

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 4,696 in 2017, or by 2.4 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age increased by 4.5 percent, and the number of people from 55 to 64 years of age increased by 1.8 percent. The white population decreased by 3.3 percent, while the black population increased by 191.7 percent. The Hispanic population increased from 105 to 180 people between 2010 and 2017 or by 71.4 percent. These data are presented in Table II.9.1.

Table II.9.1						
Profile of Population Characteristics						
Hot Springs County v Wyoming						
2010 Census and Current Census Estimates						
Subject	Hot Springs County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	4,812	4,696	-2.4%	563,626	579,315	2.8%
Age						
Under 14 years	805	837	4.0%	113,371	114,663	1.1%
15 to 24 years	472	426	-9.7%	78,460	74,359	-5.2%
25 to 34 years	448	468	4.5%	77,649	79,514	2.4%
35 to 44 years	447	482	7.8%	66,966	71,619	6.9%
45 to 54 years	784	504	-35.7%	83,577	66,699	-20.2%
55 to 64 years	768	782	1.8%	73,513	80,854	10.0%
65 and Over	1,088	1,197	10.0%	70,090	91,607	30.7%
Race						
White	4,638	4,486	-3.3%	529,110	537,396	1.6%
Black	12	35	191.7%	5,135	7,445	45.0%
American Indian and Alaskan Native	72	71	-1.4%	14,457	15,743	8.9%
Asian	20	23	15.0%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	3	3	0.0%	521	579	11.1%
Two or more races	67	78	16.4%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	105	180	71.4%	50,231	58,122	15.7%

Table II.9.2, presents the population of Hot Springs County by age and gender from the 2010 Census and 2017 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 2017, the number of males rose to 2,381 persons, and accounted for 50.7 percent of the population, with the remaining 49.3 percent, or 2,315 persons being female.

Table II.9.2 Population by Age and Gender Hot Springs County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	404	401	805	459	378	837	4.0%
15 to 24 years	252	220	472	228	198	426	-9.7%
25 to 34 years	242	206	448	238	230	468	4.5%
35 to 44 years	224	223	447	260	222	482	7.8%
45 to 54 years	379	405	784	255	249	504	-35.7%
55 to 64 years	365	403	768	373	409	782	1.8%
65 and Over	511	577	1,088	568	629	1,197	10.0%
Total	2,377	2,435	4,812	2,381	2,315	4,696	-2.4%
% of Total	49.4%	50.6%	.	50.7%	49.3%	.	

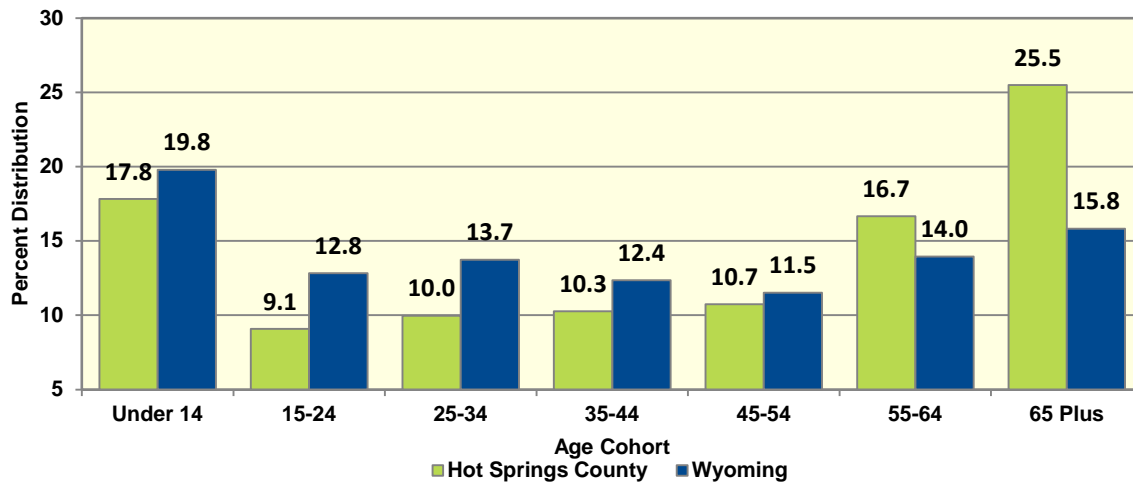
Diagram II.9.1, displays the percentage of the population by age in Hot Springs County compared to the State of Wyoming.

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.9.3 and indicate a net increase of 775 persons over the time period.

Table II.9.3 Driver’s Licenses Exchanged and Surrendered Hot Springs County WYDOT Data, 2000 – 2018			
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
2018	124	139	-15
Total	2,520	1,760	760

Diagram II.9.1
Age Cohort

Hot Springs County vs. Wyoming
2010 Census and Current Census Estimates



Population and Race

Table II.9.4 below shows population by age for the 2000 and 2010 census. The population changed by -1.4 percent overall between 2000 and 2010. Various age cohorts grew at different rates. The elderly population, or persons aged 65 or older, grew by 11.2 percent to a total of 1,088 persons in 2010. Those aged 25 to 34 grew by 8.7 percent, and those aged under 5 grew by 7.2 percent.

Table II.9.4					
Population by Age					
Hot Springs County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	235	4.8%	252	5.2%	7.2%
5 to 19	960	19.7%	804	16.7%	-16.2%
20 to 24	170	3.5%	221	4.6%	30%
25 to 34	412	8.4%	448	9.3%	8.7%
35 to 54	1,461	29.9%	1,231	25.6%	-15.7%
55 to 64	666	13.6%	768	16%	15.3%
65 or Older	978	20%	1,088	22.6%	11.2%
Total	4,882	100.0%	4,812	100.0%	-1.4%

The elder population is further explored in Table II.9.5, on the following page. Those aged 65 to 66 grew by 37.8 percent between 2000 and 2010, resulting in a population of 135 persons. Those aged 85 or older grew by -1.5 percent during the same time period, and resulted in 130 persons over age 85 in 2010.

Table II.9.5					
Elderly Population by Age					
Hot Springs County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	98	10%	135	12.4%	37.8%
67 to 69	154	15.7%	196	18%	27.3%
70 to 74	241	24.6%	292	26.8%	21.2%
75 to 79	208	21.3%	198	18.2%	-4.8%
80 to 84	145	14.8%	137	12.6%	-5.5%
85 or Older	132	13.5%	130	11.9%	-1.5%
Total	978	100.0%	1,088	100.0%	11.2%

Population by race and ethnicity is shown in Table II.9.6, below. The white population grew by -1.6 percent between 2000 and 2010, and resulted in representing 95.8 percent of the population in 2010. The Black population grew by -29.4 percent, represented 0.2 percent of the population in 2010. The American Indian and Asian populations represented 1.5 and 0.4 percent, respectively, in 2010. As for ethnicity, the Hispanic population grew by -1.2 percent between 2000 and 2010, compared to the -9.5 percent growth rate for non-Hispanics.

Table II.9.6					
Population by Race and Ethnicity					
Hot Springs County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	4,685	96%	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	0	0%	3	0.1%	inf%
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	116	2.4%	105	2.2%	-1.2%
Non-Hispanic	4,766	97.6%	4,707	97.8%	-9.5%

Population by race and ethnicity through 2017 is shown in Table II.9.7, on the following page. The white population represented 95.8 percent of the population in 2017, compared with Black households accounting for 0 percent of the population. Hispanic households represented 1.9 percent of the population in 2017.

Table II.9.7				
Population by Race and Ethnicity				
Hot Springs County				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	4,609	95.8%	4,542	95.8%
Black	12	0.2%	0	0%
American Indian	70	1.5%	107	2.3%
Asian	20	0.4%	0	0%
Native Hawaiian/ Pacific Islander	3	0.1%	0	0%
Other	26	0.5%	26	0.5%
Two or More Races	72	1.5%	66	1.4%
Total	4,812	100.0%	4,741	100.0%
Non-Hispanic	4,707	97.8%	4,649	98.1%
Hispanic	105	2.2%	92	1.9%

The population by race is broken down further by ethnicity in the table below. While the white non-Hispanic population changed by -1.4 percent between 2000 and 2010, the white Hispanic population changed by -16.9 percent. The black non-Hispanic population changed by -29.4 percent, while the black Hispanic population changed by percent.

Table II.9.8					
Population by Race and Ethnicity					
Hot Springs County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	4,614	96.8%	4,550	96.7%	-1.4%
Black	17	0.4%	12	0.3%	-29.4%
American Indian	73	1.5%	62	1.3%	-15.1%
Asian	10	0.2%	20	0.4%	100%
Native Hawaiian/ Pacific Islander	0	0%	3	0.1%	inf%
Other	1	0%	0	0%	-100%
Two or More Races	51	1.1%	60	1.3%	17.6%
Total Non-Hispanic	4,766	100.0%	4,707	100.0%	-1.2%
Hispanic					
White	71	61.2%	59	56.2%	-16.9%
Black	0	0%	0	0%	%
American Indian	1	0.9%	8	7.6%	700%
Asian	2	1.7%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	30	25.9%	26	24.8%	-13.3%
Two or More Races	12	10.3%	12	11.4%	0%
Total Non-Hispanic	116	100.0%	105	100.0%	-9.5%
Total Population	4,882	100.0%	4,812	100.0%	-1.4%

The change in race and ethnicity between 2010 and 2017 is shown in Table II.9.9. During this time, the total non-Hispanic population was 4,649 persons in 2017. The Hispanic population was 92.

Table II.9.9 Population by Race and Ethnicity				
Hot Springs County 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	4,550	96.7%	4,478	96.3%
Black	12	0.3%	0	0%
American Indian	62	1.3%	107	2.3%
Asian	20	0.4%	0	0%
Native Hawaiian/ Pacific Islander	3	0.1%	0	0%
Other	0	0%	0	0%
Two or More Races	60	1.3%	64	1.4%
Total Non-Hispanic	4,707	100.0%	4,649	100.0%
Hispanic				
White	59	56.2%	64	69.6%
Black	0	0%	0	0%
American Indian	8	7.6%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	26	24.8%	26	28.3%
Two or More Races	12	11.4%	2	2.2%
Total Non-Hispanic	105	100.0	92	100.0%
Total Population	4,812	100.0%	4,741	100.0%

The number of foreign born persons are shown in Table II.9.10. An estimated 0.4 percent of the population was born in Germany . Some 0.2 percent were born in Czechoslovakia , and another 0 percent were born in Bulgaria .

Table II.9.10 Place of Birth for the Foreign-Born Population			
Hot Springs County 2017 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Germany	20	0.4%
#2 country of origin	Czechoslovakia	8	0.2%
#3 country of origin	Bulgaria	2	0%
#4 country of origin	Guatemala	2	0%
#5 country of origin	England	1	0%
#6 country of origin	Mexico	1	0%
#7 country of origin	Afghanistan	0	0%
#8 country of origin	Africa n.e.c	0	0%
#9 country of origin	Albania	0	0%
#10 country of origin	Argentina	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.9.11. An estimated 0.2 percent of the population speaks Russian, Polish, or other Slavic languages at home, followed by 0 percent speaking Other Indo-European languages .

Table II.9.11
Limited English Proficiency and Language Spoken at Home
 Hot Springs County
 2017 Five-Year ACS

Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Russian, Polish, or other Slavic languages	8	0.2%
#2 LEP Language	Other Indo-European languages	2	0%
#3 LEP Language	Spanish	2	0%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Poverty and Disability

The rate of poverty for Hot Springs County is shown in Table II.9.12, below. In 2017, there were an estimated 579 persons living in poverty. This represented a 12.5 percent poverty rate, compared to 10.6 percent poverty in 2000. In 2017, some 15.9 percent of those in poverty were under age 6, and 11.6 percent were 65 or older.

Table II.9.12 Poverty by Age Hot Springs County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	30	6%	92	15.9%
6 to 17	104	20.6%	103	17.8%
18 to 64	302	59.9%	317	54.7%
65 or Older	68	13.5%	67	11.6%
Total	504	100.0%	579	100.0%
Poverty Rate	10.6%	.	12.5%	.

To compare the poverty rate against more recent data, Table II.9.13 shows poverty by age from the 2010 and 2017 Five-Year ACS data. As can be seen, the 2010 5-year ACS had a poverty rate of 9.1 percent versus 12.5 percent in the most recent 2017 data.

Table II.9.13 Poverty by Age Hot Springs County 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2010 Five-Year ACS		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	86	20.1%	92	15.9%
6 to 17	18	4.2%	103	17.8%
18 to 64	255	59.7%	317	54.7%
65 or Older	68	15.9%	67	11.6%
Total	427	100.0%	579	100.0%
Poverty Rate	9.1%	.	12.5%	.

The disability rate from the 2000 Census is shown in Table II.9.14, on the following page. Some 21.2 percent of the population was disabled in 2000, or a total of 956 persons. The disability rate was highest for those over 65, with 37 percent disabled.

Table II.9.14		
Disability by Age		
Hot Springs County		
2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	40	5.9%
16 to 64	596	20%
65 and older	320	37%
Total	956	21.2%

Table II.9.15 shows disability by type in 2000. There were 464 physical disabilities in 2000, some 335 employment disabilities, and 282 go-outside-home disabilities.

Table II.9.15	
Total Disabilities Talled: Aged 5 and Older	
Hot Springs County	
2000 Census SF3 Data	
Disability Type	Population
Sensory disability	219
Physical disability	464
Mental disability	249
Self-care disability	106
Employment disability	335
Go-outside-home disability	282
Total	1,655

Disability by age, as estimated by the 2017 ACS, is shown in Table II.9.16, below. The disability rate for females was 12.5 percent, compared to 18.6 percent for males. The disability rate grew precipitously higher with age, with 32.4 percent of those over 75 experiencing a disability.

Table II.9.16 Disability by Age Hot Springs County 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	26	6.7%	5	1.6%	31	4.4%
18 to 34	91	27.3%	39	13.3%	130	20.7%
35 to 64	74	7.9%	161	15.8%	235	12.1%
65 to 74	155	44.3%	22	7%	177	26.7%
75 or Older	94	45.9%	61	22.3%	155	32.4%
Total	440	18.6%	288	12.5%	728	15.6%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table II.9.17, on the following page. Some 8 percent have an ambulatory disability, 5.2 have an independent living disability, and 2.9 percent have a self-care disability.

Table II.9.17 Total Disabilities Tallied: Aged 5 and Older Hot Springs County 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	220	4.7%
Vision disability	163	3.5%
Cognitive disability	261	5.9%
Ambulatory disability	352	8%
Self-Care disability	129	2.9%
Independent living difficulty	192	5.2%

Education and Employment

Education and employment data, as estimated by the 2017 ACS, is presented in Tables II.9.18 and 19. In 2017, some 2,290 persons were employed and 97 were unemployed. This totaled a labor force of 2,387 persons. The unemployment rate for Hot Springs County was estimated to be 4.1 in 2017.

Table II.9.18	
Employment, Labor Force and Unemployment	
Hot Springs County 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	2,290
Unemployed	97
Labor Force	2,387
Unemployment Rate	4.1%

In 2017, 93 percent of households in Hot Springs County had a high school education or greater.

Table II.9.19		
High School or Greater Education		
Hot Springs County 2010 & 2017 Five-Year ACS Data		
Education Level	2010 5-year ACS	2017 5-year ACS
High School or Greater	1,978	2,088
Total Households	2,201	2,246
Percent High School or Above	89.9%	93%

As seen in Table II.9.20, 26.5 percent of the population had a high school diploma or equivalent, another 44.3 percent have some college, 12.7 percent have a Bachelor’s Degree, and 7.9 percent of the population had a graduate or professional degree.

Table II.9.20				
Educational Attainment				
Hot Springs County 2010 & 2017 Five-Year ACS Data				
Education Level	2010 Five-Year ACS	Percent	2017 5-year ACS	Percent
Less Than High School	476	12.4%	328	8.7%
High School or Equivalent	1,379	35.9%	1,000	26.5%
Some College or Associates Degree	1,311	34.1%	1,672	44.3%
Bachelor’s Degree	427	11.1%	478	12.7%
Graduate or Professional Degree	247	6.4%	299	7.9%
Total Population Above 18 years	3,777	100.0%	3,777	100.0%

Economics

The HUD estimated MFI for Hot Springs County was \$63,000 in 2018. This compares to Wyoming’s MFI of \$79,600. Diagram II.9.2, illustrates the estimated MFI for 2000 through 2018.

Diagram II.9.2
Estimated Median Family Income
 Hot Springs County vs. Wyoming
 HUD Data: 2000-2018

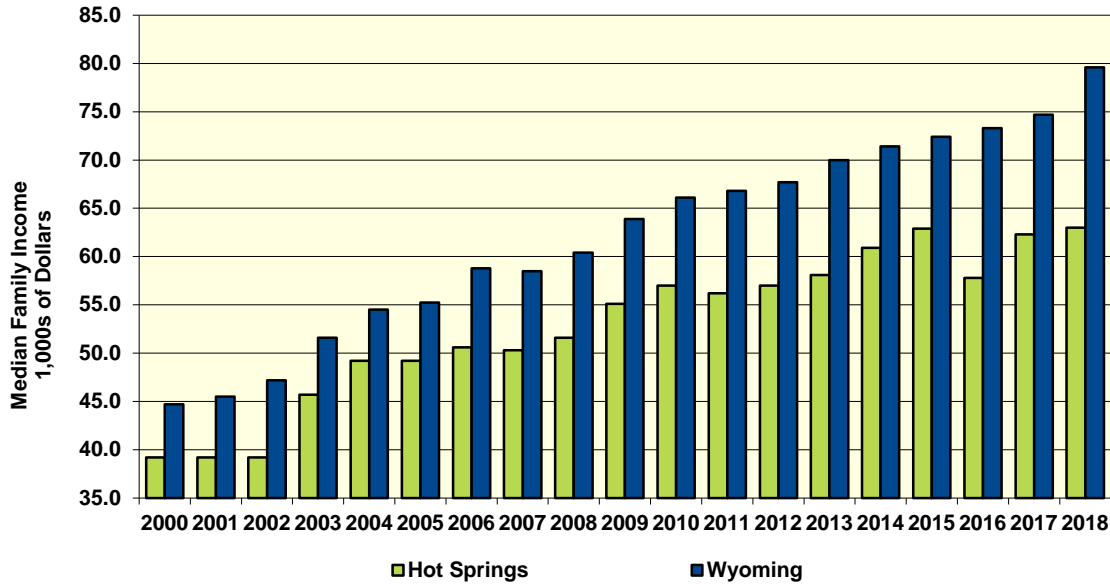


Table II.9.21, shows the labor force statistics for Hot Springs County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.3 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.9. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Hot Springs County decreased from 4.7 percent in 2016 to 3.9 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.9.21 Labor Force Statistics Hot Springs County 1990 - 2017 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	5.0%	5.0%
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%	4.0%
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	4.0%	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	121	2,436	2,557	4.7%	4.7%
2014	103	2,384	2,487	4.1%	4.1%
2015	101	2,304	2,405	4.2%	4.3%
2016	115	2,313	2,428	4.7%	5.3%
2017	90	2,239	2,329	3.9%	4.2%

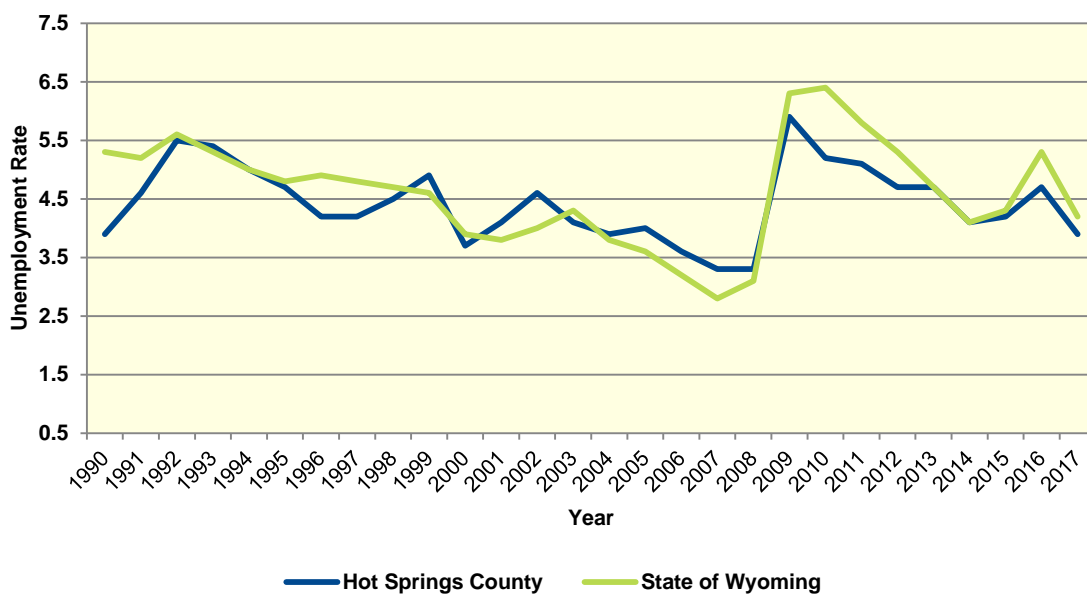
Diagram II.9.3, shows the employment and labor force for Hot Springs County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 2,239 persons, with the labor force reaching 2,329, indicating there were a total of 90 unemployed persons.

Diagram II.9.3
Employment and Labor Force
 Hot Springs County
 1990 – 2017 BLS Data



Diagram II.9.4 shows the unemployment rate for both the state and Hot Springs County. During the 1990’s the average rate for Hot Springs County was 4.7, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 4.6. Over the course of the entire period Hot Springs County had an average unemployment rate lower than the state, 4.4 percent for Hot Springs County, versus 4.6 statewide.

Diagram II.9.4
Annual Unemployment Rate
 Hot Springs County
 1990 – 2017 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 2018 and are presented in Table II.9.22, with the 2018 information considered preliminary (p). Between 2016 and 2017, total annual employment decreased from 2,011 persons in 2016 to 1,950 in 2017, a change of -3 percent. The most recent June estimate shows monthly employment was 1,974.

Table II.9.22									
Total Monthly Employment									
Hot Springs County									
BLS QCEW Data, 2001–2018(p)									
Period	2010	2011	2012	2013	2014	2015	2016	2017	2018(p)
Jan	2,048	2,051	2,089	2,071	2,050	1,964	1,977	1,907	1,850
Feb	2,061	2,091	2,080	2,073	2,056	1,966	1,942	1,919	1,845
Mar	2,089	2,112	2,108	2,075	2,087	1,977	1,968	1,929	1,860
Apr	2,113	2,112	2,149	2,087	2,071	1,972	1,958	1,950	1,855
May	2,162	2,171	2,181	2,175	2,129	2,051	1,988	1,980	1,908
Jun	2,223	2,246	2,221	2,224	2,181	2,107	2,120	2,058	1,974
Jul	2,197	2,190	2,185	2,178	2,145	2,046	2,121	2,012	
Aug	2,162	2,186	2,191	2,189	2,110	2,046	2,084	1,957	
Sep	2,173	2,191	2,146	2,196	2,082	2,049	2,070	1,975	
Oct	2,119	2,126	2,106	2,106	2,053	2,055	1,955	1,904	
Nov	2,115	2,121	2,098	2,080	2,066	2,009	1,983	1,897	
Dec	2,089	2,159	2,129	2,074	2,041	1,999	1,963	1,912	
Annual	2,129	2,146	2,140	2,127	2,089	2,020	2,011	1,950	
% Change	2.4%	0.8%	-0.3%	-0.6%	-1.8%	-3.3%	-0.4%	-3%	

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 658 dollars in 2016. In 2017, average weekly wages saw a increased of 2.3 percent over the prior year, rising to 673 dollars, or by 15 percent. These data are shown in Table II.9.23.

Table II.9.23 Average Weekly Wages Hot Springs County BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	403	390	400	459	413	
2002	397	389	416	470	418	0%
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	651	649	662	731	673	2.3%
2018	686	688				

Total business establishments reported by the QCEW are displayed in Table II.9.24. Between 2017 and 2018, the total number of business establishments in Wyoming remained unchanged by 2.3 percent, from 249 to 249 establishments. The most recent preliminary 2018 estimates show there were 251 business establishments in the second quarter of 2018.

Table II.9.24 Number of Business Establishments Hot Springs County BLS QCEW Data, 2001–2018(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	251	251	249	0%
2018	250	251				

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.9.25, below shows total real earnings by industry for Hot Springs County. In the most

recent 2017 estimate, the transportation and warehousing industry had the largest total real earnings, with total real earnings reaching \$45,364,000 dollars. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 15.0 percent to \$1,356,000 dollars.

Table II.9.25
Real Earnings by Industry
Hot Springs County
BEA Table CA-5N Data (1,000's of 2017 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	2,331	6,562	219	3,032	7,487	5,227	1,632	1,059	-35.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	0	0	0	0	0	0	0	0	0.0
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	7,453	6,454	8,749	0	0	6,590	0	5,150	0.0
Manufacturing	3,147	3,065	4,306	3,298	3,242	3,345	3,029	3,149	4.0
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	5,676	5,453	4,911	0	0	0	0	0	0.0
Transportation and warehousing	6,626	9,230	8,581	15,396	27,224	48,869	51,764	45,364	-12.4
Information	1,276	1,198	1,039	783	0	715	705	723	2.5
Finance and insurance	2,227	2,179	2,553	2,245	2,010	1,895	0	1,931	0.0
Real estate and rental and leasing	1,732	1,716	2,170	1,903	1,925	1,960	1,951	1,605	-17.7
Professional and technical services	3,373	0	0	3,721	3,879	3,624	2,931	2,854	-2.6
Management of companies and enterprises	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	0	0	0	923	1,259	0	1,117	861	-22.9
Educational services	465	539	607	604	967	1,061	1,160	803	-30.7
Health care and social assistance	13,776	12,959	13,200	13,891	13,293	13,213	12,788	12,000	-6.2
Arts, entertainment, and recreation	1,134	1,157	1,159	916	1,236	1,214	1,179	1,356	15.0
Accommodation and food services	5,579	5,320	5,797	5,656	5,738	5,582	5,500	4,723	-14.1
Other services, except public administration	4,100	4,437	4,916	5,240	5,750	5,752	4,867	3,875	-20.4
Government and government enterprises	34,093	33,344	33,751	35,511	36,643	36,330	36,074	35,273	-2.2
Total	121,943	140,181	128,996	141,433	160,064	169,129	161,348	147,457	-8.6

Table II.9.26, below shows the total employment by industry for Hot Springs County. The most recent estimates show the government and government enterprises industry was the largest employer in Hot Springs County, with employment reaching 568 jobs in 2017. Between 2016 and 2017 the manufacturing industry saw the largest percentage increase, rising by 14.3 percent to 136 jobs.

Table II.9.26
Employment by Industry
Hot Springs County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	190	194	194	193	195	198	197	200	1.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	0	0	0	0	0	0	0	0	0.0
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	149	144	154	0	0	133	0	133	0.0
Manufacturing	84	101	106	100	99	121	119	136	14.3
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	265	269	246	0	0	0	0	0	0.0
Transportation and warehousing	113	121	124	119	109	115	110	94	-14.5
Information	50	52	34	27	0	24	32	33	3.1
Finance and insurance	88	75	100	91	91	99	0	93	0.0
Real estate and rental and leasing	94	99	104	129	119	131	116	113	-2.6
Professional and technical services	101	0	0	115	115	105	103	105	1.9
Management of companies and enterprises	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	0	0	0	69	64	0	53	53	0.0
Educational services	20	21	22	22	28	31	32	33	3.1
Health care and social assistance	366	351	361	418	357	325	303	296	-2.3
Arts, entertainment, and recreation	88	66	66	83	55	59	78	85	9.0
Accommodation and food services	321	299	321	315	296	291	307	279	-9.1
Other services, except public administration	173	194	182	186	192	182	184	186	1.1
Government and government enterprises	620	618	612	589	590	592	590	568	-3.7
Total	3,175	3,205	3,239	3,288	3,170	3,078	3,038	3,004	-1.1

Table II.9.27, below shows the real average earnings per job by industry for Hot Springs County. These figures are calculated by dividing the total real earning displayed in Table II.9.25 and II.9.26, by industry. In 2017, the transportation and warehousing industry had the highest average earnings reaching \$482,596 dollars. Between 2016 and 2017 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 5.6 percent to \$15,953 dollars.

Table II.9.27									
Real Earnings Per Job by Industry									
Hot Springs County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	12,267	33,823	1,128	15,710	38,396	26,401	8,284	5,295	-36.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0.0
Mining	0	0	0	0	0	0	0	0	0.0
Utilities	0	0	0	0	0	0	0	0	0.0
Construction	50,020	44,820	56,815	0	0	49,552	0	38,722	0.0
Manufacturing	37,459	30,348	40,620	32,983	32,751	27,642	25,450	23,154	-9.0
Wholesale trade	0	0	0	0	0	0	0	0	0.0
Retail trade	21,418	20,271	19,961	0	0	0	0	0	0.0
Transportation and warehousing	58,637	76,285	69,204	129,376	249,757	424,947	470,584	482,596	2.6
Information	25,527	23,033	30,566	28,998	0	29,771	22,046	21,909	-0.6
Finance and insurance	25,302	29,056	25,528	24,669	22,093	19,142	0	20,763	0.0
Real estate and rental and leasing	18,430	17,332	20,867	14,754	16,176	14,962	16,815	14,204	-15.5
Professional and technical services	33,395	0	0	32,353	33,731	34,515	28,455	27,181	-4.5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	0	0	0	13,377	19,672	0	21,071	16,245	-22.9
Educational services	23,252	25,668	27,588	27,439	34,542	34,224	36,235	24,333	-32.8
Health care and social assistance	37,640	36,919	36,564	33,233	37,236	40,654	42,206	40,541	-3.9
Arts, entertainment, and recreation	12,887	17,532	17,559	11,031	22,474	20,568	15,114	15,953	5.6
Accommodation and food services	17,381	17,793	18,058	17,954	19,387	19,182	17,916	16,928	-5.5
Other services, except public administration	23,700	22,873	27,011	28,171	29,947	31,605	26,452	20,833	-21.2
Government and government enterprises	54,989	53,955	55,148	60,291	62,107	61,367	61,142	62,100	1.6
Total	38,407	43,738	39,826	43,015	50,493	54,948	53,110	49,087	-7.6

Table II.9.28, on the following page shows total employment and real personal income for the years of 1969 to 2017. As can be seen in Total real personal income in 2017, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$238,983,000 a -4.3 percent change between 2016 and 2017. Table II.9.27, on the following page, shows further annual data for the years 1969 through 2017. In 2010, total employment was 3,175 and 3,004 in 2017, which was a percentage change of -1.1 over this this period.

Table II.9.28
Total Employment and Real Personal Income
 Hot Springs County
 BEA Data 1969 Through 2017

Year	1,000s of 2017 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	72,075	4,680	692	12,521	10,718	91,326	18,779	2,323	31,027
1970	64,077	4,335	1,005	13,763	11,677	86,187	17,158	2,160	29,667
1971	66,343	4,595	995	14,974	12,828	90,545	17,025	2,279	29,109
1972	76,099	5,182	922	15,509	13,601	100,949	19,909	2,367	32,148
1973	83,071	6,598	874	16,826	14,918	109,091	21,826	2,449	33,919
1974	76,839	6,657	1,071	17,957	15,539	104,749	21,573	2,402	31,991
1975	78,948	6,839	1,056	19,005	15,740	107,910	21,902	2,501	31,566
1976	77,336	6,887	1,028	19,414	17,089	107,981	20,926	2,487	31,097
1977	80,665	7,056	936	20,671	16,888	112,105	22,292	2,513	32,098
1978	89,864	7,994	727	22,564	17,952	123,113	24,866	2,622	34,275
1979	93,366	8,546	518	24,904	18,384	128,626	23,856	2,796	33,394
1980	99,463	9,422	110	29,445	20,358	139,954	24,416	2,984	33,332
1981	96,052	9,654	313	33,784	21,262	141,758	24,395	2,819	34,072
1982	92,903	9,797	332	36,749	24,589	144,777	24,202	2,899	32,047
1983	92,227	9,661	282	36,697	28,323	147,868	24,563	2,959	31,169
1984	94,037	10,331	245	41,072	26,350	151,372	25,446	3,050	30,832
1985	96,546	10,822	-228	39,754	25,308	150,559	25,554	3,040	31,759
1986	90,231	9,882	206	37,772	26,463	144,790	25,247	2,826	31,929
1987	82,939	9,614	443	34,292	26,011	134,072	24,708	2,843	29,172
1988	81,416	10,251	586	34,102	25,508	131,361	24,992	2,893	28,143
1989	81,312	9,852	463	35,221	26,523	133,667	26,717	2,827	28,763
1990	82,295	9,760	902	33,238	26,538	133,212	27,834	2,794	29,455
1991	84,273	10,148	1,315	35,946	25,719	137,105	28,950	2,852	29,548
1992	84,087	9,781	2,375	31,646	29,704	138,031	28,626	2,802	30,010
1993	88,518	10,124	2,367	28,159	29,743	138,662	29,192	2,911	30,408
1994	85,748	10,647	2,566	29,671	31,949	139,287	28,618	3,091	27,742
1995	77,294	9,702	4,154	31,929	35,072	138,747	28,738	2,959	26,121
1996	88,705	11,096	2,931	34,570	35,827	150,936	30,822	3,067	28,922
1997	86,576	9,927	5,323	34,913	35,821	152,706	30,474	2,961	29,238
1998	81,647	9,543	6,393	37,021	37,482	153,000	30,496	2,996	27,252
1999	86,339	9,807	6,715	36,651	36,194	156,092	31,725	2,986	28,915
2000	92,090	10,335	6,776	35,996	38,526	163,053	33,612	3,071	29,988
2001	101,330	11,591	6,784	39,342	40,531	176,395	37,034	3,131	32,363
2002	92,861	10,352	7,879	35,080	43,592	169,060	35,644	2,977	31,192
2003	93,580	10,345	8,163	35,270	49,600	176,268	38,054	2,856	32,766
2004	88,144	10,211	8,460	39,477	51,845	177,715	38,391	2,823	31,223
2005	95,194	10,942	8,931	38,149	44,287	175,619	38,144	2,861	33,273
2006	101,261	13,077	8,613	43,606	44,617	185,020	39,944	2,936	34,490
2007	104,436	14,300	9,406	40,217	45,323	185,082	39,829	3,101	33,679
2008	116,787	15,184	10,659	40,184	50,621	203,067	43,224	3,163	36,923
2009	108,076	14,886	8,086	36,181	54,177	191,634	39,766	3,110	34,751
2010	121,943	15,694	6,602	37,634	53,172	203,659	42,350	3,175	38,408
2011	140,181	14,918	5,548	48,582	51,713	231,106	48,067	3,205	43,738
2012	128,996	15,056	4,141	50,471	53,173	221,725	45,878	3,239	39,826
2013	141,433	17,102	-31	45,227	53,363	222,891	46,109	3,288	43,015
2014	160,064	17,802	186	47,156	54,395	243,998	50,949	3,170	50,493
2015	169,129	17,220	1,979	51,076	55,802	260,765	55,282	3,078	54,948
2016	161,348	16,814	2,634	45,354	57,257	249,779	53,497	3,038	53,110
2017	147,457	16,450	2,493	46,294	59,189	238,983	50,891	3,004	49,087

Diagram II.9.5, below, shows real average earnings per job for Hot Springs County from 1990 to 2017. Over this period the average earning per job for Hot Springs County was \$35,389 dollars, which was lower than the statewide average of \$45,866 dollars over the same period.

Diagram II.9.5
Real Average Earnings Per Job
 Hot Springs County
 BEA Data 1990 - 2017

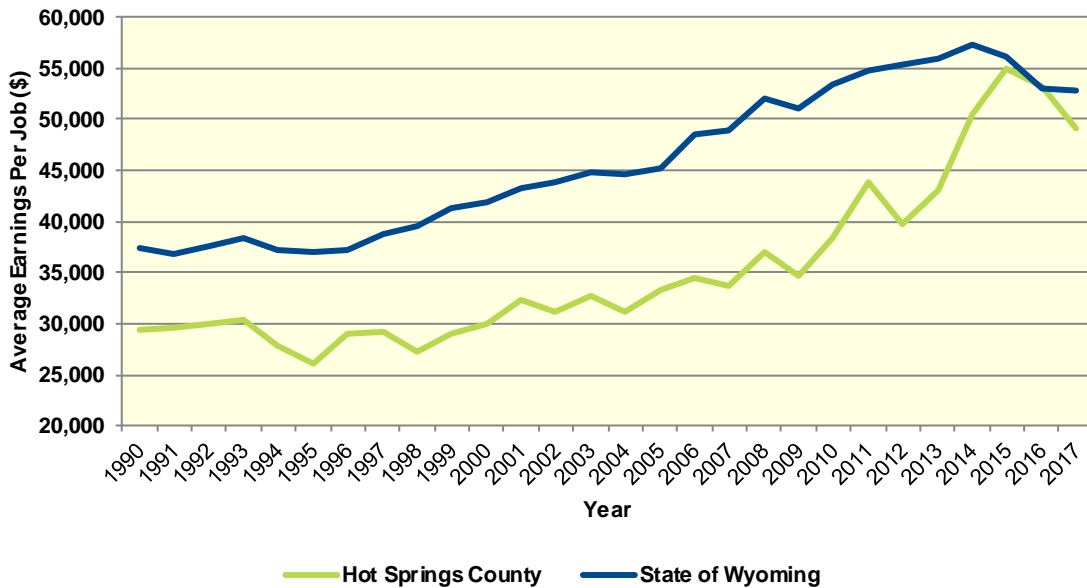
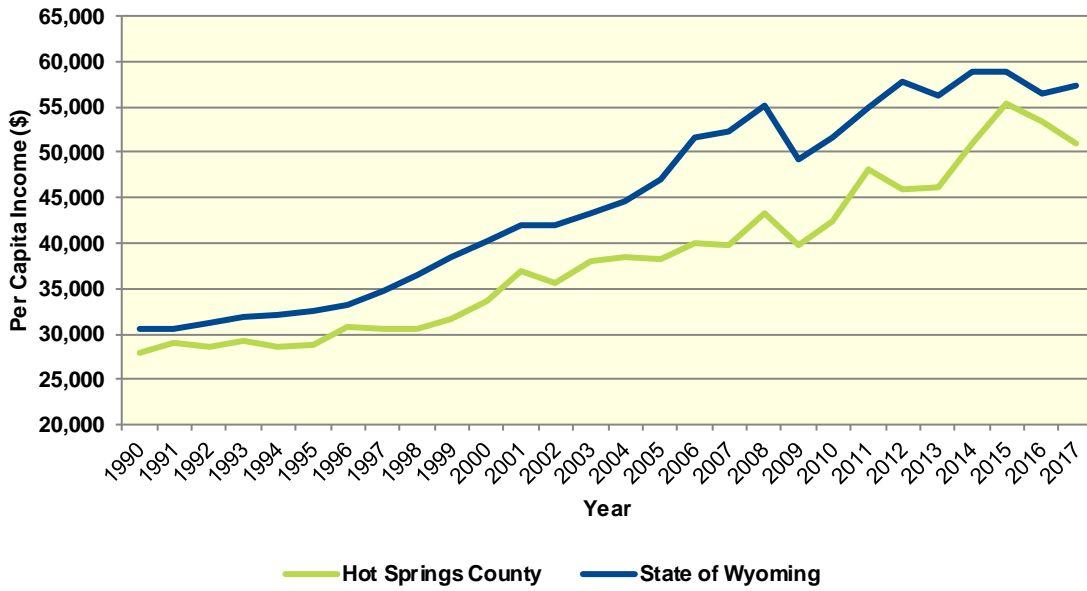


Diagram II.9.6, on the following page, shows real per capita income Hot Springs County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Hot Springs County was \$38,291 dollars, which was lower than the statewide average of \$44,701 dollars over the same period.

Diagram II.9.6
Real Per Capita Income
Hot Springs County
BEA Data 1990 - 2017



Housing

According to the Wyoming cost of living index, real average apartment rent in Hot Springs decreased by 2.1 percent from second quarter 2017 to second quarter 2018 from \$505 to \$541. During that same period, detached single-family home rents decreased by 7.7 percent, rents for mobile homes on lots increased by . percent, and rents for mobile home lots increased by 4.4 percent.

Hot Springs rental prices experienced average annualized increases of 0.5 percent for apartments, 0.7 percent for houses, . percent for mobile homes plus a lot, and 0.0 percent for mobile home lots since fourth quarter 1986 through the second quarter 2018. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots over that same period. Table II.9.29, at right, presents the Hot Springs county data for each rental type.

⁸²

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	.
Q4.17	505	206	665	608
Q2.18	505	215	635	.

⁸² 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 County remained unchanged from 0 authorizations in 2016 to 0 in 2017.

The real value of single-family building permits remained unchanged from \$0 in 2016 to \$0 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.9.29.

Table II.9.30 Building Permits and Valuation Hot Springs County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	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	137,819	0
1981	22	0	0	0	22	142,996	0
1982	7	2	0	0	9	90,264	0
1983	11	0	4	16	31	118,357	56,111
1984	11	0	0	0	11	103,737	0
1985	2	0	0	0	2	41,609	0
1986	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0
1988	1	0	0	0	1	146,386	0
1989	1	0	0	0	1	227,233	0
1990	1	0	0	0	1	157,975	0
1991	0	0	0	0	0	0	0
1992	1	0	0	0	1	125,362	0
1993	0	0	0	0	0	0	0
1994	3	0	0	0	3	125,717	0
1995	3	0	0	0	3	143,553	0
1996	4	0	0	0	4	120,741	0
1997	4	0	4	0	8	175,736	0
1998	4	0	0	5	9	118,654	63,282
1999	4	0	0	0	4	139,428	0
2000	4	0	0	0	4	121,793	0
2001	1	0	0	0	1	189,446	0
2002	3	0	0	0	3	102,249	0
2003	1	0	0	0	1	255,002	0
2004	5	0	0	0	5	139,239	0
2005	3	2	0	0	5	88,368	0
2006	7	0	0	0	7	322,663	0
2007	8	0	0	0	8	193,865	0
2008	3	2	0	0	5	232,411	0
2009	0	0	0	0	0	0	0
2010	1	0	0	0	1	83,057	0
2011	1	0	0	0	1	137,227	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
2017	0	0	0	0	0	0	0

Diagram II.9.7
Single Family Permits
 Hot Springs County
 Census Bureau Data, 1980–2017

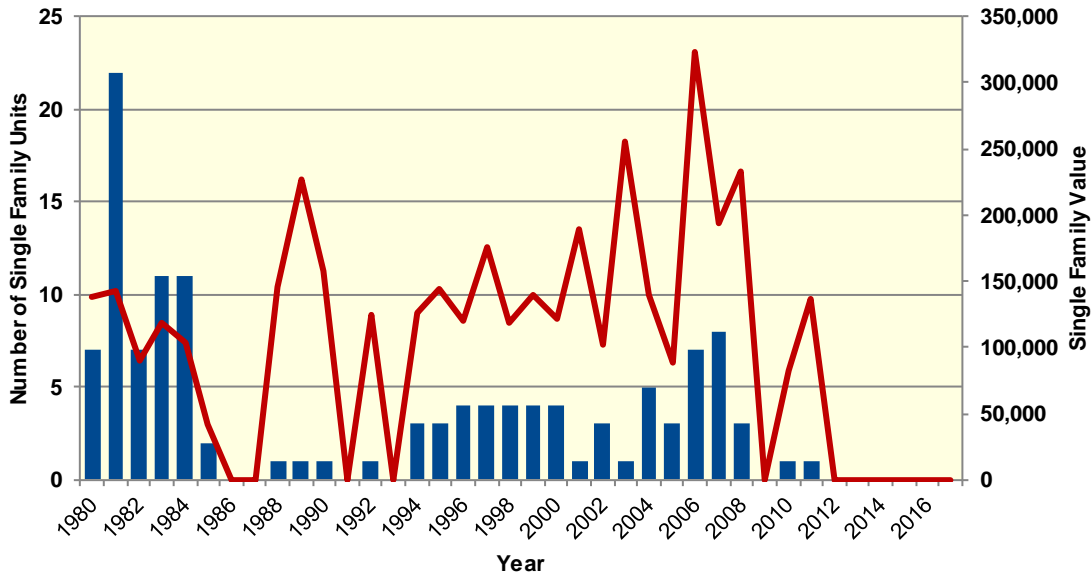
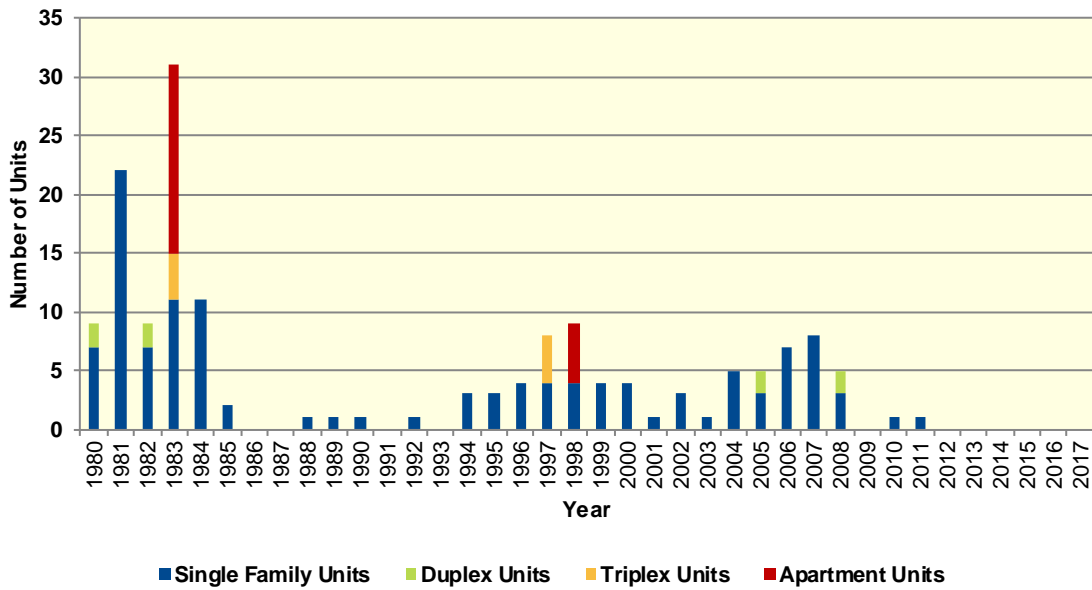


Diagram II.9.8
Total Permits by Unit Type
 Hot Springs County
 Census Bureau Data, 1980–2017



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.9.31.

Table II.9.31					
Group Quarters Population					
Hot Springs County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	15	10.3%	8	11.6%	-46.7%
Juvenile Facilities	.	.	11	15.9%	.
Nursing Homes	118	81.4%	50	72.5%	-57.6%
Other Institutions	12	8.3%	0	0%	-100%
Total	145	100.0%	69	100.0%	-52.4%
Noninstitutionalized					
College Dormitories	0	%	0	0%	%
Military Quarters	0	%	0	0%	%
Other Noninstitutionalized	0	%	17	100%	inf%
Total	0	100.0%	17	100.0%	inf%
Group Quarters Population	145	100.0%	86	100.0%	-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.

Households by type and tenure are shown in Table II.9.32. Family households represented 60.2 percent of households, while non-family households accounted for 39.8 percent. These changed from 62.3 and 37.7 percent, respectively.

Table II.9.32
Household Type by Tenure
Hot Springs County
2010 Census SF1 & 2017 Five-Year ACS Data

Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,362	62.3%	1,352	60.2%
Married-Couple Family	1,104	81.1%	1,143	84.5%
Owner-Occupied	907	82.2%	938	82.1%
Renter-Occupied	197	17.8%	205	17.9%
Other Family	258	18.9%	209	19.1%
Male Householder, No Spouse Present	76	29.5%	78	36.4%
Owner-Occupied	40	52.6%	72	92.3%
Renter-Occupied	36	47.4%	6	7.7%
Female Householder, No Spouse Present	182	70.5%	131	87.1%
Owner-Occupied	92	50.5%	63	48.1%
Renter-Occupied	90	49.5%	68	51.9%
Non-Family Households	823	37.7%	894	39.8%
Owner-Occupied	488	59.3%	654	73.2%
Renter-Occupied	335	40.7%	240	26.8%
Total	2,185	100.0%	2,246	100.0%

Housing types by unit are shown in Table II.9.33, below. In 2017, there were 2,589 housing units, up from 2,536 in 2000. Single-family units accounted for 71.5 percent of units in 2017, compared to 68.3 in 2000. Apartment units accounted for 4.5 percent in 2017, compared to 6 percent in 2000.

Table II.9.33
Housing Units by Type
Hot Springs County
2000 Census SF3 & 2017 Five-Year ACS Data

Unit Type	2000 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,733	68.3%	1,852	71.5%
Duplex	38	1.5%	57	2.2%
Tri- or Four-Plex	116	4.6%	120	4.6%
Apartment	152	6%	117	4.5%
Mobile Home	490	19.3%	432	16.7%
Boat, RV, Van, Etc.	7	0.3%	11	0.4%
Total	2,536	100.0%	2,589	100.0%

In 2010, there were 2,649 housing units, compared with 2,589 in 2017. Single-family units accounted for 71.5 percent of units in 2017, compared to 72.6 in 2010. Apartment units accounted for 4.5 percent in 2017, compared to 6.9 percent in 2010.

Table II.9.34
Housing Units by Type
Hot Springs County
2010 & 2017 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,922	72.6%	1,852	71.5%
Duplex	105	4%	57	2.2%
Tri- or Four-Plex	51	1.9%	120	4.6%
Apartment	183	6.9%	117	4.5%
Mobile Home	388	14.6%	432	16.7%
Boat, RV, Van, Etc.	0	0%	11	0.4%
Total	2,649	100.0%	2,589	100.0%

Some 84.6 percent of housing was occupied in 2010, compared to 83.1 percent in 2000. Owner-occupied housing changed 6 percent between 2000 and 2010, ending with owner-occupied units representing 69.9 percent of unit. Vacant units changed by -7.2 percent, resulting in 397 vacant units in 2010.

Table II.9.35
Housing Units by Tenure
Hot Springs County
2000 & 2010 Census SF1 Data

Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,108	83.1%	2,185	84.6%	3.7%
Owner-Occupied	1,441	68.4%	1,527	69.9%	6%
Renter-Occupied	667	31.6%	658	30.1%	-1.3%
Vacant Housing Units	428	16.9%	397	15.4%	-7.2%
Total Housing Units	2,536	100.0%	2,582	100.0%	1.8%

Table II.9.36 shows housing units by tenure from 2010 to 2017. By 2017, there were 2,589 housing units. An estimated 76.9 percent were owner-occupied, and 13.2 percent were vacant.

Table II.9.36
Housing Units by Tenure
Hot Springs County
2010 Census & 2017 Five-Year ACS Data

Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,185	84.6%	2,246	86.8%
Owner-Occupied	1,527	69.9%	1,727	76.9%
Renter-Occupied	658	30.1%	519	23.1%
Vacant Housing Units	397	15.4%	343	13.2%
Total Housing Units	2,582	100.0%	2,589	100.0%

Households by household size are shown in Table II.9.37, below. There were a total of 2,185 households in 2010, up from 2,108 in 2000. One person households changed by 2,108 percent between 2000 and 2010, while two person households changed by 12.6 percent. Three and four

person households changed by -1.1 and -25.3 respectively, representing 12.6 percent and 7.7 percent of the population in 2010.

Table II.9.37					
Households by Household Size					
Hot Springs County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	669	31.7%	712	32.6%	6.4%
Two Persons	802	38%	903	41.3%	12.6%
Three Persons	278	13.2%	275	12.6%	-1.1%
Four Persons	225	10.7%	168	7.7%	-25.3%
Five Persons	89	4.2%	69	3.2%	-22.5%
Six Persons	35	1.7%	45	2.1%	28.6%
Seven Persons or More	10	0.5%	13	0.6%	30%
Total	2,108	100.0%	2,185	100.0%	3.7%

Households by income is shown in Table II.9.38, on the following page. Households earning more than \$100,000 per year represented 21.5 percent of households in 2017, compared to 4.2 percent in 2000. Households earning between \$50,000 and \$74,999 represented 15.4 percent of households in 2010, compared to 15.1 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 12.5 percent of households in 2017, compared to 21.5 percent in 2000.

Table II.9.38					
Households by Income					
Hot Springs County					
2000 Census SF3 & 2017 Five-Year ACS Data					
Income	2000 Census		2017 Five-Year ACS		
	Households	% of Total	Households	% of Total	
Less than \$15,000	456	21.5%	281	12.5%	
\$15,000 to \$19,999	237	11.2%	70	3.1%	
\$20,000 to \$24,999	161	7.6%	122	5.4%	
\$25,000 to \$34,999	319	15.1%	300	13.4%	
\$35,000 to \$49,999	374	17.7%	373	16.6%	
\$50,000 to \$74,999	320	15.1%	347	15.4%	
\$75,000 to \$99,999	161	7.6%	271	12.1%	
\$100,000 or More	89	4.2%	482	21.5%	
Total	2,117	100.0%	2,246	100.0%	

Households by income for the 2010 and 2017 5-year ACS are shown in Table II.9.39, on the following page. Households earning more than \$100,000 per year represented 21.5 percent of households in 2017, compared to 12.9 percent in 2010. Meanwhile, households earning less than \$15,000 accounted for 12.5 percent of households in 2017, compared to 15.1 percent in 2000.

Table II.9.39				
Households by Income				
Hot Springs County				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	332	15.1%	281	12.5%
\$15,000 to \$19,999	112	5.1%	70	3.1%
\$20,000 to \$24,999	182	8.3%	122	5.4%
\$25,000 to \$34,999	277	12.6%	300	13.4%
\$35,000 to \$49,999	329	14.9%	373	16.6%
\$50,000 to \$74,999	511	23.2%	347	15.4%
\$75,000 to \$99,999	173	7.9%	271	12.1%
\$100,000 or More	285	12.9%	482	21.5%
Total	2,201	100.0%	2,246	100.0%

Table II.9.40, below, shows households by year home built. Housing units built between 2000 and 2009, and 2010 or later, account for 10 percent and 1.4 percent of households, respectively. Households built in the 1970’s, 1980’s, and 1990’s account for 16 percent, 10.2 percent, and 13.1, respectively. Housing units built prior to 1939 represented 15 percent of households in 2017.

Table II.9.40				
Households by Year Home Built				
Hot Springs County				
2000 Census SF3 & 2017 Five-Year ACS Data				
Year Built	2000 Census		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	371	17.6%	336	15%
1940 to 1949	104	4.9%	199	8.9%
1950 to 1959	417	19.8%	292	13%
1960 to 1969	322	15.3%	281	12.5%
1970 to 1979	468	22.2%	360	16%
1980 to 1989	205	9.7%	228	10.2%
1990 to 1999	221	10.5%	295	13.1%
2000 to 2009	.	.	224	10%
2010 or Later	.	.	31	1.4%
Total	2,108	100.0%	2,246	100.0%

Table II.9.41, below, shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 10 percent in 2010 and 5 percent of households. Housing units built prior to 1939 represented 15 percent of households in 2017 and 18 percent of households in 2010.

Table II.9.41				
Households by Year Home Built				
Hot Springs County				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	396	18%	336	15%
1940 to 1949	258	11.7%	199	8.9%
1950 to 1959	313	14.2%	292	13%
1960 to 1969	237	10.8%	281	12.5%
1970 to 1979	394	17.9%	360	16%
1980 to 1989	310	14.1%	228	10.2%
1990 to 1999	183	8.3%	295	13.1%
2000 to 2009	110	5%	224	10%
2010 or Later			31	1.4%
Total	2,201	100.0%	2,246	100.0%

The distribution of unit types by race are shown in Table II.9.42, on the following page. An estimated 75 percent of white households occupy single family homes, while percent of black households do. Some 3.7 percent of white households occupy apartments, while percent of black households do. An estimated percent of Asian, and 33.8 percent of American Indian households occupy single family homes.

Table II.9.42							
Distribution of Units in Structure by Race							
Hot Springs County							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	75%	%	33.8%	%	%	100%	44.4%
Duplex	1.5%	%	0%	%	%	0%	0%
Tri- or Four-Plex	3.7%	%	0%	%	%	0%	0%
Apartment	3.7%	%	0%	%	%	0%	0%
Mobile Home	15.6%	%	66.2%	%	%	0%	55.6%
Boat, RV, Van, Etc.	0.5%	%	0%	%	%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.9.43, below. An estimated 18.1 percent of vacant units were for rent in 2010, a 4.3 percent change since 2000. In addition, some 8.1 percent of vacant units were for sale, a change of -50.8 percent between 2000 and 2010. “Other” vacant units represented 32.2 percent of vacant units in 2010. This is a change of -5.2 percent since 2000. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a “blighting” effect.

Table II.9.43					
Disposition of Vacant Housing Units					
Hot Springs County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	69	16.1%	72	18.1%	4.3%
For Sale	65	15.2%	32	8.1%	-50.8%
Rented or Sold, Not Occupied	22	5.1%	19	4.8%	-13.6%
For Seasonal, Recreational, or Occasional Use	136	31.8%	146	36.8%	7.4%
For Migrant Workers	1	0.2%	0	0%	-100%
Other Vacant	135	31.5%	128	32.2%	-5.2%
Total	428	100.0%	397	100.0%	-7.2%

The disposition of vacant units between 2010 and 2017 are shown in Table II.9.44. By 2017, for rent units accounted for 15.7 percent of vacant units, while for sale units accounted for 17.8 percent. “Other” vacant units accounted for 25.4 percent of vacant units, representing a total of 87 “other” vacant units.

Table II.9.44				
Disposition of Vacant Housing Units				
Hot Springs County				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	72	18.1%	54	15.7%
For Sale	32	8.1%	61	17.8%
Rented Not Occupied	9	2.3%	0	0%
Sold Not Occupied	10	2.5%	0	0%
For Seasonal, Recreational, or Occasional Use	146	36.8%	141	41.1%
For Migrant Workers	0	0%	0	0%
Other Vacant	128	32.2%	87	25.4%
Total	397	100.0%	343	100.0%

Table II 9.45, below, shows the number of households in the county by number of bedrooms and tenure. There were 24 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 8.1 percent of total households in Hot Springs County. In Hot Springs County the 1,057 households with three bedrooms accounted for 30.4 percent of all households ,and there were only 136 five-bedroom or more households, which accounted for 11.3 percent of all households.

Table II.9.45				
Households by Number of Bedrooms				
Hot Springs County 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	2	24	106	100
One	77	65	210	4.1
Two	479	230	788	8.1
Three	778	168	1,057	30.4
Four	265	27	292	40.8
Five or more	126	5	136	11.3
Total	2,246	519	2,589	100.0

The age of a structure influences its value. As shown in Table II. 9.46, structures built in 1939 or earlier had a median value of, 120,300 while structures built between 1950 and 1959 had a median value of 136,900 and those built between 1990 to 1999 had a median value of 230,900. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 178,100 and, 0 respectively. The total median value in Hot Springs County was, 147,700.

Table II.9.46	
Owner Occupied Median Value by Year Structure Built	
Hot Springs County 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	120,300
1940 to 1949	111,300
1950 to 1959	136,900
1960 to 1969	154,200
1970 to 1979	142,700
1980 to 1989	150,000
1990 to 1999	230,900
2000 to 2009	190,600
2010 to 2013	178,100
2014 or later	0
Median Value	147,700

Household mortgage status is reported in Table II. 9.47. In, Hot Springs County households with a mortgage accounted for 52.5 percent of all households or 906 housing units, and the remaining 49.8 percent or 860 units had no mortgage. Of those units with a mortgage, 46 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 860 or 49.8 percent had no second mortgage or no home equity loan.

Table II.9.47 Mortgage Status Hot Springs County 2017 5-Year ACS Data		
Mortgage Status	Hot Springs County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	906	52.5
With either a second mortgage or home equity loan, but not both	46	2.7
Second mortgage only	11	0.6
Home equity loan only	35	2
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	860	49.8
Housing units without a mortgage	821	47.5
Total	1,727	100.0%

The median rent in Hot Springs County was \$536, as seen in Table II 9.48

Table II.9.48 Median Rent Hot Springs County 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$536
Median Home Value	\$147,700

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Hot Springs County was \$144,297. This represented an increase of 0.7 percent from the previous year. Wyoming’s average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.9.49.

Table II.9.49 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
2017	144,297	0.7	292,759	4.4

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2018.⁸³ During December 2018, a total of 17 surveys were completed by property managers in Hot Springs County. Of the 250 rental units surveyed 33 were vacant, indicating a vacancy rate of 13.2 percent.

From December 2018 through February of 2019⁸⁴, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.9.50 presents some basic statistics about the completed surveys.

Diagram II.9.9 shows the historical vacancy rate from Hot Springs County and Wyoming over the period of June 2001 to December 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
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%
2018a	22	279	25	9%
2018b	17	250	33	13.2%

⁸³ Those signified as *a* in the “year” column of Table II.1.27 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.

⁸⁴ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.9.9
Vacancy Rates by Year
 Hot Springs County vs. Wyoming
 RVS Data, June 2001 – December 2018

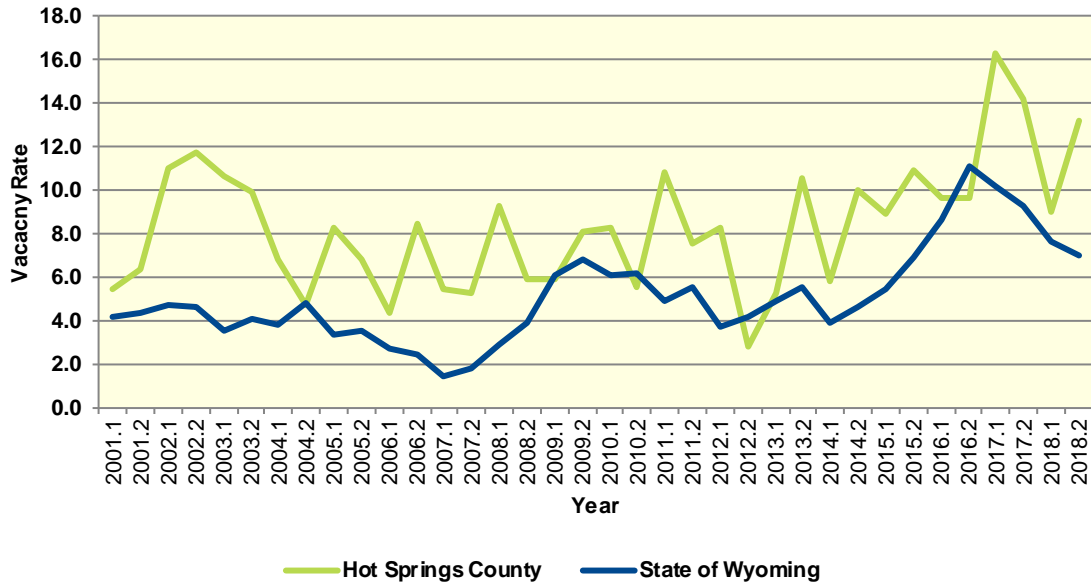


Diagram II.9.10 shows the average rent of single-family and apartment units in Hot Springs County. In 2018, rents for single-family units were \$585.2 and average rents for apartments were \$540.5.

Diagram II.9.10
Average Rent of Single Family and Apartment Units
 Hot Springs County
 RVS Data, June 2006 – December 2018

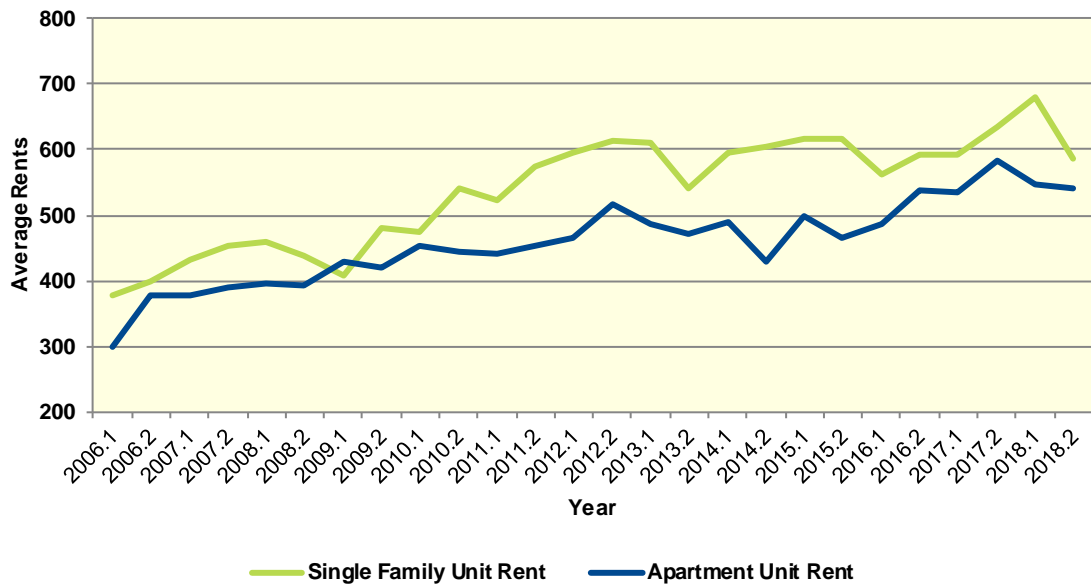


Table II.9.51 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 57 single family units in Hot Springs County, with 11 of them available. This translates into a vacancy rate of 19.3 percent in Hot Springs County, which compares to a single family vacancy rate of 6.3 percent for the State of Wyoming. There were 176 apartment units reported in the survey, with 19 of them available, which resulted in a vacancy rate of 10.8 percent. This compares to a statewide vacancy rate of 6.3 percent for apartment units across the state.

Table II.9.51			
Rental Vacancy Survey by Type			
Hot Springs County			
2018b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	57	11	19.3%
Apartments	176	19	10.8%
Mobile Homes	11	2	18.2%
"Other" Units	0	0	%
Don't Know	3	1	33.3%
Total	250	33	13.2%

Table II.9.52 reports units by bedroom size. As can be seen there were 35 two-bedroom apartment units and 9 three bedroom units. Overall, the 47 two-bedroom units accounted for 18.8 percent of all units, and the 27 three bedroom units accounted for 10.8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 56 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.9.52 Rental Units by Number of Bedrooms Hot Springs County 2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	2	0	12	0	0	.	14
One	5	2	92	0	0	.	99
Two	9	1	35	2	0	.	47
Three	12	0	9	6	0	.	27
Four	6	0	0	1	0	.	7
Five	0	0	0	0	0	.	0.0
Don’t Know	23	0	28	2	0	3	56
Total	57	3	176	11	0	3	250

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.9.53, Two bedroom apartments were the most available apartment units, with Three bedroom units being the most available single family units.

Table II.9.53 Available Rental Units by Number of Bedrooms Hot Springs County 2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	4	0	0	.	4
One	2	1	1	0	0	.	4
Two	1	0	5	0	0	.	6
Three	3	0	0	2	0	.	5
Four	3	0	0	0	0	.	3
Five	0	0	0	0	0	.	0
Don’t Know	2	-1	9	0	0	1	11.0
Total	11	0	19	2	0	1	33

Table II.9.54 shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 12.8 percent and three bedroom units had a vacancy rate of 12.8 percent.

Table II.9.54							
Vacancy Rates by Number of Bedrooms							
Hot Springs County 2018b Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0.0%	%	33.3%	%	%		28.6
One	40.0%	50.0%	1.1%	%	%		4.0
Two	11.1%	0.0%	14.3%	0.0%	%		12.8
Three	25.0%	%	0.0%	33.3%	%		18.5
Four	50.0%	%	%	0.0%	%		42.9
Five	%	%	%	%	%		
Don’t Know	8.7%	%	32.1%	0.0%	%	33.3%	19.6
Total	19.3%	0.0%	10.8%	18.2%	%	33.3%	33

Table II.9.55 displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 25.0 percent.

Table II.9.55			
Single Family Units by Bedroom Size			
Hot Springs County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	2	0	0.0%
One	5	2	40.0%
Two	9	1	11.1%
Three	12	3	25.0%
Four	6	3	50.0%
Don’t know	23	2	8.7%
Total	57	11	19.3%

Table II.9.56 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 1.1 percent.

Table II.9.56			
Apartment Units by Bedroom Size			
Hot Springs County 2018b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	12	4	33.3%
One	92	1	1.1%
Two	35	5	14.3%
Three	9	0	0.0%
Four	0	0	%
Don’t know	28	9	32.1%
Total	176	19	10.8%

Average market-rate rents by unit type are shown in Table II.9.57. 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.

Table II.9.57 Average Market Rate Rents by Bedroom Size Hot Springs County 2018b Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$350	\$.	\$537	\$.	\$.	\$474
One	\$438	\$500	\$527	\$.	\$.	\$497
Two	\$490	\$790	\$508	\$525	\$.	\$521
Three	\$760	\$.	\$588	\$645	\$.	\$675
Four	\$867	\$.	\$.	\$650	\$.	\$813
Five	\$.	\$.	\$.	\$.	\$.	\$
Total	\$585.2	\$645.0	\$540.5	\$620.8	\$	\$573.9

Table II.9.58 shows vacancy rates for single family units by average rental rates for Hot Springs County. The most common rent for single family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 21.7 percent.

Table II.9.58 Single Family Market Rate Rents by Vacancy Status Hot Springs County 2018b Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	9	1	11.1%
\$500 to \$750	46	10	21.7%
\$750 to \$1,000	2	0	0.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	57	11	19.3%

The average rent and availability of apartment units is displayed in Table II.9.59. The most common rent for apartments was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 9.6 percent.

Table II.9.59 Apartment Market Rate Rents by Vacancy Status Hot Springs County 2018b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	36	5	13.9%
\$500 to \$750	136	13	9.6%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	4	1	25.0%
Total	176	19	10.8%

Table II.9.60 displays units designed to serve elderly occupants. In the most recent survey there were 59 units designed for elderly occupants, of which 5 units were available, which indicates a vacancy rate of 8.5.

Table II.9.60 Units Designed for Elderly Occupants Hot Springs County 2018b Survey of Rental Properties	
Elderly	Units
Elderly Units	59
Available Elderly Units	5
Elderly Vacancy Rate	8.5%

Table II.9.61 shows the number of estimated days an available unit is expected to be on the market. As can be seen 5 units, or 15.2 percent of available units are expected to be on the market for less than seven days. An additional 9 units, or 27.3 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 1 units, or 3.0 percent are expected to be on the market for 90 days.

Table II.9.61 Number of Estimated Days to Fill a Vacant unit Hot Springs County 2018b Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	5	15.2%
7 to 30 days	9	27.3%
31 to 60 days	16	48.5%
61 to 90 days	1	3.0%
More than 90 days	1	3.0%
Unknown	1	3.0%
Total	33	100.0%

Respondents were asked if utilities are included in the rent, which is shown in Table II.9.62, 10 respondents, or 71.4 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.9.63. There were 102 respondents who included electricity, 36 respondents who included natural gas, 150 respondents who included water and sewer and 150 respondents included trash collection in the rent.

Table II.9.62 Are there any utilities included with the rent? Hot Springs County 2018b Survey of Rental Properties	
Response	Respondent
Yes	10
No	4
% Offering Utilities	71.4%

Table II.9.63 Which utilities are included with the rent? Hot Springs County 2018b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	102
Natural Gas	36
Propane	0
Water/Sewer	150
Trash Collection	150
Cable Television	0
Other	0

Perceived Need for Rental Units

Table II.9.64, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 15 number of persons on the wait list.

Table II.9.64 Do you keep a waiting list? Hot Springs County 2018b Survey of Rental Properties	
Response	Respondent
Yes	2
No	12
Waitlist Size	15

Table II.9.65, shows the condition of rental units by unit type for Hot Springs 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, 197, or 78.8 percent of units were in good condition and 13 units, or 5.2 percent, were in average condition. Details by unit type and condition are displayed.

Table II.9.65 Condition by Unit Type Hot Springs County 2018b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0.0%
Fair	2	0.8%
Average	13	5.2%
Good	197	78.8%
Excellent	30	12.0%
Don't Know	0	0.0%
Total	250	100.0%

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.9.66, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table II.9.66 If you had the opportunity to own/manage more units, how many would you prefer Hot Springs County 2018b Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	2
Total	2

Table, II.9.67, shows the most common answers from the 2018 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 2 respondents. Of new residents to Hot Springs County the most common age group arriving in the state was 16 to 17 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in some other housing arrangement not listed in the survey, with 100.0 percent of respondents neither owning or renting, but having some other housing arrangement. When asked if they were satisfied with their current housing, 100.0 percent said they were unsure if they were satisfied with their current housing.

Table II.9.67 Most Replied Response Hot Springs County HNA Survey: Calendar Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	2
Primary reason for moving to Wyoming	Other reason (100.0%)
In which industry are you primarily employed	Other (100.0%)
Current Housing Characteristics	
Current Residence	Other (100.0%)
Do you own or rent	Other (100.0%)
Are you satisfied with your current housing	Don't Know (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.

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or 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. Households with overcrowding are shown in Table II.9.68, below. In 2017, an estimated 2.1 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.9.68 Overcrowding and Severe Overcrowding Hot Springs County 2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	1,410	100%	0	0%	0	0%	1,410
2017 Five-Year ACS	1,699	98.4%	28	1.6%	0	0%	1,727
Renter							
2010 Five-Year ACS	785	99.2%	6	0.8%	0	0%	2,201
2017 Five-Year ACS	500	96.3%	19	3.7%	0	0%	519
Total							
2010 Five-Year ACS	2,195	99.7%	6	0.3%	0	0%	2,201
2017 Five-Year ACS	2,199	97.9%	47	2.1%	0	0%	2,246

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.

There were a total of 2,246 households with incomplete plumbing facilities in 2017, representing 0.6 percent of households in Hot Springs County. This is compared to 0.9 percent of households lacking complete plumbing facilities in 2000.

Table II.9.69 Households with Incomplete Plumbing Facilities Hot Springs County 2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	2,088	2,191	2,232
Lacking Complete Plumbing Facilities	20	10	14
Total Households	2,108	2,201	2,246
Percent Lacking	0.9%	0.5%	0.6%

There were 2,246 households lacking complete kitchen facilities in 2017, compared to 2,108 households in 2000. This was a change from 0.9 percent of households in 2000 to 1.1 percent in 2017.

Table II.9.70			
Households with Incomplete Kitchen Facilities			
Hot Springs County			
2000 Census SF3 & 2010, 2017 Five-Year ACS Data			
Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	2,088	2,197	2,221
Lacking Complete Kitchen Facilities	20	4	25
Total Households	2,108	2,201	2,246
Percent Lacking	0.9%	0.2%	1.1%

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, 14.9 of households had a cost burden and 9.6 percent had a severe cost burden. Some 20.8 percent of renters were cost burdened, and 9.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4 percent and a severe cost burden rate of 10.2 percent. Owner occupied households with a mortgage had a cost burden rate of 21.4 percent, and severe cost burden at 9.2 percent.

Table II.9.71									
Cost Burden and Severe Cost Burden by Tenure									
Hot Springs County									
2010 & 2017 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	621	92.4%	44	6.5%	7	1%	0	0%	672
2017 Five-Year ACS	629	69.4%	194	21.4%	83	9.2%	0	0%	906
Owner Without a Mortgage									
2010 Five-Year ACS	680	92.1%	40	5.4%	18	2.4%	0	0%	738
2017 Five-Year ACS	693	84.4%	33	4%	84	10.2%	11	1.3%	821
Renter									
2010 Five-Year ACS	429	54.2%	160	20.2%	93	11.8%	109	13.8%	791
2017 Five-Year ACS	261	50.3%	108	20.8%	48	9.2%	102	19.7%	519
Total									
2010 Five-Year AC	1,730	78.6%	244	11.1%	118	5.4%	109	5%	2,201
2017 Five-Year ACS	1,583	70.5%	335	14.9%	215	9.6%	113	5%	2,246

Commuting Patterns

Table II.9.72, shows the place of work by county of residence. In 2010 84.2 percent of residents worked within the county they reside in with 13.6 percent working outside their home county. This compared to 87.7 percent of residents who worked within the county in which they resided and 11.7 percent of residents worked outside their home county.

Table II.9.72 Place of Work Hot Springs County 2010 & 2017 5 year ACS data				
Place of work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	1,875	84.2%	1,944	87.7%
Worked outside county of residence	303	13.6%	260	11.7%
Worked outside state of residence	50	2.2%	12	0.5%
Total	2,228	100.0%	2,216	100.0%

Table II.9.73, shows the aggregate travel time to work based on place of work and residence. In Hot Springs County the total aggregate travel time was 0, with residents working in their home county spending a total of 0.

Table II.9.73 Aggregate Travel Time to Work (in Minutes) Hot Springs County 2010 & 2017 5 year ACS data				
Place of Work	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Worked in county of residence	0	%	0	%
Worked outside county of residence	0	%	0	%
Worked outside State of residence	0	%	0	%
Aggregate travel time to work (in minutes):	0	100.0%	0	100.0%

Table II.9.74, shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 0 minutes. Residents working within their home county spent an average of 0 minutes commuting to work, with those working outside their county of residence spending and average of 0 minutes on the commute.

Table II.9.74 Average Travel Time to Work (in Minutes) Hot Springs County 2010 & 2017 5 year ACS data		
Place of Work	2010 5-year ACS	2017 5-year ACS
Worked in county of residence	0	0
Worked outside county of residence	0	0
Worked outside State of residence	0	0
Average travel time to work (in minutes):	0	0

Table II.9.75, shows the means of transportation to work. In 2017, 70.3 percent of commuters drove alone in a car, truck or van. Only 13.5 percent carpooled, with an additional 0.7 percent taking public transportation. There were also 159 persons or 7.2 percent who worked at home.

Table II.9.75 Means of Transportation to Work Hot Springs County 2010 & 2017 5 year ACS data				
Means	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van: Drove alone	1,608	72.2%	1,557	70.3%
Car, truck, or van: Carpooled:	320	14.4%	300	13.5%
Public transportation (excluding taxicab):	0	0%	15	0.7%
Taxicab	0	0%	0	0%
Motorcycle	0	0%	0	0%
Bicycle	0	0%	4	0.2%
Walked	207	9.3%	173	7.8%
Other means	22	1%	8	0.4%
Worked at home	71	3.2%	159	7.2%
Total	2,228	100.0%	2,216	100.0%

Table II.9.76 shows the breakdown of the means of transportation by tenure. In 2017 55% percent of commuters owned their home and commuted alone by car, which compares to 47.8% percent in 2010. There were also 341 renters who drove alone in 2017 and accounted for 15.5% percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0% percent of the population, which compared to 12 renters, or 0.5 percent taking public of commuters

Table II.9.76				
Means Of Transportation To Work By Tenure				
Hot Springs County				
2010 & 2017 5 year ACS data				
Tenure	2010 5-year ACS	% of Total	2017 5-year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	1,065	47.8%	1,214	55%
Renter	543	24.4%	341	15.5%
Car, truck, or van - carpooled:				
Owner	208	9.3%	253	11.5%
Renter	112	5%	47	2.1%
Public transportation (excluding taxicab):				
Owner	0	0%	0	0%
Renter	0	0%	12	0.5%
Walked:				
Owner	67	3%	85	3.9%
Renter	140	6.3%	84	3.8%
Taxicab, motorcycle, bicycle, or other means:				
Owner	0	0%	10	0.5%
Renter	22	1%	2	0.1%
Worked at home:				
Owner	71	3.2%	152	6.9%
Renter	0	0%	7	0.3%
Total:	2,228	100.0%	2,207	100.0%

2018 Hot Springs County Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 2018 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.9.77, shows the current CHAS housing problem estimates for the period of 2011-2015. 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 410 owner occupied and 154 renter occupied households experiencing a housing problem.

Table II.9.77			
Households with Housing Problems by Income			
Hot Springs County 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	115	85	200
30.1-50% HAMFI	125	45	170
50.1-80% HAMFI	95	14	109
80.1-95% HAMFI	30	0	30
95 – 115% HAMFI	15	0	15
115.1% HAMFI or more	30	10	40
Total	410	154	564
Without Housing Problems			
30% HAMFI or less	24	30	54
30.1-50% HAMFI	140	45	185
50.1-80% HAMFI	350	130	480
80.1-95% HAMFI	60	45	105
95 – 115% HAMFI	155	59	214
115.1% HAMFI or more	470	69	539
Total	1,199	378	1,577
Not Computed			
30% HAMFI or less	10	40	50
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	40	50
Total			
30% HAMFI or less	149	155	304
30.1-50% HAMFI	265	90	355
50.1-80% HAMFI	445	144	589
80.1-95% HAMFI	90	45	135
95 – 115% HAMFI	170	59	229
115.1% HAMFI or more	500	79	579
Total	1,619	572	2,191

Table II.9.78, 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 590 renter occupied households or a total of 2,352 households. By 2050 there are estimated to be 1,800 owner, 590 renter for a total of 2,390 households in Hot Springs County.

Table II.9.78			
Total Estimated Housing Forecast			
Hot Springs County Strong Growth Scenario			
Year	Owner	Renter	Total
2017	1,817	429	2,246
2020	1,717	583	2,300
2025	1,741	587	2,328
2030	1,762	590	2,352
2035	1,779	593	2,372
2040	1,789	593	2,382
2045	1,796	593	2,389
2050	1,800	590	2,390

Table II.9.79, 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 2017, 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 0 owner-occupied and 161 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 161 households, of which 44 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). An additional 41 households above current 2017 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.9.79 Incremental Housing Demand Forecast Hot Springs County Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	0	0	0	0	0	0
30.1-50%	0	0	0	0	0	0	0	0
50.1-80%	0	0	0	0	0	0	0	0
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	0	0	0	0	0	0	0	0
115+%	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Renter								
0-30%	0	42	43	44	44	44	44	44
30.1-50%	0	24	25	25	26	26	26	25
50.1-80%	0	39	40	41	41	41	41	41
80.1-95%	0	12	12	13	13	13	13	13
95.1-115%	0	16	16	17	17	17	17	17
115+%	0	21	22	22	23	23	23	22
Total	0	154	158	161	164	164	164	161
Total								
0-30%	0	42	43	44	44	44	44	44
30.1-50%	0	24	25	25	26	26	26	25
50.1-80%	0	39	40	41	41	41	41	41
80.1-95%	0	12	12	13	13	13	13	13
95.1-115%	0	16	16	17	17	17	17	17
115+%	0	21	22	22	23	23	23	22
Total	0	154	158	161	164	164	164	161

Table II.9.80 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. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 576 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 456 owner and 277 renter occupied households for a total of 732 quality households.

Table II.9.80								
Incremental Total Housing Need Forecast								
Hot Springs County Strong Growth Scenario								
Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	129	122	124	125	126	127	128	128
30.1-50%	140	133	134	136	137	138	139	139
50.1-80%	107	101	102	103	104	105	105	106
80.1-95%	34	32	32	33	33	33	33	33
95.1-115%	17	16	16	16	16	17	17	17
115+%	34	32	32	33	33	33	33	33
Total	460	435	441	446	451	453	455	456
Renter								
0-30%	64	105	107	107	108	108	108	107
30.1-50%	34	58	59	59	60	60	60	59
50.1-80%	11	49	50	51	52	52	52	51
80.1-95%	0	12	12	13	13	13	13	13
95.1-115%	0	16	16	17	17	17	17	17
115+%	7	29	29	30	30	30	30	30
Total	116	270	274	277	280	280	280	277
Total								
0-30%	193	227	230	233	235	235	236	235
30.1-50%	174	191	193	195	197	198	198	198
50.1-80%	117	150	152	154	156	157	157	157
80.1-95%	34	44	45	45	46	46	46	46
95.1-115%	17	32	32	33	33	33	34	33
115+%	41	61	62	62	63	63	63	63
Total	576	704	714	723	730	733	734	732

2018 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 376 loans purchased in Hot Springs County between 1979 and 2018, with 7 occurring in fiscal 2017. The average home size over the period was 1,227 square feet and 1,311 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1948. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$55,226. The average purchase price in fiscal 2018 was \$126,000. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 28.6 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**