

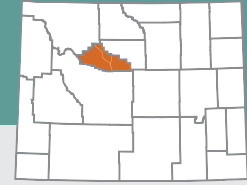


Area Median Income (AMI) is the middle income in an area. Half of the households in the area make more than the AMI and half make less.

- Most federal housing assistance is available to people who are at 50% or lower of AMI, or half the average income.
- Some assistance is available at 80% of AMI or lower.
- Generally, those families who earn over 120% of AMI have enough disposable income to have housing choices both in quality and cost.
- The missing middle are those families who earn 80-120% of AMI - this is generally referred to as "workforce" housing, keeping in mind that many families who are below 80% of AMI work several jobs to be able to afford housing and work in industries that are vital to our communities, such as accommodations, food service and retail.

HOT SPRINGS COUNTY HOUSING REPORT

2018



Hot Springs County's housing report is a tool to help the community understand its current housing picture.

Hot Springs County ranks 2nd in the number of assisted living bed and nursing home beds. There are no low income tax credit houses, yet they rank 5th in the state for a high poverty rate.

A lack of the right type of housing for the people who live in an area can lead to issues of affordability, quality and suitable space for family size. The chart below is an estimate of demand resulting from these issues.



Photo courtesy of Wyoming Office of Tourism

RENTER RATE^[1]
26.3%

Hot Springs Cty. has the 17th highest percentage of renters in Wyoming.

POVERTY RATE^[2]
13.6%

Wyoming 11.1%

Hot Springs Cty. has the 5th highest poverty rate in Wyoming.

HOUSEHOLD INCOME^[2]
\$3,841/MO.

Wyoming Average: \$4,930

Hot Springs Cty. has the 19th highest household income in Wyoming.

UNEMPLOYMENT^[3]
3.9%

Wyoming unemployment rate: 4.2%

Want to know more?

Check out the full report at wyomingcda.com/demographics

HOUSING DEMAND^[4]

Affordable housing is spending 30% or less on mortgage or rent.

Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment*	Shortage Rental Units Needed**	Affordable Housing Purchase Price*	Shortage Units for Purchase
0% - 30%	\$0-\$473	59	\$0-\$73,239	122
31% - 50%	\$473-\$789	74	\$73,239-\$122,168	82
51% - 80%	\$789-\$1,263	8	\$122,168-\$195,561	77
81% - 95%	\$1,263-\$1,499	—	\$195,561-\$232,103	26
96% - 115%	\$1,499-\$1,815	—	\$232,103-\$281,032	15
115%	\$1,815	20	\$281,032	31

*Estimations by the Wyoming Business Council

** No figures indicates no data available.

[1] US Census Bureau, American Community Survey; [2] US Census Bureau, Quick Facts; [3] Department of Employment, Labor Market Statistics; [4] 2018 WCDA Housing Needs Forecast



50

NET COMMUTER OUTFLOW

Commuting^[6]

Outflow indicates a possible lack of jobs that fit the skillsets and needs of commuters.

Commuting Out	
to Washakie Cty., WY	135
to Fremont Cty., WY	23
to Sweetwater Cty., WY	12
to Sublette Cty., WY	11
to Natrona Cty., WY	8

Commuting In	
from Fremont Cty., WY	56
from Washakie Cty., WY	34
from Natrona Cty., WY	28
from Park Cty., WY	11
from Hill Cty., MT	10

TOP 5 EMPLOYERS^[5]



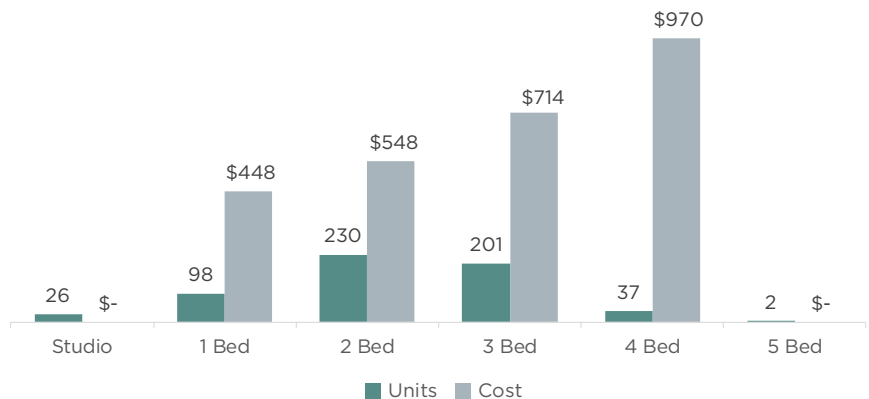
HEALTH CARE & SOCIAL ASSISTANCE

365
EMPLOYEES

\$3,337
MONTHLY WAGE

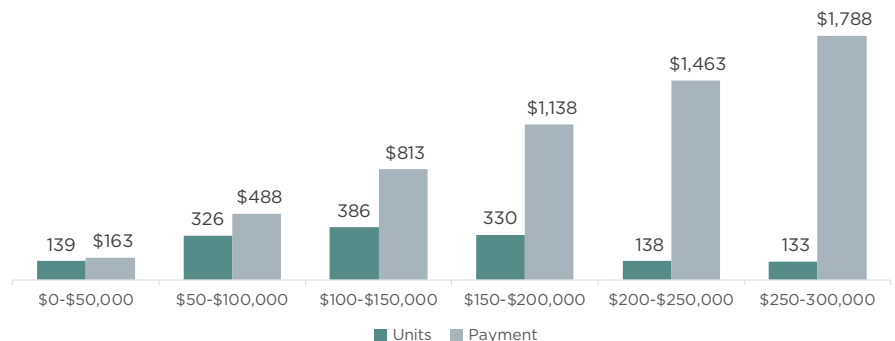
	EMPLOYEES	MONTHLY WAGE
1. HEALTH CARE & SOCIAL ASSISTANCE	365	\$3,337
2. LEISURE & HOSPITALITY	300	\$1,179
3. EDUCATIONAL SERVICES	237	\$2,951
4. MINING	213	\$5,381
5. PUBLIC ADMINISTRATION	199	\$3,255

HOW AFFORDABLE IS RENTAL HOUSING?*[7]



*No cost figure represents unavailable data.

HOW AFFORDABLE IS IT TO OWN YOUR OWN HOME? [8]



Housing Stock



HOT SPRINGS COUNTY
AVERAGE HOUSING AGE ^[9]
47

WYOMING
AVERAGE HOUSING AGE ^[9]
42

62.5% of housing in Hot Springs County was built before 1980

Pre-1980 housing may not meet current construction standards.

Hot Springs County ranks 18th in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

How does Hot Springs County's housing mix compare to other counties? ^[9]

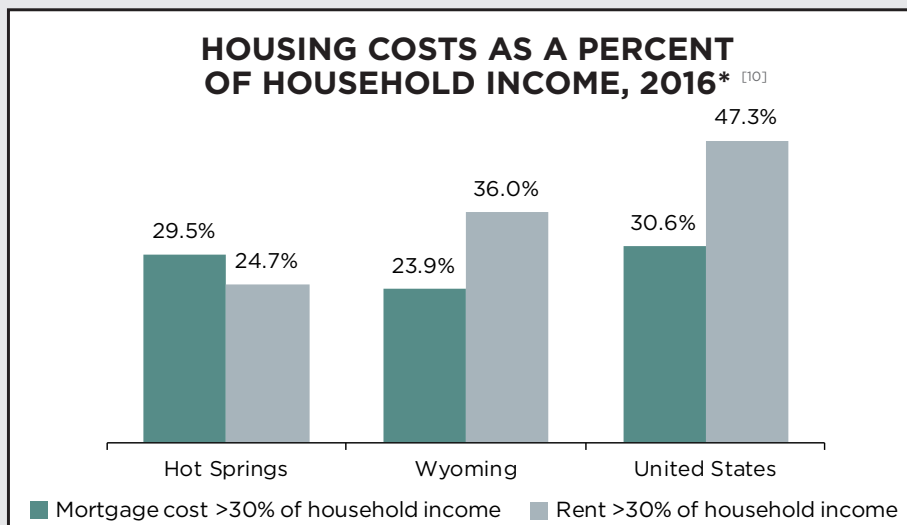
Unit Type	Number of Units	Percent of Mix
Single Family	1,657	73.3%, (13)
Duplex	36	1.6%, (14)
Tri or Four Plex	75	3.3%, (9)
Apartment	108	4.8%, (14)
Trailer/Other	386	17.1%, (8)

Age of housing ^[9]

Year Built	Value*	Percent of Mix
<1939	119,600	15.2%
1940-49	111,200	9.3%
1950-59	131,300	14.3%
1960-69	169,200	10.0%
1970-79	158,100	13.7%
1980-89	140,400	11.0%
1990-99	191,700	13.9%
2000-09	200,900	11.3%
2010-Present	187,500	1.2%

Careers and Cost Burden

Hot Springs County is No. 11 in the state for people spending more than half their income on housing (9%) and 11th for those spending 31-50% of income on housing (14%). Hot Springs County ranks 14th in the state for access to affordable housing.



* ACS five-year estimates used. 2016 represents average characteristics from 2012-2016; 2010 represents 2006-2010.

How much can households afford? ^[11]

Max Monthly Payment	Number of Households
\$0-313	286
\$314-563	199
\$564-813	322
\$814-1,063	284
\$1,064-1,375	310
\$1,376-2,188	389
\$2,189-3,438	381
\$3,439-5,000	91

[9] 2018 WCDA Housing Needs Forecast; [10] Head Water Economics, Populations at Risk 2015; [11] datausa.io, Housing & Living Data

Community Demographics

How much monthly income does a family need to

LIVE WITHOUT ASSISTANCE?^[12]



ONE ADULT
\$1,469



TWO ADULTS,
1 CHILD
\$3,337



Calculate your situation at
wywf.org/self-sufficiency-calculator



26%

OF CHILDREN ARE IN SINGLE-PARENT FAMILIES^[13]

Hot Springs County has the 9th highest amount of children in single-parent families.

VULNERABLE POPULATIONS

SUPPLEMENTAL SECURITY INCOME (DISABILITY)^[14]

2.6%

CASH PUBLIC ASSISTANCE INCOME^[14]

1.1%

FOOD STAMP/SNAP^[14]

7.8%



POPULATION OVER 65^[15]
1,197

25.5% of Hot Springs County's population is over 65.

LOW INCOME TAX CREDIT UNITS^[14]

0

Hot Springs County has no units.

ASSISTED LIVING BEDS^[16]

61

Hot Springs County has the 2nd most assisted living beds per capita.

NURSING HOME BEDS^[16]

60

Hot Springs County has the 2nd most nursing home beds per capita.