

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 4,679 in 2016, or by 2.8 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 5.1 percent, and the number of people from 55 to 64 years of age increased by 5.3 percent. The white population decreased by 3.7 percent, while the black population increased by 175.0 percent. The Hispanic population increased from 105 to 206 people between 2010 and 2016 or by 96.2 percent. These data are presented in Table II.9.1.

Table II.9.1						
Profile of Population Characteristics						
Hot Springs County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Hot Springs County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	4,812	4,679	-2.8%	563,626	585,501	3.9%
Age						
Under 14 years	805	798	-0.9%	113,371	116,796	3.0%
15 to 24 years	472	436	-7.6%	78,460	77,293	-1.5%
25 to 34 years	448	471	5.1%	77,649	81,948	5.5%
35 to 44 years	447	471	5.4%	66,966	71,334	6.5%
45 to 54 years	784	525	-33.0%	83,577	69,052	-17.4%
55 to 64 years	768	809	5.3%	73,513	81,266	10.5%
65 and Over	1,088	1,169	7.4%	70,090	87,812	25.3%
Race						
White	4,638	4,468	-3.7%	529,110	543,387	2.7%
Black	12	33	175.0%	5,135	7,753	51.0%
American Indian and Alaskan Native	72	68	-5.6%	14,457	15,762	9.0%
Asian	20	29	45.0%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	3	3	0.0%	521	673	29.2%
Two or more races	67	78	16.4%	9,754	12,070	23.7%
Ethnicity (of any race)						
Hispanic or Latino	105	206	96.2%	50,231	58,413	16.3%

Table II.9.2, presents the population of Hot Springs County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 2,361 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 2,318 persons being female.

Table II.9.2							
Population by Age and Gender							
Hot Springs County							
2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	404	401	805	446	352	798	-0.9%
15 to 24 years	252	220	472	226	210	436	-7.6%
25 to 44 years	242	206	448	239	232	471	5.1%
45 to 54 years	224	223	447	249	222	471	5.4%
55 to 64 years	379	405	784	274	251	525	-33.0%
65 and Over	365	403	768	374	435	809	5.3%
Total	2,377	2,435	4,812	2,361	2,318	4,679	-2.8%
% 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.

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 ⁸⁶	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.

⁸⁶ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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 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, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 1,391 family households, of which 1,168 housed married couple families and 223 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 92 families, or a female householder with no husband present, of which there were 131 families. There were also an estimated 871 “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 61.5 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Hot Springs County, 84.0 percent were married households, which compared to 79.5 percent in the State of Wyoming.

Household Type	Hot Springs County		State of Wyoming	
	Hot Springs County	% of Total	State of Wyoming	% of Total
Family households	1,391	61.5%	147,961	65.2%
Married-couple family	1,168	84.0%	117,587	79.5%
Owner-occupied housing units	928	79.5%	97,431	82.9%
Renter-occupied housing units	240	20.5%	20,156	17.1%
Other family	223	16.0%	30,374	20.5%
Male householder, no wife present	92	41.3%	11,235	37.0%
Owner-occupied housing units	87	94.6%	6,473	57.6%
Renter-occupied housing units	5	5.4%	4,762	42.4%
Female householder, no husband present	131	58.7%	19,139	63.0%
Owner-occupied housing units	50	38.2%	9,691	50.6%
Renter-occupied housing units	81	61.8%	9,448	49.4%
Nonfamily households	871	38.5%	79,024	34.8%
Owner-occupied housing units	603	69.2%	42,146	53.3%
Renter-occupied housing units	268	30.8%	36,878	46.7%
Total	2,262	100.0%	226,985	100.0%

Table II.9.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 838 two-person family households, 253 three-person family households and 155 four-person family households. One-person non-family households made up 91.7 percent of all non-family households or an estimated 799 households. Hot Springs County’s two person households made up 39.9 percent of total housing units and four person households made up an additional 7.2 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.9.5 Household Type by Household Size				
Hot Springs County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Hot Springs County				
One Person	.	799	799	35.3%
Two Person	838	64	902	39.9%
Three Person	253	0	253	11.2%
Four Person	155	8	163	7.2%
Five Person	109	0	109	4.8%
Six Person	2	0	2	.1%
Seven Person	34	0	34	1.5%
Total	1,391	871	2,262	100.0%
State of Wyoming				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
Total	147,961	79,024	226,985	100.0%

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 902 two-person households, 777 were owner-occupied and 125 were renter-occupied. Of the 163 four-person households, 108 were owner-occupied and 55 were renter-occupied. Further household size data by tenure are presented in Table II.9.6.

Table II.9.6 Tenure by Household Size				
Hot Springs County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Hot Springs County				
One Person	560	239	799	35.3%
Two Person	777	125	902	39.9%
Three Person	157	96	253	11.2%
Four Person	108	55	163	7.2%
Five Person	32	77	109	4.8%
Six Person	0	2	2	.1%
Seven Person or more	34	0	34	1.5%
Total	1,668	594	2,262	100.0%
State of Wyoming				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
Total	155,741	71,244	226,985	100.0%

As seen in Table II.9.7, Hot Springs County had a total of 2,607 housing units of which 2,262 or 86.8 percent were occupied. Of these occupied units, 73.7 percent, or 1,668 units were owner

occupied, which compares to a statewide rate of 68.6. A total of 345 units or 13.2 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.9.7 Housing Units by Tenure Hot Springs County 2011-2016 5-Year ACS Data				
Tenure	Hot Springs County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,262	86.8%	226,985	84.7
Owner-Occupied	1,668	73.7%	155,741	68.6
Renter-Occupied	594	26.3%	71,244	31.4
Vacant Housing Units	345	13.2%	41,002	15.3
Total Housing Units	2,607	100.0%	267,987	100.0

Table II.9.8, shows that of the 345 vacant housing units in Hot Springs County as reported in the 2016 ACS data, 46 or 13.3 percent were for rent and 54 or 15.7 percent were for sale. An estimated 160 units were for seasonal, recreational, or occasional use, and 85 or 24.6 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.9.8 Disposition of Vacant Housing Units Hot Springs County 2011-2016 5-Year ACS Data				
Disposition	Hot Springs County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	46	13.3%	6,818	16.6%
Rented, but not occupied	0	.0%	1,397	3.4%
For sale only	54	15.7%	2,584	6.3%
Sold, but not occupied	0	.0%	945	2.3%
For seasonal, recreational, or occasional use	160	46.4%	17,395	42.4%
For migrant workers	0	.0%	351	.9%
Other vacant	85	24.6%	11,512	28.1%
Total	345	100.0%	41,002	100.0%

Table II.9.9, at right, presents different income statistics for Hot Springs County. According to the 2016 ACS data averages, median family income for Hot Springs County was \$63,125 compared to the statewide average of \$73,654.

Table II.9.9 Median and Per Capita Income Hot Springs County 2011-2016 5-Year ACS Data		
Income Type	Hot Springs County	Wyoming
Median Family Income	63,125	73,654
Median Household Income	46,087	59,143

Table II.9.10, shows households by income for Hot Springs County and the State of Wyoming. In Hot Springs County, there were a total of 286 households or 12.6 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 407 households that had incomes between \$35,000 and \$49,999, which accounted for 18.0 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 20.9 percent of total households and numbered 472 in Hot Springs County.

Table II.9.10				
Households by Income				
Hot Springs County				
2011-2016 5-Year ACS Data				
Income	Hot Springs County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	286	12.6%	21,545	9.5%
15,000 - 19,999	97	4.3%	10,637	4.7%
20,000 - 24,999	102	4.5%	11,410	5.0%
25,000 - 34,999	322	14.2%	22,140	9.8%
35,000 - 49,999	407	18.0%	30,946	13.6%
50,000 - 74,999	320	14.1%	42,533	18.7%
75,000 - 99,999	256	11.3%	32,162	14.2%
100,000 and above	472	20.9%	55,612	24.5%
Total	2,262	100.0%	226,985	100.0%

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.9.11. In total, the poverty rate in Hot Springs County was 11 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Hot Springs County had a poverty rate of 8 percent and the female population had a poverty rate of 14 percent. There were 52 males and 36 females in poverty under the age of 5. Overall, 16.8 percent of persons in poverty in Hot Springs County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 55 individuals with incomes below the poverty level which represented 10.5 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

Table II.9.11				
Poverty by Age				
Hot Springs County				
2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Hot Springs County				
5 and Below	52	36	88	16.8%
6 to 17	35	59	94	17.9%
18 to 64	100	187	287	54.8%
65 and Older	6	49	55	10.5%
Total	193	331	524	100.0%
Poverty Rate	8%	14%	11%	.
State of Wyoming				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
Total	29,598	36,164	65,762	100.0%
Poverty Rate	10%	13%	12%	.

Table II.9.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Hot Springs County saw an average of 1,332 owner-occupied single-family units compared to 325 single-family rental units. In Hot Springs County, single-family units comprised 73.3 percent of all households compared with 71.9 percent statewide. Hot Springs County had a total of 94 apartment rental units and total apartment units accounted for 4.8 percent of all households. In the

State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 375 mobile homes in Hot Springs County, which comprised 16.6 percent of all occupied housing units and compared to 12.9 statewide.

Table II.9.12 Households by Unit Type Hot Springs County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Hot Springs County				
Single-Family Unit	1,332	325	1,657	73.3%
Duplex	0	36	36	1.6%
Tri- or Four-Plex	0	75	75	3.3%
Apartments	14	94	108	4.8%
Mobile Homes	311	64	375	16.6%
Boat, RV, Van, Etc.	11	0	11	.5%
Total	1,668	594	2,262	100.0%
State of Wyoming				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
Total	155,741	71,244	226,985	100.0%

Table II.9.13, shows the number of households by year of construction. As shown, 15.2 percent, or 344 units, were built in 1939 or earlier in the county, and another 210 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 256, which accounted for 11.3 percent of all households, and an additional 28 households, or 1.2 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

Table II.9.13 Households by Year Built Hot Springs County 2011-2016 5-Year ACS Data				
Year Built	Hot Springs County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	344	15.2%	24,398	10.7%
1940 to 1949	210	9.3%	10,195	4.5%
1950 to 1959	324	14.3%	20,926	9.2%
1960 to 1969	227	10.0%	18,850	8.3%
1970 to 1979	310	13.7%	47,644	21.0%
1980 to 1989	249	11.0%	32,639	14.4%
1990 to 1999	314	13.9%	26,757	11.8%
2000 to 2009	256	11.3%	37,104	16.3%
Built 2010 or Later	28	1.2%	8,472	3.7%
Total	2,262	100.0%	226,985	100.0%

Table II.9.14, 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 5.1 percent of total housing units, while households with five and six rooms

accounted for 30.0 and 14.5 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 2011-2016 5-Year ACS Data				
Number of Rooms	Hot Springs County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	134	5.1%	4,703	1.8%
Two	38	1.5%	6,989	2.6%
Three	166	6.4%	19,621	7.3%
Four	383	14.7%	42,956	16.0%
Five	782	30.0%	52,646	19.6%
Six	379	14.5%	43,710	16.3%
Seven	213	8.2%	31,960	11.9%
Eight	264	10.1%	25,568	9.5%
Nine or more	248	9.5%	39,834	14.9%
Total	2,607	100.0%	267,987	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 26 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 28.2 percent of total households in Hot Springs County, which compared to 23.9 percent statewide. In Hot Springs County, the 939 households with three bedrooms accounted for 41.5 percent of all households, and there were only 127 five-bedroom or more households, which accounted for 5.6 percent of all households.

Table II.9.15 Households by Number of Bedrooms Hot Springs County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Hot Springs County				
None	2	26	28	1.2%
One	110	98	208	9.2%
Two	409	230	639	28.2%
Three	738	201	939	41.5%
Four	284	37	321	14.2%
Five or more	125	2	127	5.6%
Total	1,668	594	2,262	100.0%
State of Wyoming				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
Total	155,741	71,244	226,985	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 \$119,600, while structures built between 1950 and 1959 had a median value of \$131,300 and those built between 1990 to 1999 had a median value of \$191,700. The newest structures tended to have the highest values and those built between 2010 and 2013 had median values of \$187,500. The total median value in Hot Springs County was \$147,500, which compared to \$199,900 in the State of Wyoming.

Year Built	Hot Springs County	State of Wyoming
1939 or earlier	119,600	157,900
1940 to 1949	111,200	152,100
1950 to 1959	131,300	163,300
1960 to 1969	169,200	185,100
1970 to 1979	158,100	191,500
1980 to 1989	140,400	209,600
1990 to 1999	191,700	245,200
2000 to 2009	200,900	260,000
2010 to 2013	187,500	288,500
2014 to Later		289,400
Total	147,500	199,900

Household mortgage status is reported in Table II.9.17. In Hot Springs County, households with a mortgage accounted for 50.2 percent of all households or 838 housing units, and the remaining 49.8 percent or 830 units had no mortgage. Of those units with a mortgage, 60 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 778 or 92.8 percent had no second mortgage or no home equity loan.

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	838	50.2%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	60	7.2%	9,772	10.8%
Second mortgage only	21	35.0%	3,961	40.5%
Home equity loan only	39	65.0%	5,811	59.5%
Both second mortgage and home equity loan	0	.0%	359	.4%
No second mortgage and no home equity loan	778	92.8%	79,941	88.8%
Housing units without a mortgage	830	49.8%	65,669	42.2%
Total	1,668	100.0%	155,741	100.00%

The median rent in Hot Springs County was \$519 as compared to \$686 statewide, as seen in Table II.9.18.

Place	Rent
Hot Springs County	\$519
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 57 persons during 2017. 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 775 persons over the time period.

Table II.9.19			
Driver’s Licenses Exchanged and Surrendered			
Hot Springs County			
WYDOT Data, 2000 – 2017			
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	109	97	12
2017	148	91	57
Total	2,396	1,621	775

Economics

The HUD estimated MFI for Hot Springs County was \$62,300 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.9.1, illustrates the estimated MFI for 2000 through 2017.

Diagram II.9.1
Estimated Median Family Income
 Hot Springs County vs. Wyoming
 HUD Data: 2000-2017

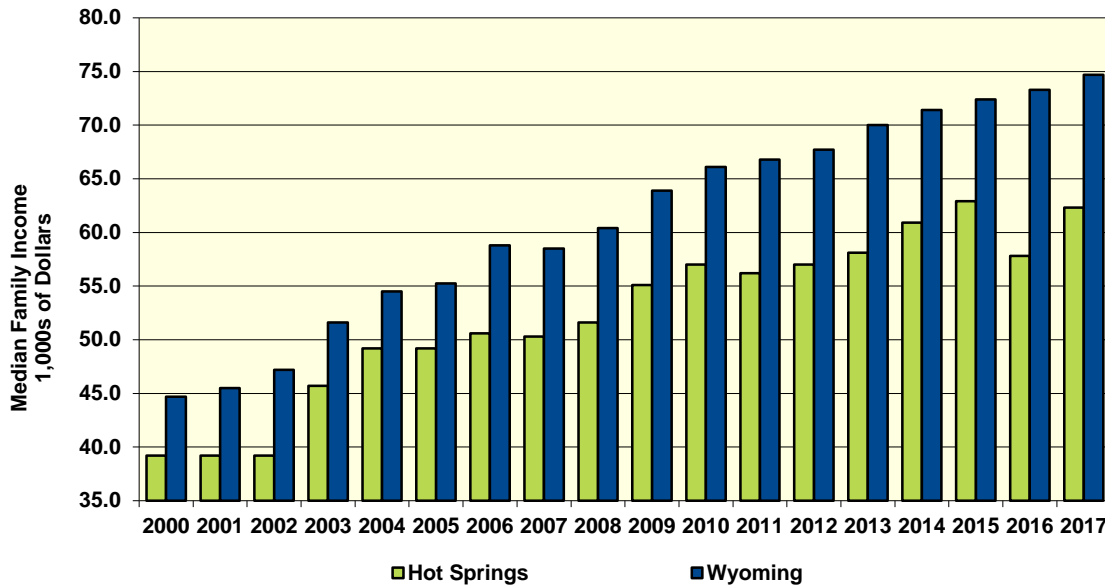


Table II.9.20, shows the labor force statistics for Hot Springs County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.3 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.9 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Hot Springs County increased from 4.2 percent in 2015 to 4.8 percent in 2016, which compared to a statewide increase to 5.3 percent.

Table II.9.20 Labor Force Statistics Hot Springs County 1990 - 2016 BLS Data					
Year	Hot Springs County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	93	2,316	2,409	3.9%	5.3%
1991	112	2,320	2,432	4.6%	5.2%
1992	134	2,309	2,443	5.5%	5.6%
1993	135	2,374	2,509	5.4%	5.3%
1994	129	2,431	2,560	5%	5%
1995	115	2,311	2,426	4.7%	4.8%
1996	105	2,422	2,527	4.2%	4.9%
1997	101	2,308	2,409	4.2%	4.8%
1998	108	2,292	2,400	4.5%	4.7%
1999	120	2,318	2,438	4.9%	4.6%
2000	98	2,544	2,642	3.7%	3.9%
2001	108	2,523	2,631	4.1%	3.8%
2002	117	2,408	2,525	4.6%	4%
2003	99	2,288	2,387	4.1%	4.3%
2004	91	2,266	2,357	3.9%	3.8%
2005	92	2,220	2,312	4%	3.6%
2006	84	2,226	2,310	3.6%	3.2%
2007	78	2,272	2,350	3.3%	2.8%
2008	79	2,334	2,413	3.3%	3.1%
2009	150	2,387	2,537	5.9%	6.3%
2010	134	2,435	2,569	5.2%	6.4%
2011	132	2,468	2,600	5.1%	5.8%
2012	122	2,456	2,578	4.7%	5.3%
2013	120	2,434	2,554	4.7%	4.7%
2014	103	2,385	2,488	4.1%	4.2%
2015	100	2,308	2,408	4.2%	4.2%
2016	117	2,343	2,460	4.8%	5.3%

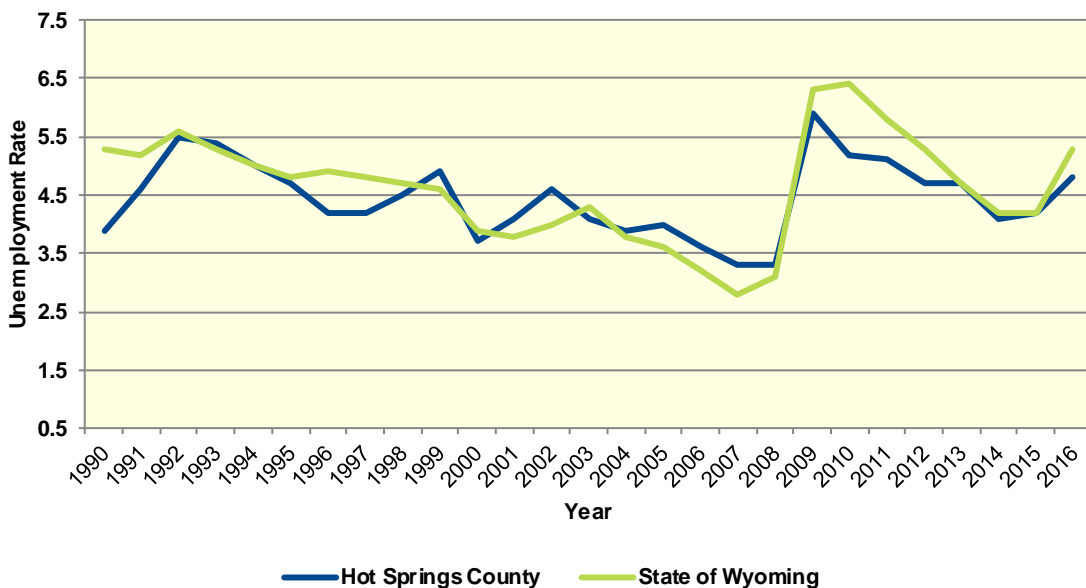
Diagram II.9.2, shows the employment and labor force for Hot Springs County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 2,343 persons, with the labor force reaching 2,460, indicating there were a total of 117 unemployed persons.

Diagram II.9.2
Employment and Labor Force
 Hot Springs County
 1990 – 2016 BLS Data



Diagram II.9.3, shows the unemployment rate for both the state and Hot Springs County. During the 1990s the average rate for Hot Springs County was 4.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 4.1 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.7 percent. Over the course of the entire period Hot Springs County had an average unemployment rate lower than the state, 4.5 percent for Hot Springs County, versus 4.6 statewide.

Diagram II.9.3
Annual Unemployment Rate
 Hot Springs County
 1990 – 2016 BLS Data



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 only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through June 2017 and are presented in Table II.9.21 with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 2,020 persons in 2015 to 2,011 in 2016, a change of -0.4. In 2017, preliminary estimates show total monthly employment was 2,058 in June 2017.

Table II.9.21
Total Monthly Employment
Hot Springs County
BLS QCEW Data, 2001–2017(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	2,048	2,051	2,089	2,071	2,050	1,964	1,977	1,907
Feb	2,061	2,091	2,080	2,073	2,056	1,966	1,942	1,919
Mar	2,089	2,112	2,108	2,075	2,087	1,977	1,968	1,929
Apr	2,113	2,112	2,149	2,087	2,071	1,972	1,958	1,950
May	2,162	2,171	2,181	2,175	2,129	2,051	1,988	1,980
Jun	2,223	2,246	2,221	2,224	2,181	2,107	2,120	2,058
Jul	2,197	2,190	2,185	2,178	2,145	2,046	2,121	
Aug	2,162	2,186	2,191	2,189	2,110	2,046	2,084	
Sep	2,173	2,191	2,146	2,196	2,082	2,049	2,070	
Oct	2,119	2,126	2,106	2,106	2,053	2,055	1,955	
Nov	2,115	2,121	2,098	2,080	2,066	2,009	1,983	
Dec	2,089	2,159	2,129	2,074	2,041	1,999	1,963	
Annual	2,129	2,146	2,140	2,127	2,089	2,020	2,011	
% Change	2.4%	0.8%	-0.3%	-0.6%	-1.8%	-3.3%	-0.4%	

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 693 dollars in 2015. In 2016, average weekly wages saw a decreased of 5.1 percent over the prior year, to \$658, or by 35 dollars. Preliminary 2017 data shows average weekly wages were 649 dollars in the second quarter of 2017, which compared to 636 dollars in second quarter of 2016. These data are shown in Table II.9.22.

Table II.9.22 Average Weekly Wages Hot Springs County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	403	390	400	459	413	
2002	397	389	416	470	418	1.2%
2003	409	398	409	462	419	0.2%
2004	404	405	417	495	430	2.6%
2005	427	441	466	532	466	8.4%
2006	458	473	488	557	494	6%
2007	506	513	541	604	541	9.5%
2008	544	563	589	656	588	8.7%
2009	568	554	569	598	572	-2.7%
2010	583	571	603	655	603	5.4%
2011	599	618	631	672	630	4.5%
2012	620	652	623	704	650	3.2%
2013	639	681	666	751	684	5.2%
2014	671	714	698	784	716	4.7%
2015	693	680	677	723	693	-3.2%
2016	635	636	684	675	658	-5.1%
2017(p)	651	649				

Total business establishments reported by the QCEW are displayed in Table II.9.23. Between 2015 and 2016, the total number of business establishments in Wyoming increased by 2 percent, from 244 to 249 establishments. In the second quarter of 2017 there were an estimated 245 business establishments.

Table II.9.23 Number of Business Establishments Hot Springs County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	232	241	244	242	240	
2002	239	234	234	232	235	-2.1%
2003	224	229	227	227	227	-3.4%
2004	225	224	222	225	224	-1.3%
2005	224	226	222	223	224	0%
2006	230	231	225	229	229	2.2%
2007	230	236	235	242	236	3.1%
2008	238	243	241	242	241	2.1%
2009	240	243	241	242	242	0.4%
2010	238	245	238	234	239	-1.2%
2011	239	241	237	233	238	-0.4%
2012	238	238	241	241	240	0.8%
2013	241	239	236	229	236	-1.7%
2014	228	228	227	226	227	-3.8%
2015	242	245	244	246	244	7.5%
2016	248	253	249	245	249	2%
2017	245	245				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Hot Springs County recorded 3,082 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 \$240,042,000, and real per capita income was \$51,302 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$46,078 in 2016, while Wyoming average earnings per job was \$52,490. 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 decreased by 6.8 percent from second quarter 2016 to second quarter 2017 from \$554 to \$516. During that same period, detached single-family home rents increased by 6.9 percent and rents for mobile home lots decreased by 8.8 percent.

Hot Springs County rental prices experienced average annualized increases of 0.7 percent for apartments, 1.2 percent for houses and -0.2 percent for mobile home lots since fourth quarter 1986 through the second quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.9.24, presents the Hot Springs County data for each rental type.⁸⁷

Table II.9.24 Semiannual Average Monthly Rental Prices Hot Springs County EAD Data, 1986:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	452	216	547	478
Q4.98	463	204	509	467
Q2.99	455	201	527	391
Q4.99	404	212	557	395
Q2.00	404	208	512	489
Q4.00	420	208	475	428
Q2.01	466	203	489	425
Q4.01	455	203	459	437
Q2.02	397	200	499	465
Q4.02	497	200	531	417
Q2.03	443	196	497	408
Q4.03	494	196	528	.
Q2.04	467	191	513	387
Q4.04	463	191	490	462
Q2.05	457	185	482	445
Q4.05	427	185	507	.
Q2.06	461	179	518	.
Q4.06	462	179	548	455
Q2.07	463	175	541	.
Q4.07	460	175	556	495
Q2.08	458	171	562	.
Q4.08	497	171	563	.
Q2.09	468	170	521	.
Q4.09	460	170	551	542
Q2.10	490	168	558	.
Q4.10	491	205	598	504
Q2.11	457	201	646	.
Q4.11	478	201	612	.
Q2.12	470	197	622	.
Q4.12	585	197	645	.
Q2.13	500	194	655	.
Q4.13	511	194	633	.
Q2.14	509	191	648	.
Q4.14	532	231	639	529
Q2.15	572	214	706	.
Q4.15	563	219	700	.
Q2.16	554	226	643	.
Q4.16	551	210	666	.
Q2.17	516	206	688	.

⁸⁷ 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. Single-family building permit authorizations in Hot Springs remained unchanged from 0 authorizations in 2015 to 0 in 2016.

The real value of single-family building permits remained unchanged from \$0 in 2015 to \$0 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.9.25.

Table II.9.25 Building Permits and Valuation Hot Springs County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	7	2	0	0	9	135,431	0
1981	22	0	0	0	22	140,500	0
1982	7	2	0	0	9	88,683	0
1983	11	0	4	16	31	116,313	55,142
1984	11	0	0	0	11	101,923	0
1985	2	0	0	0	2	40,888	0
1986	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0
1988	1	0	0	0	1	143,833	0
1989	1	0	0	0	1	223,261	0
1990	1	0	0	0	1	155,207	0
1991	0	0	0	0	0	0	0
1992	1	0	0	0	1	123,184	0
1993	0	0	0	0	0	0	0
1994	3	0	0	0	3	123,514	0
1995	3	0	0	0	3	141,047	0
1996	4	0	0	0	4	118,636	0
1997	4	0	4	0	8	172,673	0
1998	4	0	0	5	9	116,591	62,182
1999	4	0	0	0	4	137,002	0
2000	4	0	0	0	4	119,671	0
2001	1	0	0	0	1	186,144	0
2002	3	0	0	0	3	100,467	0
2003	1	0	0	0	1	250,546	0
2004	5	0	0	0	5	136,801	0
2005	3	2	0	0	5	86,827	0
2006	7	0	0	0	7	317,013	0
2007	8	0	0	0	8	190,491	0
2008	3	2	0	0	5	228,366	0
2009	0	0	0	0	0	0	0
2010	1	0	0	0	1	81,603	0
2011	1	0	0	0	1	134,844	0
2012	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Hot Springs County was \$143,304. This represented a decrease of 2.5 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.9.26.

Table II.9.26 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
2016	143,304	-2.5	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2017.⁸⁸ During December 2017, a total of 19 surveys were completed by property managers in Hot Springs County. Of the 258 rental units surveyed, 42 were vacant, indicating a vacancy rate of 16.3 percent, as shown in Table II.9.27, at right. This rate compares to a 9.6 percent vacancy rate one year ago and a statewide December 2017 vacancy rate of 10.2 percent.

Diagram II.9.4, 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.9.27 Total Units, Vacant Units, and Vacancy Rate Hot Springs County RVS Data, June 2001– December 2017				
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%
2017a	19	258	42	16.3%
2017b	18	155	22	14.2%

⁸⁸ Those signified as a in the “year” column of Table II.9.27 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
Vacancy Rates by Year
 Hot Spring County vs. Wyoming
 RVS Data, June 2001 – December 2017

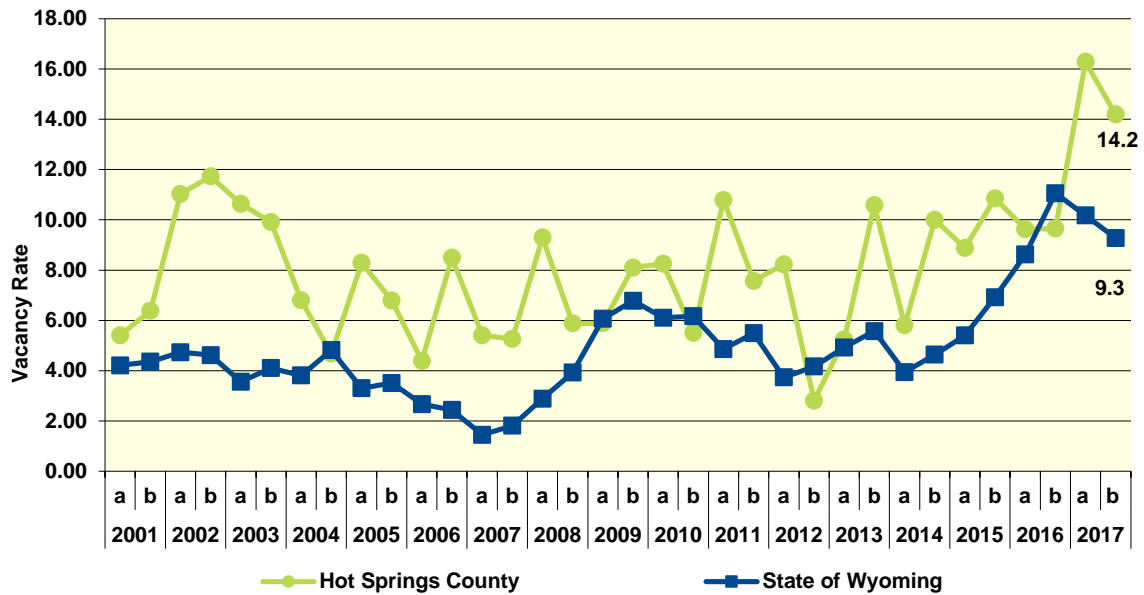


Diagram II.9.5, shows the average rent of single-family and apartment units in Hot Springs County. In 2017, average rents for single-family units rose to \$636 and average rents for apartments decreased to \$582.

Diagram II.9.5
Average Rent of Single Family and Apartment Units
 Hot Springs County
 RVS Data, June 2006 – December 2017

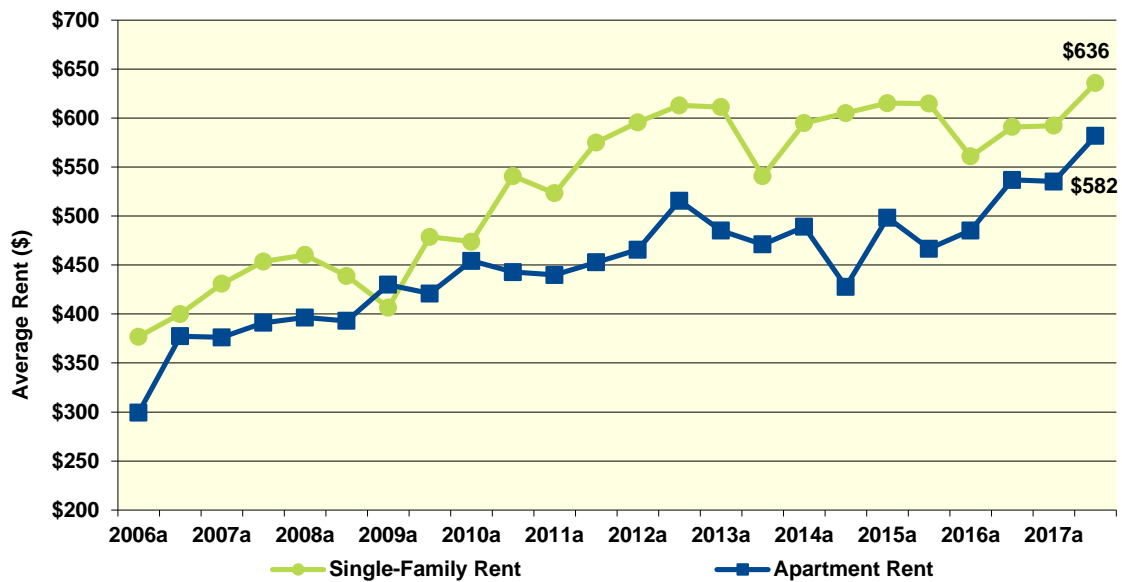


Table II.9.28, shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 48 single family units in Hot Spring County, with 2 of them available. This translates into a vacancy rate of 4.2 percent in Hot Spring County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 97 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 12.4 percent. This compares to a statewide vacancy rate of 9.7 percent for apartment units across the state.

Table II.9.28			
Rental Vacancy Survey by Type			
Hot Spring County			
RVS Data, December 2017			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	48	2	4.2%
Duplex units	2	0	.0%
Apartments	97	12	12.4%
Mobile Homes	7	0	.0%
“Other” Units	1	0	.0%
Don’t Know	0	8	%
Total	155	22	14.2%

Table II.9.29, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 19 units. The most common apartment units were two bedroom units, with 41 units. Additional details of unit types by bedrooms are reported.

Table II.9.29							
Rental Units by Number of Bedrooms							
Hot Spring County							
RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	5	2	12	0	1	.	20
Two	12	0	41	3	0	.	56
Three	19	0	4	4	0	.	27
Four	7	0	0	0	0	.	7
Five	0	0	0	0	0	.	0
Don’t Know	5	0	40	0	0	0	45
Total	48	2	97	7	1	0	155

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.9.30, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family unit.

Table II.9.30 Available Rental Units by Number of Bedrooms Hot Spring County RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	3	0	0	.	3
Two	2	0	3	0	0	.	5
Three	0	0	0	0	0	.	0
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	0	0	6	0	0	8	14
Total	2	0	12	0	0	8	22

Table II.9.31, shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 7.3 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 0 percent.

Table II.9.31 Vacancy Rates by Number of Bedrooms Hot Spring County RVS Data, December 2017							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		%
One	.0%	.0%	25.0%	%	.0%		15.0%
Two	16.7%	%	7.3%	.0%	%		8.9%
Three	.0%	%	.0%	.0%	%		.0%
Four	.0%	%	%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	.0%	%	15.0%	%	%	%	31.1%
Total	4.2%	.0%	12.4%	.0%	.0%	%	14.2%

Average market-rate rents by unit type are shown in Table II.9.32. 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.9.32 Average Market Rate Rents by Number of Bedrooms Hot Spring County RVS Data, December 2017						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$354	\$500	\$425	\$	\$425	\$408
Two	\$606	\$	\$595	\$475	\$	\$582
Three	\$719	\$	\$650	\$656	\$	\$680
Four	\$881	\$	\$	\$	\$	\$881
Five	\$	\$	\$	\$	\$	\$
Total	\$636	\$500	\$582	\$600	\$425	\$595

Table II.9.33, shows vacancy rates for single family units by average rental rates for Hot Spring County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 2.7 percent.

Table II.9.33 Single Family Market Rate Rents by Vacancy Status Hot Spring County RVS Data, December 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	4	0	.0%
\$500 to \$1,000	37	1	2.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	7	1	14.3%
Total	48	2	4.2%

The availability of apartment units by average rent is displayed in Table II.9.34. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 14.8 percent.

Table II.9.34 Apartment Market Rate Rents by Vacancy Status Hot Spring County RVS Data, December 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	81	12	14.8%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	16	0	.0%
Total	97	12	12.4%

Table II.9.35, 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 most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed.

Table II.9.35 Condition by Unit Type Hot Spring County RVS Data, December 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	21	0	12	0	0	.	33
Good	23	0	35	7	1	.	66
Excellent	3	2	26	0	0	.	31
Don’t Know	1	0	24	0	0	0	25
Total	48	2	97	7	1	0	155

The availability of single family units based on their condition is displayed in Table II.9.36. As can be seen single family units in good condition had a vacancy rate of 4.35 percent.

Table II.9.36 Condition of Single Family Units by Vacancy Status Hot Spring County RVS Data, December 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	21	0	.0%
Good	23	1	4.3%
Excellent	3	1	33.3%
Don't Know	1	0	.0%
Total	48	2	4.2%

Table II.9.37, shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 7.7 percent.

Table II.9.37 Condition of Apartment Units by Vacancy Status Hot Spring County RVS Data, December 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	12	3	25.0%
Good	35	3	8.6%
Excellent	26	2	7.7%
Don't Know	24	4	16.7%
Total	97	12	12.4%

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.9.38, 1 respondent said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

Table II.9.38 If you had the opportunity to own/manage more units, how many would you prefer Hot Spring County RVS Data, December 2017	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	0
Total	1

Table II.9.39, shows the most common answers from the 2017 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 1 respondent, with an average persons per household of 1.0 people. Of new residents to Hot Springs County, 100.0 percent were not married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 100.0 percent of respondents renting their residence. The average rent in Hot Springs County was \$800. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

Table II.9.39 Most Replied Response Hot Springs County HNA Survey: Calendar Year 2017	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	1
Number of persons in household (Average)	1.0
Current age	25 to 34 years old (100.0%)
Marital status	Not Married (100.0%)
Primary reason for moving to Wyoming	New job (100.0%)
In which industry are you primarily employed	Professional, scientific, and technical services (100.0%)
Highest education level completed	Post Graduate Work (100.0%)
Total household income from all sources	\$20,000 to \$29,999 dollars (100.0%)
Current Housing Characteristics	
Current Residence	Single family home (100.0%)
Do you own or rent	Rent (100.0%)
How many bedrooms (Average)	2.0
How many full bathrooms (Average)	2.0
Average mortgage payment	\$
Average rental payment	\$800
Are you satisfied with your current housing	Satisfied with current housing (100.0%)

Additional survey data are presented 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 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 2016 5-year ACS data, 50 or 2.2 percent of households in Hot Springs County were overcrowded and another 26 or 1.1 percent of units were severely overcrowded, as shown in Table II.9.40. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.9.40				
Overcrowding and Severe Overcrowding				
Hot Springs County 2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Hot Springs County				
Owner				
Households	1,612	30	26	1,668
Percentage	96.6%	1.8%	1.6%	100.0%
Renter				
Households	574	20	0	594
Percentage	96.6%	3.4%	.0%	100.0%
Total				
Households	2,186	50	26	2,262
Percentage	96.6%	2.2%	1.1%	100.0%
State of Wyoming				
Owner				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
Total				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	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 2016 5-year ACS, a total of 147 units or 5.6 percent of all housing units in Hot Springs County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.9.41, at right.

Table II.9.41		
Housing Units with Incomplete Kitchen Facilities		
Hot Springs County 2011-2016 5-Year ACS Data		
Facilities	Hot Springs County	State of Wyoming
Complete Kitchen Facilities	2,460	260,769
Lacking Complete Kitchen Facilities	147	7,218
Total Housing Units	2,607	267,987
Percent Lacking	5.6%	2.7%

At the time of the 2016 ACS, a total of 101 units or 3.9 percent of all housing units in Hot Springs County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.9.42.

Table II.9.42 Housing Units with Incomplete Plumbing Facilities Hot Springs County 2011-2016 5-Year ACS Data		
Facilities	Hot Springs County	State of Wyoming
Complete Plumbing Facilities	2,506	261,033
Lacking Complete Plumbing Facilities	101	6,954
Total Households	2,607	267,987
Percent Lacking	3.9%	2.6%

The third type of housing problem reported in the 2016 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, 13.5 percent of households had a cost burden and 8.9 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 19.7 percent of homeowners with a mortgage in Hot Springs County experienced a cost burden and 9.8 percent experienced a severe cost burden, while 16.3 percent of renters had a cost burden and 8.4 percent had a severe cost burden, as seen in Table II.9.43.

Table II.9.43 Cost Burden and Severe Cost Burden by Tenure Hot Springs County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Hot Springs County					
Owner With a Mortgage					
Households	591	165	82	0	838
Percent	70.5%	19.7%	9.8%	.0%	100.0%
Owner Without a Mortgage					
Households	705	44	70	11	830
Percent	84.9%	5.3%	8.4%	1.3%	100.0%
Renter					
Households	353	97	50	94	594
Percent	59.4%	16.3%	8.4%	15.8%	100.0%
Total					
Households	1,649	306	202	105	2,262
Percent	72.9%	13.5%	8.9%	4.6%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.9.44, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 345 owner occupied and 163 renter occupied households experiencing a housing problem.

Table II.9.44			
Households with Housing Problems by Income			
Hot Springs County 2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	120	60	180
30.1-50% HAMFI	80	75	155
50.1-80% HAMFI	75	8	83
80.1-95% HAMFI	25	0	25
95 – 115% HAMFI	15	0	15
115.1% HAMFI or more	30	20	50
Total	345	163	508
Without Housing Problems			
30% HAMFI or less	19	35	54
30.1-50% HAMFI	160	60	220
50.1-80% HAMFI	320	150	470
80.1-95% HAMFI	110	65	175
95 – 115% HAMFI	145	49	194
115.1% HAMFI or more	525	54	579
Total	1,279	413	1,692
Not Computed			
30% HAMFI or less	10	25	35
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	10	25	35
Total			
30% HAMFI or less	149	120	269
30.1-50% HAMFI	240	135	375
50.1-80% HAMFI	395	158	553
80.1-95% HAMFI	135	65	200
95 – 115% HAMFI	160	49	209
115.1% HAMFI or more	555	74	629
Total	1,634	601	2,235

Table II.9.45, shows the total estimated housing by tenure for Hot Springs County. As can be seen, in 2030 there are estimated to be a total of 1,762 owner and 606 renter occupied households or a total of 2,368 households. By 2050 there are estimated to be 1,805 owner, 601 renter for a total of 2,406 households in Hot Springs County.

Table II.9.45 Total Estimated Housing Forecast Hot Springs County Strong Growth Scenario			
Year	Owner	Renter	Total
2016	1,668	594	2,262
2020	1,716	601	2,317
2025	1,740	604	2,344
2030	1,762	606	2,368
2035	1,779	608	2,387
2040	1,791	607	2,398
2045	1,799	605	2,404
2050	1,805	601	2,406

Table II.9.46, below shows the incremental housing demand for Hot Springs County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 94 owner-occupied and 12 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Hot Springs County will see an additional 144 households, of which 14 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 35 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.9.46 Incremental Housing Demand Forecast Hot Springs County Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	4	7	9	10	11	12	12
30.1-50%	0	7	11	14	16	18	19	20
50.1-80%	0	12	17	23	27	30	32	33
80.1-95%	0	4	6	8	9	10	11	11
95.1-115%	0	5	7	9	11	12	13	13
115+%	0	16	24	32	38	42	44	47
Total	0	48	72	94	111	123	131	137
Renter								
0-30%	0	1	2	2	3	3	2	1
30.1-50%	0	2	2	3	3	3	2	2
50.1-80%	0	2	3	3	4	3	3	2
80.1-95%	0	1	1	1	2	1	1	1
95.1-115%	0	1	1	1	1	1	1	1
115+%	0	1	1	1	2	2	1	1
Total	0	7	10	12	14	13	11	7
Total								
0-30%	0	6	9	11	13	14	14	14
30.1-50%	0	9	13	17	19	21	22	22
50.1-80%	0	13	20	26	31	33	35	35
80.1-95%	0	5	7	9	11	12	12	12
95.1-115%	0	5	8	10	12	13	14	14
115+%	0	17	26	33	39	43	46	47
Total	0	55	82	106	125	136	142	144

Table II.9.47 shows the Incremental Total Housing Need Forecast for Hot Springs County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock.

In 2016, the base year, the total housing need set at the 513 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 489 owner and 168 renter occupied households for a total of 657 quality households.

Table II.9.47								
Incremental Total Housing Need Forecast								
Hot Springs County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	122	127	129	131	133	134	134	135
30.1-50%	82	89	92	95	98	100	101	102
50.1-80%	77	88	94	99	103	106	108	110
80.1-95%	26	29	31	33	35	36	36	37
95.1-115%	15	20	22	25	26	27	28	29
115+%	31	47	55	63	68	72	75	77
Total	352	400	424	446	463	475	483	489
Renter								
0-30%	59	61	61	62	62	62	61	61
30.1-50%	74	76	76	77	77	77	77	76
50.1-80%	8	10	11	11	12	11	11	10
80.1-95%	0	1	1	1	2	1	1	1
95.1-115%	0	1	1	1	1	1	1	1
115+%	20	21	21	21	21	21	21	21
Total	161	168	171	173	175	174	172	168
Total								
0-30%	182	188	190	193	195	196	196	196
30.1-50%	156	164	169	172	175	177	178	177
50.1-80%	84	98	105	110	115	118	119	119
80.1-95%	26	30	33	35	36	37	38	38
95.1-115%	15	21	23	25	27	28	29	29
115+%	50	68	76	84	90	94	96	98
Total	513	568	595	619	638	649	655	657

