

HOT SPRINGS COUNTY

POPULATION

Census Bureau intercensal estimates indicate that Hot Springs County's population decreased by 5.33 percent between 2000 and 2008, from 4,882 to 4,622 persons. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.9.1, below.

Subject	Wyoming	% Change from 2000	Hot Springs County	% Change from 2000
Population				
2000 Census	493,782	.	4,882	.
July 2001 Estimate	492,924	-0.17	4,754	-2.62
July 2002 Estimate	496,969	0.65	4,714	-3.44
July 2003 Estimate	499,056	1.07	4,580	-6.19
July 2004 Estimate	502,816	1.83	4,557	-6.66
July 2005 Estimate	506,007	2.48	4,510	-7.62
July 2006 Estimate	512,573	3.81	4,529	-7.23
July 2007 Estimate	523,252	5.97	4,558	-6.64
July 2008 Estimate	532,668	7.88	4,622	-5.33

MIGRATION

Total population change is a combination of births, deaths and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the "natural increase." As calculated from data seen in Table II.9.2, at right, from April 2000 to July 2008, Hot Springs County's natural increase was estimated to be negative 151 people. Hot Springs County has been experiencing net out-migration, with 109 persons leaving the county in the last nine years.⁸⁶

The Wyoming driver's license exchange data indicate a net increase of 27 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Hot Springs County are presented in Table II.9.3, on the following page, and indicate a net increase of 469 persons over the time period.

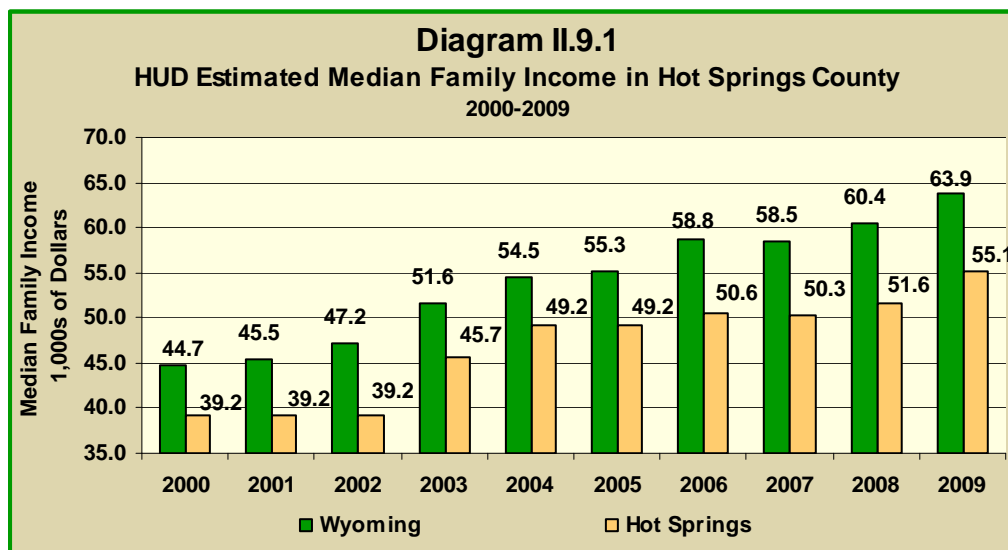
1980 Population	5,710
Natural Increase 80-90	225
Net Migration 80-90	-1,126
1990 Population	4,809
Natural Increase 90-00	-177
Net Migration 90-00	250
2000 Population	4,882
Natural Increase 00-08	-151
Net Migration 00-08	-109
2008 Population Estimate	4,622

⁸⁶ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

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 – First Half	71	44	27
Total	1,336	867	469

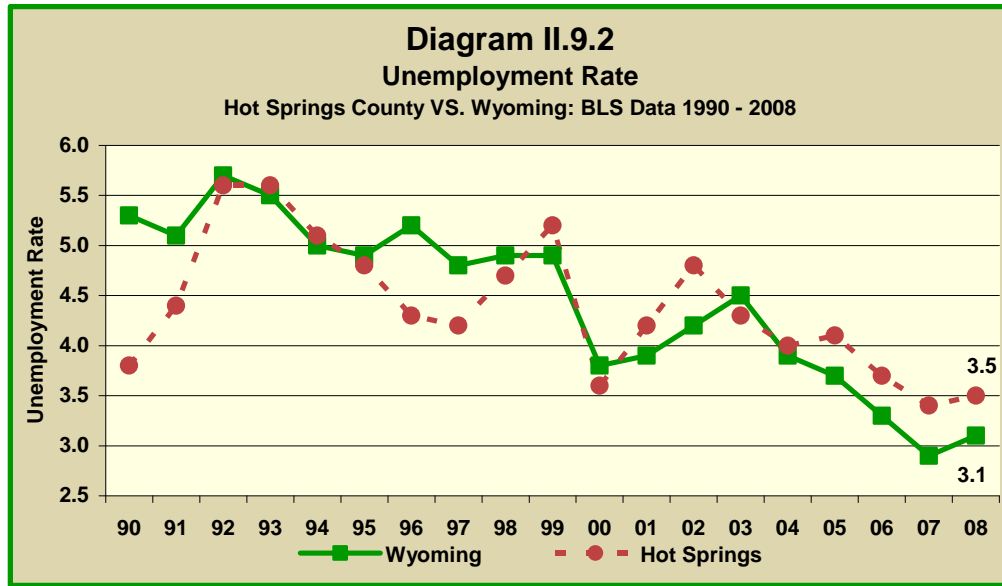
ECONOMICS

The HUD estimated median family income (MFI) for Hot Springs County was \$55,100 in 2009.⁸⁷ 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 2,366 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. Hot Springs County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.9.2, on the following page.

⁸⁷ 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 3.81 percent between 2006 and 2007, changing from a total of 1,940 to 2,014 workers. Preliminary 2008 estimates indicate an increasing trend with employment standing at 2,102 persons in September.

Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	1,867	1,936	1,757	1,804	1,781	1,840	1,936	2,030
Feb	1,887	1,911	1,774	1,792	1,805	1,841	1,935	1,994
Mar	1,926	1,932	1,791	1,815	1,798	1,930	1,969	2,010
Apr	1,991	1,969	1,864	1,852	1,875	1,960	2,011	2,061
May	2,040	2,037	1,901	1,936	1,921	1,988	2,070	2,105
Jun	2,128	2,083	2,007	1,991	2,017	2,041	2,135	2,166
Jul	2,109	2,059	1,957	1,929	1,945	1,991	2,045	2,132
Aug	2,121	2,030	1,942	1,906	1,906	1,957	2,000	2,105
Sep	2,060	1,954	1,853	1,863	1,862	1,940	2,002	2,102
Oct	2,045	1,963	1,873	1,843	1,866	1,923	2,013	.
Nov	2,013	1,931	1,821	1,853	1,876	1,934	2,026	.
Dec	1,977	1,949	1,818	1,852	1,846	1,938	2,028	.
Annual	2,014	1,980	1,863	1,870	1,875	1,940	2,014	.
% Change	.	-1.69	-5.91	0.38	0.27	3.47	3.81	.

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 9.51 percent between 2006 and 2007, changing from a total of \$494 to \$541.

Total business establishments reported by the QCEW are displayed in Table II.9.6. Annual establishments increased by 3.06 percent between 2006 and 2007, changing from a total of 229 to 236 establishments. Preliminary 2008 estimates show the number of establishments standing at 242 in the third quarter of 2008.

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 latest year available for the data, 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 figure 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 \$43,407.⁸⁸

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 number compares to a 10.07 percent estimated increase statewide, as seen in Table II.9.7, below.

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

⁸⁸ 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 changed by 10.1 percent, from \$395 in fourth quarter 2007 to \$435 in fourth quarter 2008. Detached single-family home rents increased by 3.4 percent. Rents for mobile home lots remained at \$150.

Hot Springs County rental prices have experienced average annualized increases of 3.0 percent per year for apartments, 2.4 percent per year for houses and 0.0 percent per year for mobile home lots since second quarter 1998 through fourth quarter 2008. These figures compare to state average annualized increases in rental prices of 3.5 percent for apartments, 4.4 percent for houses, 3.6 percent for mobile homes plus a lot and 2.8 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 nine-year high of \$259,470 in 2000 and a 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.

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	.

⁸⁹ Data from 1986 to 1997 for Hot Springs County were 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 figure 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 seventeen times semiannually during the past nine years, with the most recent survey conducted in June, 2009.⁹⁰ During June of 2009, a total of 12 surveys were completed by property managers in Hot Springs County. Of the 187 rental units surveyed, 11 were vacant, indicating a vacancy rate of 5.88 percent. This rate compares to a 9.29 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 6.06 percent. Over the last six months the vacancy rate remained unchanged, indicating relatively stable rental market conditions in Hot Springs County.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 319 loans purchased in Hot Springs County between 1979 and 2009, with nine in fiscal 2009. The average home size over the period was 1,227 square feet and 1,148 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1958. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$46,748. The average purchase price in fiscal 2009 was \$110,825. In fiscal 2009, no loan purchases were made for new construction, and 33.3 percent had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the August 2009 Volume II, Technical Appendix, Section E.

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

⁹⁰Those 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.

