

HOT SPRINGS COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Hot Spring County's population decreased from 4,812 in 2010 to 4,799 in 2011, or by 0.3 percent. This compares to a statewide population growth of 0.8 percent over the period.⁹² The number of people from 15 to 24 years of age decreased by 1.3 percent, and the number of people from 55 to 64 years of age increased by 0.8 percent. The white population decreased by 0.9 percent, while the black population increased by 41.7 percent. The Hispanic population increased from 105 to 121 people between 2010 and 2011 or by 15.2 percent. These data are presented in Table II.9.1, below.

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

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

⁹² On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

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

Table II.9.3, below, presents the population of Hot Springs County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population decreased by 1.4 percent, with the largest total decrease occurring in the group aged 35 to 54, which fell by 230 persons, or by 15.7 percent. In 2010, the largest age group in Hot Springs County was the group aged 35 to 54, which accounted for 25.6 percent of the entire population. The 2010 census count showed a total of 2,377 males, who accounted for 49.4 percent of the population, and the remaining 50.6 percent, or 2,435 persons, were female.

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

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

Table II.9.4			
Group Quarters Population			
Hot Springs County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁹³	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 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.9.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 1,336 family households, of which 1,142 housed married couple families and 194 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 49 families, or a female householder with no husband present, of which there were 145 families. There were also an estimated 762 “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 63.7 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Hot Springs County, 85.5 percent were married households, which compared to 80.5 percent in the State of Wyoming.

⁹³ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

Table II.9.5 Household Type by Tenure Hot Springs County 2007-2011 Five-Year ACS Data				
Family Type	Hot Springs County		State of Wyoming	
	Hot Springs County	% of Total	State of Wyoming	% of Total
Family households	1,336	63.7%	145,279	66.1%
Married-couple family	1,142	85.5%	116,920	80.5%
Owner-occupied housing units	878	76.9%	97,958	83.8%
Renter-occupied housing units	264	23.1%	18,962	16.2%
Other family	194	14.5%	28,359	19.5%
Male householder, no wife present	49	3.7%	9,289	32.8%
Owner-occupied housing units	42	85.7%	5,532	59.6%
Renter-occupied housing units	7	14.3%	3,757	40.4%
Female householder, no husband present	145	10.9%	19,070	67.2%
Owner-occupied housing units	101	69.7%	10,181	53.4%
Renter-occupied housing units	44	30.3%	8,889	46.6%
Nonfamily households	762	36.3%	74,349	33.9%
Owner-occupied housing units	363	47.6%	41,217	55.4%
Renter-occupied housing units	399	52.4%	33,132	44.6%
Total	2,098	100.0%	219,628	100.0%

Table II.9.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 860 two-person family households, 147 three-person family households and 184 four-person family households. One-person non-family households made up 84.8 percent of all non-family households or an estimated 646 households. Hot Springs County’s two persons households made up 46.5 percent of total housing units and four person households made up an additional 8.8 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.9.6 Household Type by Household Size Hot Springs County 2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Hot Springs County				
One Person	.	646	646	30.8%
Two Person	860	116	976	46.5%
Three Person	147	0	147	7.0%
Four Person	184	0	184	8.8%
Five Person	128	0	128	6.1%
Six Person	2	0	2	0.1%
Seven Person	15	0	15	0.7%
Total	1,336	762	2,098	100.0%
State of Wyoming				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
Total	145,279	74,349	219,628	100.0%

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 976 two-person households, 788 were owner-occupied and 188 were renter-occupied. Of the 184 four-person households, 109 were owner-occupied and 75 were renter-occupied. Further household size data by tenure are presented in Table II.9.7, below.

Table II.9.7 Tenure by Household Size				
Hot Springs County 2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Hot Springs County				
One Person	314	332	646	30.8%
Two Person	788	188	976	46.5%
Three Person	133	14	147	7.0%
Four Person	109	75	184	8.8%
Five Person	27	101	128	6.1%
Six Person	2	0	2	0.1%
Seven Person or more	11	4	15	0.7%
Total	1,384	714	2,098	100.0%
State of Wyoming				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
Total	154,888	64,740	219,628	100.0%

As shown in Table II.9.8, below, Hot Springs County had a total of 2,527 housing units of which 2,098 or 83.0 percent were occupied. Of these occupied units, 66.0 percent, or 1,384 units were owner occupied, which compares to a statewide rate of 70.5. A total of 429 units or 17.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.9.8 Housing Units by Tenure				
Hot Springs County 2007-2011 Five-Year ACS Data				
Tenure	Hot Springs County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,098	83.0%	219,628	84.8%
Owner-Occupied	1,384	66.0%	154,888	70.5%
Renter-Occupied	714	34.0%	64,740	29.5%
Vacant Housing Units	429	17.0%	39,362	15.2%
Total Housing Units	2,527	100.0%	258,990	100.0%

Table II.9.9, on the following page, shows that of the 429 housing units in Hot Springs County as reported in the 2011 ACS data, 26 or 6.1 percent were for rent and 0 or 0.0 percent were for sale. An estimated 170 units were for seasonal, recreational, or occasional use, and 168 or 39.2 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

Table II.9.9 Disposition of Vacant Housing Units Hot Springs County 2007-2011 Five Year ACS Data				
Disposition	Hot Springs County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	26	6.1%	5,138	13.1%
Rented, but not occupied	0	0.0%	2,072	5.3%
For sale only	0	0.0%	2,921	7.4%
Sold, but not occupied	65	15.2%	983	2.5%
For seasonal, recreational, or occasional use	170	39.6%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	168	39.2%	10,249	26.0%
Total	429	100.0%	39,362	100.0%

Table II.9.10, at right, presents different income statistics for Hot Springs County. According to the 2011 ACS data averages, median family income for Hot Springs County was \$58,533 compared to the statewide average of \$69,058. Per capita income for Hot Springs County, which is calculated by dividing total income by population, was \$24,025, which compared to \$28,952 for the State of Wyoming.

Table II.9.10 Median and Per Capita Income Hot Springs County 2007-2011 Five-Year ACS Data		
Income Type	Hot Springs County	Wyoming
Median Family Income	58,533	69,058
Median Household Income	43,063	56,380
Per Capita Income	24,025	28,952

Table II.9.11, below, shows households by income for Hot Springs County and the State of Wyoming. In Hot Springs County, there were a total of 330 households or 15.7 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 297 households that had incomes between \$35,000 and \$49,999, which accounted for 14.2 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 12.9 percent of total households and numbered 270 in Hot Springs County.

Table II.9.11 Households by Income Hot Springs County 2007-2011 Five-Year ACS Data				
Income	Hot Springs County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	330	15.7%	21,222	9.7%
15,000 - 19,999	100	4.8%	10,180	4.6%
20,000 - 24,999	154	7.3%	10,638	4.8%
25,000 - 34,999	250	11.9%	23,696	10.8%
35,000 - 49,999	297	14.2%	31,275	14.2%
50,000 - 74,999	576	27.5%	44,469	20.2%
75,000 - 99,999	121	5.8%	31,675	14.4%
100,000 and above	270	12.9%	46,473	21.2%
Total	2,098	100.0%	219,628	100.0%

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.9.12, below. In total, the poverty rate in Hot Springs County was 14.0 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Hot Springs County had a poverty rate of 8.7 percent and the female population had a poverty rate of 19.1 percent. There were 52 males and 107 females in poverty under the age of 5. Overall, 24.8 percent of persons in poverty in Hot Springs County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 60 individuals with incomes below the poverty level which represented 9.4 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

Table II.9.12				
Poverty by Age				
Hot Springs County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Hot Springs County				
5 and Below	52	107	159	24.8%
6 to 18	6	30	36	5.6%
18 to 64	124	262	386	60.2%
65 and Older	13	47	60	9.4%
Total	195	446	641	100.0%
Poverty Rate	8.7%	19.1%	14.0%	.
State of Wyoming				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
Total	24,335	30,565	54,900	100.0%
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.9.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Hot Springs County saw an average of 1,086 owner-occupied single-family units compared to 391 single-family rental units. In Hot Springs County, single-family units comprised 70.4 percent of all households compared with 71.7 percent statewide. Hot Springs County had a total of 188 apartment rental units and total apartment units accounted for 9.0 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 329 mobile homes in Hot Springs County, which comprised 15.7 percent of all occupied housing units and compared to 13.8 statewide.

Table II.9.13				
Households by Unit Type				
Hot Springs County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Hot Springs County				
Single-Family Unit	1,086	391	1,477	70.4%
Duplex	26	66	92	4.4%
Tri- or Four-Plex	10	1	11	0.5%
Apartments	1	188	189	9.0%
Mobile Homes	261	68	329	15.7%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	1,384	714	2,098	100.0%
State of Wyoming				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
Total	154,888	64,740	219,628	100.0%

Table II.9.14, below, shows the number of households by year of construction. As shown, 15.6 percent, or 328 units, were built in 1939 or earlier in the county, and another 280 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 64, which accounted for 3.1 percent of all households, and an additional 90 households, or 4.3 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.9.14				
Households by Year Built				
Hot Springs County 2007-2011 Five-Year ACS Data				
Year Built	Hot Springs County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	328	15.6%	25,099	11.4%
1940 to 1949	280	13.3%	10,841	4.9%
1950 to 1959	224	10.7%	22,067	10.0%
1960 to 1969	199	9.5%	19,430	8.8%
1970 to 1979	493	23.5%	52,134	23.7%
1980 to 1989	201	9.6%	34,742	15.8%
1990 to 1999	219	10.4%	26,856	12.2%
2000 to 2004	64	3.1%	14,190	6.5%
Built 2005 or Later	90	4.3%	14,269	6.5%
Total	2,098	100.0%	219,628	100.0%

Table II.9.15, on the following page, displays housing units for Hot Springs County and the State of Wyoming. The number of rooms in Hot Springs County varied between households. Households with one room accounting for only 0.9 percent of total housing units, while households with five

and six rooms accounted for 22.4 and 17.6 percent, respectively. The median number of rooms in Hot Springs County was 5 rooms, which compared to 6 statewide.

Table II.9.15				
Housing Units by Number of Rooms				
Hot Springs County 2007-2011 Five-Year ACS Data				
Number of Rooms	Hot Springs County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	22	0.9%	4,252	1.6%
Two	75	3.0%	6,593	2.5%
Three	283	11.2%	19,112	7.4%
Four	409	16.2%	44,741	17.3%
Five	567	22.4%	52,369	20.2%
Six	445	17.6%	40,122	15.5%
Seven	251	9.9%	31,810	12.3%
Eight	196	7.8%	25,589	9.9%
Nine or more	279	11.0%	34,402	13.3%
Total	2,527	100.0%	258,990	100.0%
Median Rooms	5	.	6	.

Table II.9.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 11 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 24.8 percent statewide. In Hot Springs County, the 738 households with three bedrooms accounted for 35.2 percent of all households, and there were only 179 five-bedroom or more households, which accounted for 8.5 percent of all households.

Table II.9.16				
Households by Number of Bedrooms				
Hot Springs County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Hot Springs County				
None	0	11	11	.5%
One	49	190	239	11.4%
Two	445	201	646	30.8%
Three	569	169	738	35.2%
Four	200	85	285	13.6%
Five or more	121	58	179	8.5%
Total	1,384	714	2,098	100.0%
State of Wyoming				
None	343	1,715	2,058	.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	100.0%

The age of a structure influences its value. As shown in Table II.9.17, at right, structures built in 1939 or earlier had a median value of \$150,600, while structures built between 1950 and 1959 had a median value of \$106,700 and those built between 1990 to 1999 had a median value of \$207,500. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$285,200 and \$262,500, respectively. The total average median value in Hot Springs County was \$136,000, which compared to \$181,900 in the State of Wyoming.

Table II.9.17 Median Value by Year Structure Built Hot Springs County 2007-2011 Five-Year ACS Data		
Year Built	Hot Springs County	State of Wyoming
1939 or earlier	150,600	148,000
1940 to 1949	86,800	130,200
1950 to 1959	106,700	155,800
1960 to 1969	145,500	171,100
1970 to 1979	127,400	180,100
1980 to 1989	78,800	194,300
1990 to 1999	207,500	224,800
2000 to 2004	285,200	247,900
Built 2005 or Later	262,500	245,700
Total	136,000	181,900

Household mortgage status is reported in Table II.9.18, below. In Hot Springs County, households with a mortgage accounted for 45.7 percent of all households or 633 housing units, and the remaining 54.3 percent or 751 units had no mortgage. Of those units with a mortgage, 87 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 546 or 86.3 percent had no second mortgage or no home equity loan.

Table II.9.18 Mortgage Status Hot Springs County 2007-2011 Five-Year ACS Data				
Mortgage Status	Hot Springs County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	633	45.7%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	87	13.7%	16,846	17.7%
Second mortgage only	46	52.9%	8,326	49.4%
Home equity loan only	41	47.1%	8,520	50.6%
Both second mortgage and home equity loan	0	0.0%	733	0.8%
No second mortgage and no home equity loan	546	86.3%	77,715	81.6%
Housing units without a mortgage	751	54.3%	59,594	38.5%
Total	1,384	100.0%	154,888	100.00%

The median rent in Hot Springs County was \$468 as compared to \$591 statewide, as shown in Table II.9.19, below.

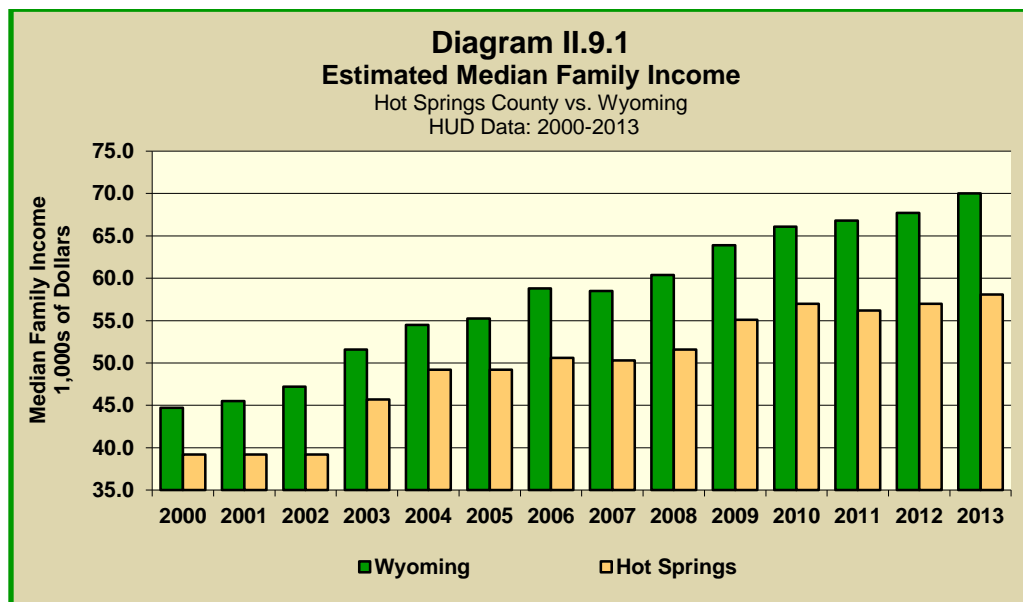
Table II.9.19 Median Rent Hot Springs County 2007-2011 Five-Year ACS Data	
Place	Rent
Hot Springs County	\$468
State of Wyoming	\$591

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

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

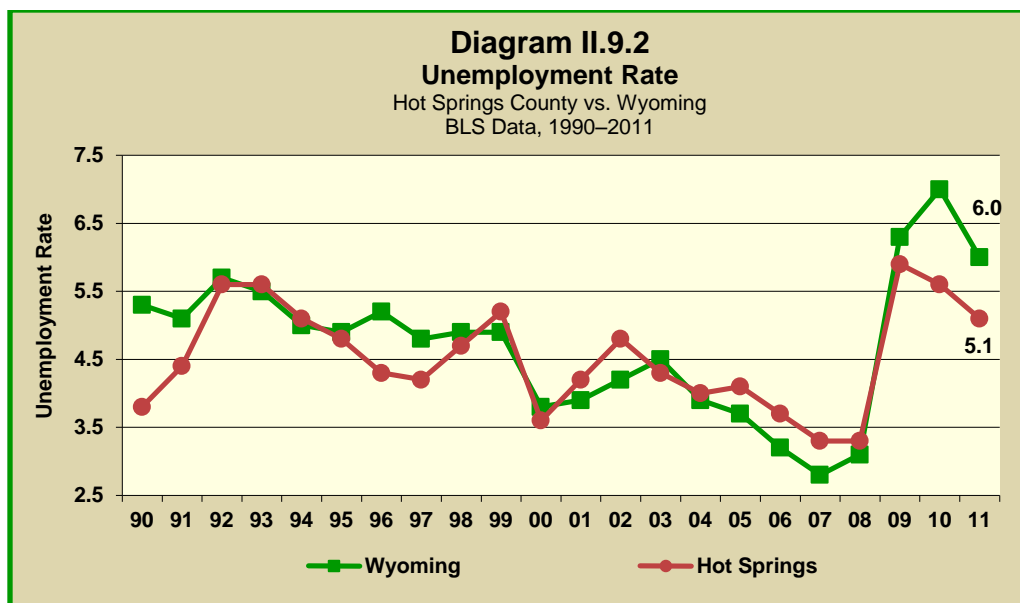
Economics

The HUD estimated MFI for Hot Springs County was \$58,100 in 2013.⁹⁴ This compares to Wyoming’s MFI of \$70,000. Diagram II.9.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Hot Springs County’s labor force, defined as the number of persons working or actively seeking work, increased by 18 persons, from 2,609 in 2010 to 2,627 in 2011. Employment increased by 29 persons; unemployment decreased by 11 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.6 percent in 2010 to 5.1 in 2011, as shown on the following page in Diagram II.9.2.

⁹⁴ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of covered workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.9.21, below, annual total monthly employment increased by 0.80 percent between 2010 and 2011, from a total of 2,129 to 2,146 workers. Preliminary estimates shows employment increased to 2,221 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	1,936	1,757	1,804	1,781	1,840	1,936	2,030	2,033	2,048	2,051	2,089
Feb	1,911	1,774	1,792	1,805	1,841	1,935	1,994	2,033	2,061	2,091	2,080
Mar	1,932	1,791	1,815	1,798	1,930	1,969	2,010	2,025	2,089	2,112	2,108
Apr	1,969	1,864	1,852	1,875	1,960	2,011	2,061	2,031	2,113	2,112	2,149
May	2,037	1,901	1,936	1,921	1,988	2,070	2,105	2,097	2,162	2,171	2,181
Jun	2,083	2,007	1,991	2,017	2,041	2,135	2,166	2,156	2,223	2,246	2,221
Jul	2,059	1,957	1,929	1,945	1,991	2,045	2,136	2,123	2,197	2,190	.
Aug	2,030	1,942	1,906	1,906	1,957	2,000	2,109	2,109	2,162	2,186	.
Sep	1,954	1,853	1,863	1,862	1,940	2,002	2,106	2,117	2,173	2,191	.
Oct	1,963	1,873	1,843	1,866	1,923	2,013	2,053	2,082	2,119	2,126	.
Nov	1,931	1,821	1,853	1,876	1,934	2,026	2,043	2,069	2,115	2,121	.
Dec	1,949	1,818	1,852	1,846	1,938	2,028	2,048	2,077	2,089	2,159	.
Annual	1,980	1,863	1,870	1,875	1,940	2,014	2,072	2,079	2,129	2,146	.
% Change	-1.69	-5.91	0.38	0.27	3.47	3.81	2.88	0.34	2.41	0.80	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.9.22, on the following page, annual average weekly wages increased by 4.48 percent between 2010 and 2011, from a total of \$603 to \$630. Preliminary estimates show average weekly wages increased to \$652 in the second quarter 2012.

Table II.9.22						
Average Weekly Wages						
Hot Springs County						
BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	403	390	400	459	413	.
2002	397	389	416	470	418	1.21
2003	409	398	409	462	419	0.24
2004	404	405	417	495	430	2.63
2005	427	441	466	532	466	8.37
2006	458	473	488	557	494	6.01
2007	506	513	541	604	541	9.51
2008	544	563	589	656	588	8.69
2009	568	554	569	598	572	-2.72
2010	583	571	603	655	603	5.42
2011	599	618	631	672	630	4.48
2012(p)	620	652	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.9.23. Annual establishments decreased by 0.42 percent between 2010 and 2011, from 239 to 238 establishments. Preliminary estimate show business establishments increased to 238 in the second quarter of 2012.

Table II.9.23						
Number of Establishments						
Hot Springs County						
BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	232	241	244	242	240	.
2002	239	234	234	232	235	-2.08
2003	224	229	227	227	227	-3.40
2004	225	224	222	225	224	-1.32
2005	224	226	222	223	224	0.00
2006	230	231	225	229	229	2.23
2007	230	236	235	242	236	3.06
2008	238	243	241	242	241	2.12
2009	240	243	241	242	242	0.41
2010	238	245	238	234	239	-1.24
2011	239	241	237	233	238	-0.42
2012(p)	238	239	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Hot Springs County recorded 3,399 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 \$209,308,000, and real per capita income was \$43,615 in 2011. Average earnings per job in the county was \$36,580 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Hot Springs County increased from \$416 in second quarter 2011 to \$436 in second quarter 2012, or by 4.8 percent. Detached single-family home rents decreased by 1.9 percent and rents for mobile home lots remained unchanged.

Hot Springs County rental prices experienced average annualized increases of 2.4 percent for apartments, 3.0 percent for houses, and 1.4 percent for mobile home lots since second quarter 1998 through second quarter 2012.⁹⁵ These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots. Table II.9.24, at right, presents the Hot Springs County data for each rental type.⁹⁶

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Hot Springs County remained unchanged between 2010 to 2011 at one unit.

The value over the past decade, in real 2011 dollars, fluctuated from a high of \$296,200 in 2006 to a low of \$94,300 in 2005. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003.

Additional details of permit activity are given in Table II.9.25, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	314	150	380	332
Q4.98	322	142	354	325
Q2.99	321	142	372	276
Q4.99	285	150	393	279
Q2.00	292	150	370	353
Q4.00	303	150	343	309
Q2.01	344	150	361	314
Q4.01	336	150	339	323
Q2.02	298	150	374	349
Q4.02	373	150	398	313
Q2.03	339	150	380	312
Q4.03	378	150	404	.
Q2.04	367	150	403	304
Q4.04	364	150	385	363
Q2.05	371	150	391	361
Q4.05	346	150	411	.
Q2.06	385	150	433	.
Q4.06	386	150	458	380
Q2.07	397	150	464	.
Q4.07	395	150	477	425
Q2.08	401	150	492	.
Q4.08	435	150	493	.
Q2.09	413	150	459	.
Q4.09	406	150	486	478
Q2.10	437	150	498	.
Q4.10	438	183	534	450
Q2.11	416	183	588	.
Q4.11	435	183	557	.
Q2.12	436	183	577	.

⁹⁵ Data from 1986 to 1997 for Hot Springs County is not reported by the EAD.

⁹⁶ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

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

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

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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the December 2012.⁹⁷ During December 2012, a total of 18 surveys were completed by property managers in Hot Springs County. Of the 249 rental units surveyed, 7 were vacant, indicating a vacancy rate of 2.81 percent, as shown in Table II.9.27, below. This rate compares to a 7.57 percent vacancy rate one year ago and a statewide December 2012 vacancy rate of 4.17 percent.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	259	14	5.41%
2001b	6	235	15	6.38%
2002a	8	145	16	11.03%
2002b	9	162	19	11.73%
2003a	6	141	15	10.64%
2003b	12	212	21	9.91%
2004a	11	250	17	6.80%
2004b	8	171	8	4.68%
2005a	8	181	15	8.29%
2005b	9	206	14	6.80%
2006a	9	205	9	4.39%
2006b	8	212	18	8.49%
2007a	8	185	10	5.41%
2007b	12	228	12	5.26%
2008a	13	269	25	9.29%
2008b	13	153	9	5.88%
2009a	12	187	11	5.88%
2009b	10	185	15	8.11%
2010a	17	206	17	8.25%
2010b	20	218	12	5.50%
2011a	21	241	26	10.79%
2011b	22	251	19	7.57%
2012a	21	243	20	8.23%
2012b	18	249	7	2.81%

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, until the most recent December 2012 survey.

⁹⁷Those signified as a in the “year” column of Table II.9.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

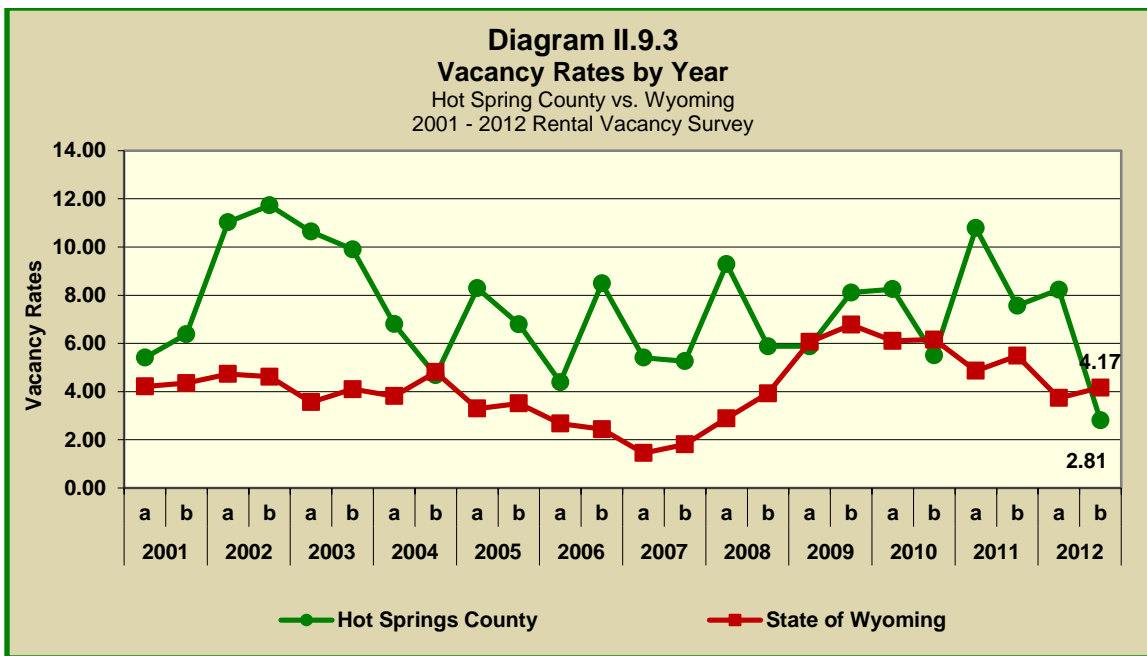
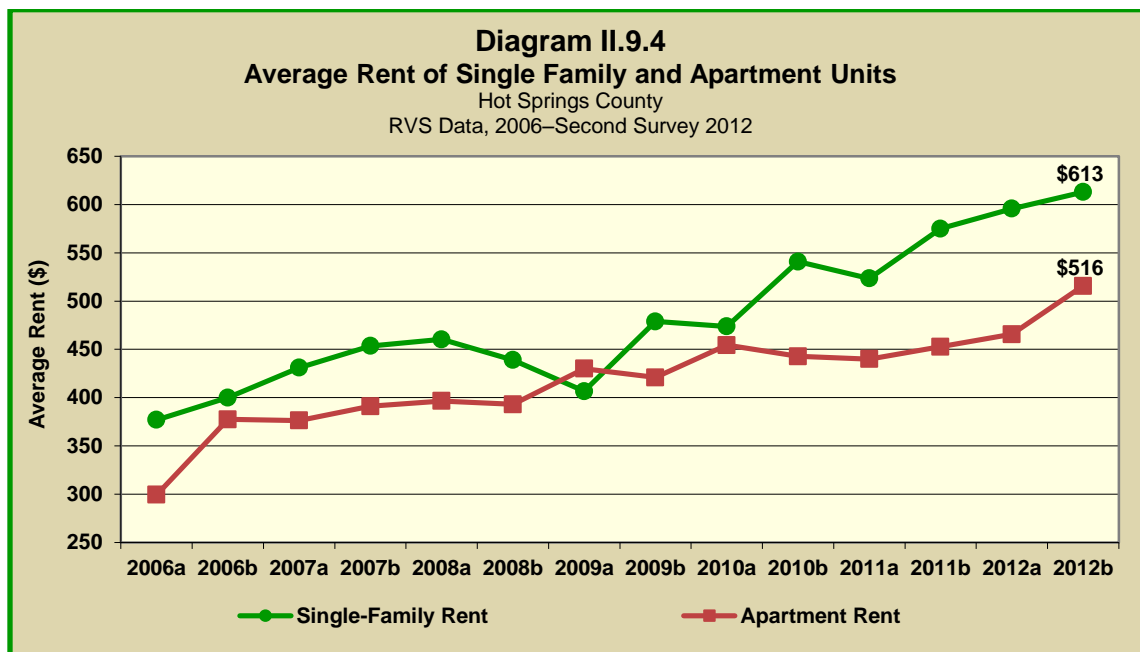


Diagram II.9.4, below, shows the average rent of single-family and apartment units in Hot Springs County. In the first half of 2012, average rents for single-family units rose to \$613 and average rents for apartments increased to \$516.



The calendar year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 36 respondents in Hot Springs County. Of the incoming population who were unsatisfied with their current housing, 63.6 respondents said they were seeking to own a home and 36.4 percent of respondents wished to rent. Of those seeking to own a home, 12.5 percent wished to build existing units, 100.0 anticipated spending between \$100,000 and \$249,999. Of those seeking to buy a home 40.0 percent anticipated spending less than \$100,000, the remaining 20.0 percent anticipated spending between \$100,000 and \$249,999, and 40.0 percent anticipated spending above \$250,000.

Of those respondents who were seeking to rent, 25.0 percent anticipated spending under \$474, and 75.0 percent anticipated spending between \$474 and \$849.

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 2011 five-year ACS data, 4 or 0.2 percent of households in Hot Springs County were overcrowded and another 0 or .0 percent of units were severely overcrowded, as shown in Table II.9.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.9.28				
Overcrowding and Severe Overcrowding				
Hot Springs County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Hot Springs County				
Owner				
Households	1,384	0	0	1,384
Percentage	100.0%	0.0%	0.0%	100.0%
Renter				
Households	710	4	0	714
Percentage	99.4%	0.6%	0.0%	100.0%
Total				
Households	2,094	4	0	2,098
Percentage	99.8%	0.2%	0.0%	100.0%
State of Wyoming				
Owner				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
Renter				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
Total				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2011 five-year ACS, a total of 132 units or 5.2 percent of all housing units in Hot Springs County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.9.29, at right.

Table II.9.29		
Housing Units with Incomplete Kitchen Facilities		
Hot Springs County		
2007-2011 Five-Year ACS Data		
Facilities	Hot Springs County	State of Wyoming
Complete Kitchen Facilities	2,395	251,420
Lacking Complete Kitchen Facilities	132	7,570
Total Housing Units	2,527	258,990
Percent Lacking	5.2%	2.9%

At the time of the 2011 ACS, a total of 74 units or 2.9 percent of all housing units in Hot Springs County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.9.30, at right.

Table II.9.30 Housing Units with Incomplete Plumbing Facilities Hot Springs County 2007-2011 Five-Year ACS Data		
Facilities	Hot Springs County	State of Wyoming
Complete Plumbing Facilities	2,453	252,719
Lacking Complete Plumbing Facilities	74	6,271
Total Households	2,527	258,990
Percent Lacking	2.9%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 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, 9.7 percent of households had a cost burden and 9.5 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 7.4 percent of homeowners with a mortgage in Hot Springs County experienced a cost burden and 7.6 percent experienced a severe cost burden, while 15.5 percent of renters had a cost burden and 16.5 percent had a severe cost burden, as shown in Table II.9.31, below.

Table II.9.31 Cost Burden and Severe Cost Burden by Tenure Hot Springs County 2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Hot Springs County					
Owner With a Mortgage					
Households	538	47	48	0	633
Percent	85.0%	7.4%	7.6%	0.0%	100.0%
Owner Without a Mortgage					
Households	672	46	33	0	751
Percent	89.5%	6.1%	4.4%	0.0%	100.0%
Renter					
Households	371	111	118	114	714
Percent	52.0%	15.5%	16.5%	16.0%	100.0%
Total					
Households	1,581	204	199	114	2,098
Percent	75.4%	9.7%	9.5%	5.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
Owner Without a Mortgage					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
Renter					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
Total					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

2013 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 *2013 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 1,034 households in Hot Spring County, from 2,185 in 2010 to 3,219 in 2040. Homeowners are expected to increase from 1,527 households in 2010 to 2,241 by 2040. Renters are anticipated to increase from 658 households in 2010 to 978 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 39 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 61 households and by 125 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 71 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 57 households over the period. Table II.9.32, on the following page, provides details of the household forecast by tenure and income.

Table II.9.32						
Household Forecast by Tenure and Income						
Hot Spring County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	83	130	267	83	964	1,527
2015	85	133	273	84	984	1,559
2020	91	143	294	91	1,062	1,681
2025	99	155	317	98	1,145	1,814
2030	106	166	341	105	1,232	1,951
2035	114	179	366	113	1,323	2,094
2040	122	191	392	121	1,415	2,241
Renters by Percent of Median Household Income						
2010	146	117	92	34	268	658
2015	156	125	99	36	286	702
2020	167	134	106	39	306	752
2025	179	144	113	41	329	806
2030	192	154	121	44	351	862
2035	205	164	129	47	375	920
2040	218	174	137	50	399	978
Total Households by Percent of Median Household Income						
2010	229	247	359	116	1,232	2,185
2015	241	258	371	120	1,271	2,261
2020	259	277	399	129	1,368	2,433
2025	278	298	430	139	1,474	2,620
2030	298	320	462	150	1,583	2,813
2035	318	343	495	160	1,697	3,014
2040	339	365	529	171	1,814	3,219