

HOT SPRINGS COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Hot Springs County's population decreased from 4,882 in 2000 to 4,622 in 2008 or by 5.33 percent. This compares to a statewide population growth of 7.88 percent over the period.⁸⁰ The number of people from 15 to 24 years of age decreased by 5.23 percent, and the number of people from 25 to 44 years of age decreased by 21.00 percent. The white population decreased by 6.50 percent, while the black population increased by 41.18 percent. The Hispanic population increased from 116 to 142 people between 2000 and 2008, increasing by 22.41 percent. These data are presented in Table II.9.1, below.

Table II.9.1 Profile of Population Characteristics Wyoming vs Hot Springs County, Census 2000 and 2008 Intercensal Estimates						
Subject	Wyoming			Hot Springs County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	4,882	4,622	-5.33
Age						
Under 14 years	103,443	106,195	2.66	849	657	-22.61
15 to 24 years	75,358	76,242	1.17	516	489	-5.23
25 to 44 years	138,619	137,338	-0.92	1,138	899	-21.00
45 to 54 years	74,079	82,508	11.38	735	747	1.63
55 to 64 years	44,590	64,771	45.26	666	658	-1.20
65 & over	57,693	65,614	13.73	978	1,172	19.84
Race						
White	469,423	500,001	6.51	4,725	4,418	-6.50
Black	3,942	6,884	74.63	17	24	41.18
American Indian and Alaskan Native	11,410	13,555	18.80	78	97	24.36
Asian	2,904	3,828	31.82	12	20	66.67
Native Hawaiian or Pacific Islander	329	512	55.62	0	0	.
Two or more races	5,774	7,888	36.61	50	63	26.00
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	116	142	22.41

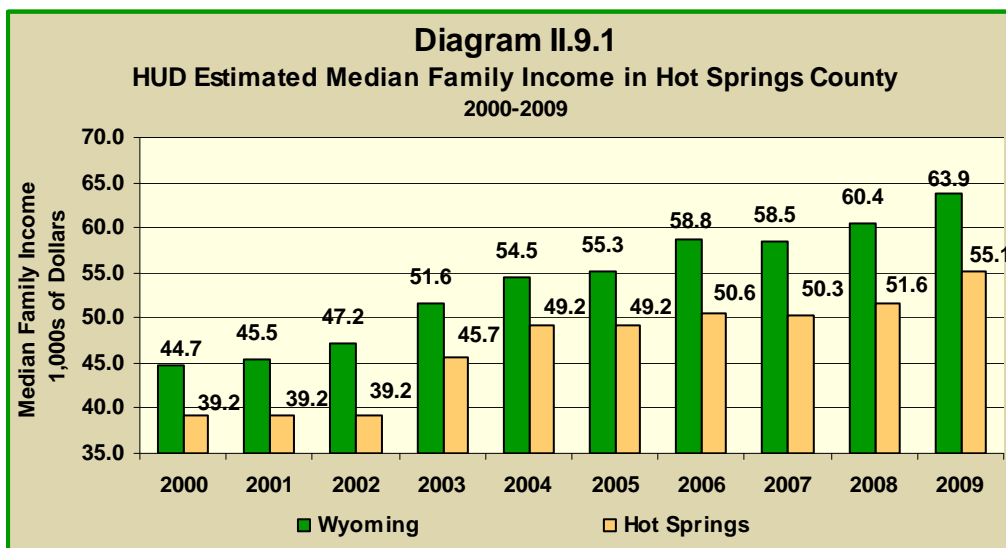
The Wyoming driver's license exchange data indicate a net increase of 79 persons during 2009. The driver's license total exchanges for the last ten years for Hot Springs County are presented in Table II.9.3, which indicate a net increase of 521 persons over the time period.

Table II.9.3 Driver's Licenses Exchanged and Surrendered in Hot Springs County Hot Spring County: 2000 - 2009			
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
Total	1,420	899	521

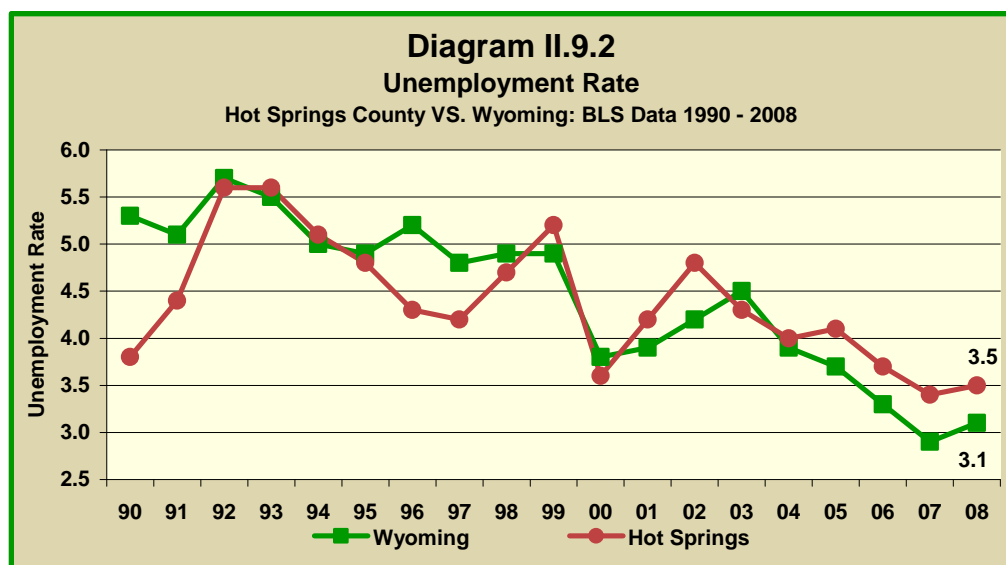
⁸⁰ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Hot Springs County was \$55,100 in 2009.⁸¹ This compares to Wyoming's MFI of \$63,900. Diagram II.9.1, below, illustrates the estimated MFI for the years 2000 through 2009.



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 people working or actively seeking work, increased by 54 persons, from 2,327 in 2007 to 2,420 in 2008. Employment increased by 50 persons. Unemployment, therefore, increased by four persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.4 percent in 2007 to 3.5 in 2008, as seen in Diagram II.9.2.



⁸¹ Starting from the year 2003 HUD MFI estimates were re-benchmarked using 2000 census income limits, hence the unusual increase in estimates compared to earlier years.

The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represents the number of covered workers who worked during, or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers and unpaid family workers are not included in QCEW estimates. As seen in Table II.9.4 below, annual total monthly employment increased by 2.88 percent between 2007 and 2008, changing from a total of 2,014 to 2,072 workers. Preliminary 2009 estimates indicate an increasing trend with employment rising to 2,148 persons in June.

Table II.9.4 Hot Springs County Total Monthly Employment BLS Quarterly Census of Employment and Wages, 2001 – 2009p									
Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	1,867	1,936	1,757	1,804	1,781	1,840	1,936	2,030	2,033
Feb	1,887	1,911	1,774	1,792	1,805	1,841	1,935	1,994	2,033
Mar	1,926	1,932	1,791	1,815	1,798	1,930	1,969	2,010	2,025
Apr	1,991	1,969	1,864	1,852	1,875	1,960	2,011	2,061	2,026
May	2,040	2,037	1,901	1,936	1,921	1,988	2,070	2,105	2,089
Jun	2,128	2,083	2,007	1,991	2,017	2,041	2,135	2,166	2,148
Jul	2,109	2,059	1,957	1,929	1,945	1,991	2,045	2,136	.
Aug	2,121	2,030	1,942	1,906	1,906	1,957	2,000	2,109	.
Sep	2,060	1,954	1,853	1,863	1,862	1,940	2,002	2,106	.
Oct	2,045	1,963	1,873	1,843	1,866	1,923	2,013	2,053	.
Nov	2,013	1,931	1,821	1,853	1,876	1,934	2,026	2,043	.
Dec	1,977	1,949	1,818	1,852	1,846	1,938	2,028	2,048	.
Annual	2,014	1,980	1,863	1,870	1,875	1,940	2,014	2,072	.
% Change	.	-1.69	-5.91	0.38	0.27	3.47	3.81	2.88	.

The QCEW also reports average weekly wages, which represent total compensation paid during the calendar quarter, regardless of when services were performed. As seen in Table II.9.5, at right, annual average weekly wages increased by 8.69 percent between 2007 and 2008, changing from a total of 541 to 588 dollars.

Table II.9.5 Average Weekly Wages in Hot Springs County BLS Quarterly Census of Employment and Wages, 2001 – 2009p						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	403	390	400	459	413	.
2002	397	389	416	470	418	1.21
2003	409	398	409	462	419	0.24
2004	404	405	417	495	430	2.63
2005	427	441	466	532	466	8.37
2006	458	473	488	557	494	6.01
2007	506	513	541	604	541	9.51
2008	544	563	589	656	588	8.69
2009p	568	552	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.9.6. Annual establishments increased by 2.12 percent between 2007 and 2008, changing from a total of 236 to 241 establishments. Preliminary 2009 estimates show the number of establishments increasing to 243 in the second quarter of 2009.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2007, the most recent year for which data are available, Hot Springs County recorded 3,192 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 \$182,313,000, and real per capita income was \$39,999 in 2007. This compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$30,910 in 2007, while Wyoming average earnings per job were \$44,409.⁸²

HOUSING

The Census Bureau estimates that total housing units saw an increase of 1.46 percent in Hot Springs County between 2000 and 2008, from 2,536 to 2,573. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.9.7, below.

Table II.9.7 Housing Unit Estimates for Wyoming and Hot Springs County Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Hot Springs County	% Change from 2000
2000 Census	223,854	.	2,536	.
July 2001 Estimate	225,959	0.94	2,545	0.35
July 2002 Estimate	227,773	1.75	2,547	0.43
July 2003 Estimate	229,637	2.58	2,552	0.63
July 2004 Estimate	232,556	3.89	2,564	1.10
July 2005 Estimate	235,654	5.27	2,569	1.30
July 2006 Estimate	239,175	6.84	2,569	1.30
July 2007 Estimate	242,332	8.25	2,572	1.42
July 2008 Estimate	246,393	10.07	2,573	1.46

⁸² Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2008.

According to the Wyoming cost of living index, average apartment rent in Hot Springs County increased by 3.0 percent, from \$401 in second quarter 2008 to \$413 in second quarter 2009. Detached single-family home rents decreased by 6.7 percent. Rents for mobile home lots remained at \$150.

Hot Springs County rental prices have experienced average annualized increases of 2.5 percent per year for apartments, 1.7 percent per year for houses and 0.0 percent per year for mobile home lots since second quarter 1998 through fourth quarter 2009. These figures compare to state average annualized increases in rental prices of 3.7 percent for apartments, 4.4 percent for houses, 3.8 percent for mobile homes plus a lot and 3.4 percent for mobile home lots. Table II.9.8, at right, presents the Hot Springs County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Hot Springs County decreased from eight in 2007 to three in 2008. Total residential units authorized decreased from eight in 2007 to five in 2008.

The real value of single-family building permits increased from \$169,900 in 2007 to \$203,360 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$282,850 in 2006 to a low of \$77,580 in 2005. These figures compare to the state average high of \$259,470 in 2000 and low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.9.9, on the following page.

Table II.9.8 Wyoming Cost of Living Index⁸³ for Hot Springs County Rental Housing Costs, 1986 - 2009				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	314	150	380	332
Q4.98	322	142	354	325
Q2.99	321	142	372	276
Q4.99	285	150	393	279
Q2.00	292	150	370	353
Q4.00	303	150	343	309
Q2.01	344	150	361	314
Q4.01	336	150	339	323
Q2.02	298	150	374	349
Q4.02	373	150	398	313
Q2.03	339	150	380	312
Q4.03	378	150	404	.
Q2.04	367	150	403	304
Q4.04	364	150	385	363
Q2.05	371	150	391	361
Q4.05	346	150	411	.
Q2.06	385	150	433	.
Q4.06	386	150	458	380
Q2.07	397	150	464	.
Q4.07	395	150	477	425
Q2.08	401	150	492	.
Q4.08	435	150	493	.
Q2.09	413	150	459	.

⁸³ Data from 1986 to 1997 for Hot Springs County is not reported by the Wyoming Economic Analysis Division.

Table II.9.9 Building Permits and Valuation for Hot Springs County 1980 - 2008								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2008 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	7	2	.	.	9	.	.	122.10
1981	22	.	.	.	22	.	.	126.61
1982	7	2	.	.	9	.	.	79.99
1983	11	.	4	16	31	.	.	104.89
1984	11	.	.	.	11	.	.	91.74
1985	2	.	.	.	2	.	.	36.86
1986	.	.	.	.	.	.	.	0.00
1987	.	.	.	.	.	.	.	0.00
1988	1	.	.	.	1	.	.	129.32
1989	1	.	.	.	1	.	.	200.93
1990	1	.	.	.	1	.	.	139.47
1991	.	.	.	.	.	.	.	0.00
1992	1	.	.	.	1	.	.	110.48
1993	.	.	.	.	.	.	.	0.00
1994	3	.	.	.	3	.	4	110.86
1995	3	.	.	.	3	.	.	126.64
1996	4	.	.	.	4	.	.	106.44
1997	4	.	4	.	8	.	.	155.00
1998	4	.	.	5	9	.	.	104.64
1999	4	.	.	.	4	.	.	123.05
2000	4	.	.	.	4	.	.	107.59
2001	1	.	.	.	1	.	.	167.15
2002	3	.	.	.	3	.	.	90.04
2003	1	.	.	.	1	.	.	224.24
2004	5	.	.	.	5	.	.	122.29
2005	3	2	.	.	5	.	.	77.58
2006	7	.	.	.	7	.	.	282.85
2007	8	.	.	.	8	.	.	169.90
2008	3	2	.	.	5	.	.	203.36

The average sales price of existing, detached, single-family homes was provided by the County Assessor's office. In 2008, the average sales price in Hot Springs County was \$133,421. This represented an increase of 6.2 percent from the previous year. In contrast, the state of Wyoming's average was \$256,045, a decrease of 3.4 percent over the previous year. A comparison of average sales prices between 1999 and 2008 is displayed in Table II.9.10, below.

Table II.9.10 Average Sales Prices in Hot Springs County and Wyoming Assessor Data, 1999 - 2008				
Year	Hot Springs Average Price (\$)	Hot Springs Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	74,022	12.08	101,517	4.76
2000	70,625	-4.59	111,437	9.77
2001	86,840	22.96	116,469	4.52
2002	86,625	-0.25	121,140	4.01
2003	78,705	-9.14	132,708	9.55
2004	85,615	8.78	142,501	7.38
2005	97,453	13.83	159,776	12.12
2006	122,544	25.75	187,869	17.58
2007	125,576	2.47	265,044	41.08
2008	133,421	6.2	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁸⁴ During December 2009, a total of 10 surveys were completed by property managers in Hot Springs County. Of the 185 rental units surveyed, 15 were vacant, indicating a vacancy rate of 8.11 percent. This rate compares to a 5.88 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent. Over the last six months the vacancy rate edged up slightly, indicating a possible weakening of rental market conditions in Hot Springs County.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had three respondents in Hot Springs County. Of the incoming population who were unsatisfied with their current housing, all respondents said they were seeking to own a home. Of those seeking to own a home, 100.0 percent wished to buy existing units, and all respondents sought homes for above \$100,000.

Table II.9.11 Semi-Annual Rental Vacancy Survey Hot Springs County 2001- 2009				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	259	14	5.41
2001b	6	235	15	6.38
2002a	8	145	16	11.03
2002b	9	162	19	11.73
2003a	6	141	15	10.64
2003b	12	212	21	9.91
2004a	11	250	17	6.80
2004b	8	171	8	4.68
2005a	8	181	15	8.29
2005b	9	206	14	6.80
2006a	9	205	9	4.39
2006b	8	212	18	8.49
2007a	8	185	10	5.41
2007b	12	228	12	5.26
2008a	13	269	25	9.29
2008b	13	153	9	5.88
2009a	12	187	11	5.88
2009b	10	185	15	8.11

2010 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 *2010 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 family income (MFI). 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 median family income.

The household forecast indicates a total increase of 1,046 households in Hot Springs County, from 2,108 in 2000 to 3,154 in 2030. Homeowners are expected to increase from 1,441 in 2000 to 2,286 by 2030. Renters, on the other hand, are anticipated to increase from 667 in 2000 to 868 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 100 households for homeowners with extremely low incomes, 30 percent or less of MFI. Homeownership for those with incomes from 31 to 50 percent of MFI is expected to increase by 100 households, and to increase by 167 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 46 households for renters with extremely low incomes, 30 percent or less of MFI. Further, rental demand for those with 31 to

⁸⁴Those signified as 'a' in the "year" column of Table II.9.11 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.

50 percent of MFI is expected to increase by 56 households over the period. Table II.9.11, below, provides details of the household forecast by tenure and income.

Table II.9.11 Strong Growth Household Forecast by Tenure and Income Hot Springs 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	171	170	284	114	702	1,441
2005	166	165	275	110	681	1,397
2010	185	183	307	123	758	1,555
2015	205	203	340	136	841	1,726
2020	226	225	376	150	929	1,905
2025	248	247	412	165	1,020	2,092
2030	271	269	451	180	1,114	2,286
Renters by Percent of Median Family Income						
2000	153	185	103	57	169	667
2005	136	165	91	51	150	594
2010	145	175	97	54	159	630
2015	157	191	106	59	174	687
2020	171	207	115	64	189	746
2025	185	224	124	69	204	807
2030	199	241	134	75	220	868
Total Households by Percent of Median Family Income						
2000	324	355	387	171	871	2,108
2005	302	330	367	161	831	1,991
2010	329	358	404	177	918	2,186
2015	362	394	446	195	1,015	2,413
2020	397	432	490	215	1,117	2,651
2025	433	470	536	235	1,224	2,899
2030	470	510	584	255	1,334	3,154