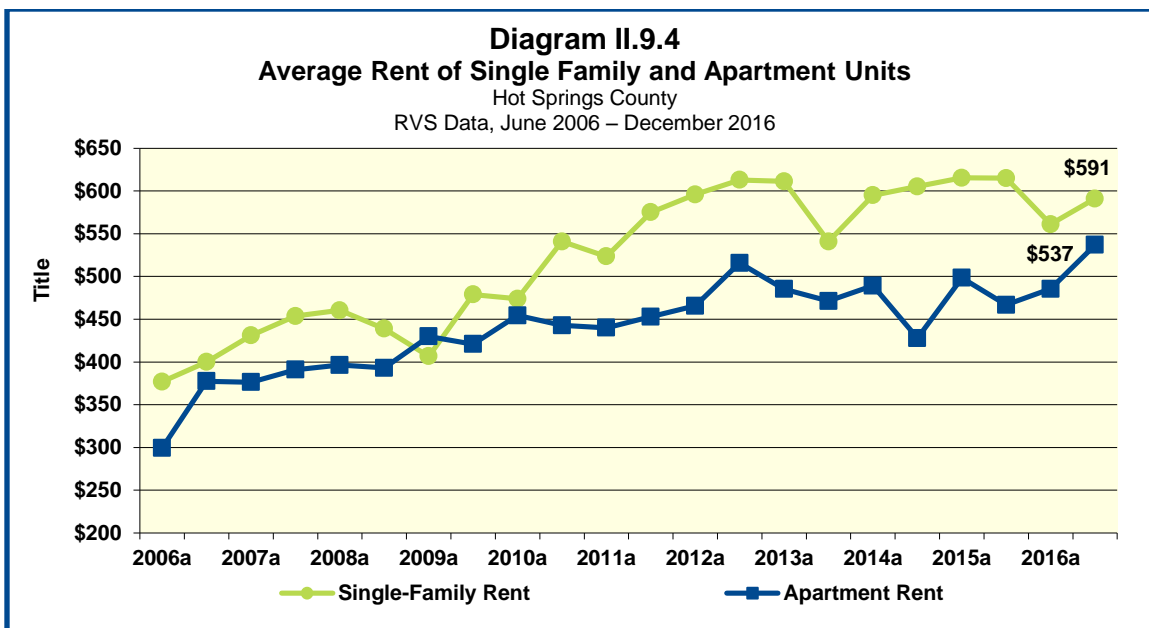


Table II.9.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 41 single family units in Hot Spring County, with 3 of them available. This translates into a vacancy rate of 7.3 percent in Hot Spring County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 105 apartment units reported in the survey, with 15 of them available, which resulted in a vacancy rate of 14.3 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.9.27			
Rental Vacancy Survey by Type			
Hot Spring County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	41	3	7.3%
Duplex units	8	2	25.0%
Apartments	105	15	14.3%
Mobile Homes	7	1	14.3%
“Other” Units	2	0	.0%
Don't Know	65	1	1.5%
Total	228	22	9.6%

Table II.9.28 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 23 units. The most common apartment units were one bedroom units, with 63 units. Additional details of unit types by bedrooms are reported below.

Table II.9.28							
Rental Units by Number of Bedrooms							
Hot Spring County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	13	0	0	.	13
One	2	3	63	0	0	.	68
Two	8	3	20	4	0	.	35
Three	23	2	9	3	0	.	37
Four	7	0	0	0	0	.	7
Five	1	0	0	0	0	.	1
Don't Know	0	0	0	0	2	65	67
Total	41	8	105	7	2	65	228

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

Table II.9.29							
Available Rental Units by Number of Bedrooms							
Hot Spring County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	6	0	0	.	6
One	0	0	4	0	0	.	4
Two	1	1	3	0	0	.	5
Three	0	1	2	1	0	.	4
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don't Know	1	0	0	0	0	1	2
Total	3	2	15	1	0	1	22

Table II.9.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 46.2 percent, with four bedroom single family units having the highest vacancy rate at 14.3 percent.

Table II.9.30							
Vacancy Rates by Number of Bedrooms							
Hot Spring County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	46.2%	%	%		46.2%
One	.0%	.0%	6.3%	%	%		5.9%
Two	12.5%	33.3%	15.0%	.0%	%		14.3%
Three	.0%	50.0%	22.2%	33.3%	%		10.8%
Four	14.3%	%	%	%	%		14.3%
Five	.0%	%	%	%	%		.0%
Don't Know	%	%	%	%	.0%	1.5%	3.0%
Total	7.3%	25.0%	14.3%	14.3%	.0%	1.5%	9.6%

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 Number of Bedrooms						
Hot Spring County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$288	\$550	\$441	\$	\$	\$417
Two	\$638	\$583	\$515	\$553	\$	\$569
Three	\$650	\$760	\$600	\$735	\$	\$672
Four	\$715	\$	\$	\$	\$	\$715
Five	\$750	\$	\$	\$	\$	\$750
Total	\$591	\$649	\$537	\$622	\$	\$579

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, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	4	1	25.0%
\$500 to \$1,000	33	1	3.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	4	1	25.0%
Total	41	3	7.3%

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 15.9 percent.

Table II.9.33 Apartment Market Rate Rents by Vacancy Status Hot Spring County RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	12	3	25.0%
\$500 to \$1,000	69	11	15.9%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	24	1	4.2%
Total	105	15	14.3%

Table II.9.34, below, shows the condition of rental units by unit type for Hot Spring County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.9.34 Condition by Unit Type Hot Spring County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	2	0	0	0	0	.	2
Good	39	7	105	7	2	.	160
Excellent	0	1	0	0	0	.	1
Don’t Know	0	0	0	0	0	65	65
Total	41	8	105	7	2	65	228

The availability of single family units based on their condition is displayed in Table II.9.35, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

Table II.9.35			
Condition of Single Family Units by Vacancy Status			
Hot Spring County			
RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	2	0	.0%
Good	39	3	7.7%
Excellent	0	0	%
Don't Know	0	0	%
Total	41	3	7.3%

Table II.9.36, 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 good condition, and had a vacancy rate of 14.3 percent.

Table II.9.36			
Condition of Apartment Units by Vacancy Status			
Hot Spring County			
RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	0	0	%
Good	105	15	14.3%
Excellent	0	0	%
Don't Know	0	0	%
Total	105	15	14.3%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.9.37, below, 1 respondent said they would prefer more single family units, 2 respondents wanted more apartment units, and 4 respondents indicated they would prefer more units of any type.

Table II.9.37	
If you had the opportunity to own/manage more units, how many would you prefer	
Hot Spring County	
RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	2
Mobile homes	0
Other	0
All types	4
Total	7

Table, II.9.38, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Hot Springs County had a total

of 4 respondents, with an average persons per household of 3.5 people. Of new residents to Hot Springs County, 100.0 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved for a job transfer.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 50.0 percent of respondents renting their residence. The average rent was \$738. When asked if they were satisfied with their current housing, 50.0 percent said they were unsatisfied with thier current housing.

Table II.9.38 Most Replied Response Hot Springs County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	4
Number of persons in household (Average)	3.5
Current age	55 to 64 years old (66.7%)
Marital status	Married (100.0%)
Primary reason for moving to Wyoming	Job transfer (25.0%)
In which industry are you primarily employed	Other (50.0%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (50.0%)
Total household income from all sources	\$150,000 to \$249,999 dollars (.0%)
Current Housing Characteristics	
Current Residence	Single family home (50.0%)
Do you own or rent	Rent (50.0%)
How many bedrooms (Average)	2.5
How many full bathrooms (Average)	.
Average mortgage payment	.
Average rental payment	\$738
Are you satisfied with your current housing	Unsatisfied with current housing (50.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is in poor condition (50.0%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected building price	\$150,000 to \$199,999 dollars (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the housing unit is in poor condition. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending between \$150,000 to \$199,999 dollars if anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix.**¹¹⁶

¹¹⁶ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

Housing Problems

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2015 5-year ACS data, 14 or .6 percent of households in Hot Springs County were overcrowded and another 17 or .8 percent of units were severely overcrowded, as shown in Table II.9.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.9.39				
Overcrowding and Severe Overcrowding				
Hot Springs County 2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Hot Springs County				
Owner				
Households	1,591	13	17	1,621
Percentage	98.1%	.8%	1.0%	100.0%
Renter				
Households	560	1	0	561
Percentage	99.8%	.2%	.0%	100.0%
Total				
Households	2,151	14	17	2,182
Percentage	98.6%	.6%	.8%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.5%	100.0%

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

At the time of the 2015 5-year ACS, a total of 107 units or 4.2 percent of all housing units in Hot Springs County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.9.40, at right.

Table II.9.40 Housing Units with Incomplete Kitchen Facilities Hot Springs County 2010-2015 5-Year ACS Data		
Facilities	Hot Springs County	State of Wyoming
Complete Kitchen Facilities	2,464	259,728
Lacking Complete Kitchen Facilities	107	6,902
Total Housing Units	2,571	266,630
Percent Lacking	4.2%	2.6%

At the time of the 2015 ACS, a total of 85 units or 3.3 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.9.41, below.

Table II.9.41 Housing Units with Incomplete Plumbing Facilities Hot Springs County 2010-2015 5-Year ACS Data		
Facilities	Hot Springs County	State of Wyoming
Complete Plumbing Facilities	2,486	260,327
Lacking Complete Plumbing Facilities	85	6,303
Total Households	2,571	266,630
Percent Lacking	3.3%	2.4%

The third type of housing problem reported in the 2015 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, 15.6 percent of households had a cost burden and 10.3 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 23.9 percent of homeowners with a mortgage in Hot Springs County experienced a cost burden and 13.4 percent experienced a severe cost burden, while 15.5 percent of renters had a cost burden and 9.6 percent had a severe cost burden, as seen in Table II.9.42, on the following page.

Table II.9.42 Cost Burden and Severe Cost Burden by Tenure Hot Springs County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Hot Springs County					
Owner With a Mortgage					
Households	523	199	112	0	834
Percent	62.7%	23.9%	13.4%	.0%	100.0%
Owner Without a Mortgage					
Households	663	54	58	12	787
Percent	84.2%	6.9%	7.4%	1.5%	100.0%
Renter					
Households	306	87	54	114	561
Percent	54.5%	15.5%	9.6%	20.3%	100.0%
Total					
Households	1,492	340	224	126	2,182
Percent	68.4%	15.6%	10.3%	5.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 Housing Needs Forecast

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2016 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 133 households in Hot Springs County, from 2,185 in 2010 to 2,318 in 2040. Homeowners are expected to increase from 1,527 households in 2010 to 1,638 by 2040. Renters are anticipated to increase from 658 households in 2010 to 680 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 9 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 9 households and by 22 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 4 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 3 households over the period. Table II.9.43, below, provides details of the household forecast by tenure and income.

Table II.9.43						
Household Forecast by Tenure and Income						
Hot Springs County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	117	122	297	129	861	1,527
2015	125	130	315	137	914	1,621
2020	122	127	309	134	896	1,589
2025	125	130	315	137	913	1,619
2030	126	131	318	138	921	1,634
2035	126	132	319	139	925	1,641
2040	126	131	319	138	924	1,638
Renters by Percent of Median Household Income						
2010	127	77	124	46	284	658
2015	108	65	106	39	243	561
2020	132	80	129	48	296	685
2025	134	81	131	48	300	693
2030	133	81	131	48	299	692
2035	133	80	130	48	298	688
2040	131	79	129	47	294	680
Total Households by Percent of Median Household Income						
2010	244	199	422	175	1,145	2,185
2015	233	195	422	176	1,156	2,182
2020	254	207	439	182	1,192	2,274
2025	258	211	446	185	1,213	2,313
2030	259	212	449	186	1,220	2,326
2035	259	212	449	186	1,223	2,329
2040	257	211	447	186	1,218	2,318

