

LINCOLN COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Lincoln County's population increased from 14,573 in 2000 to 16,631 in 2008 or by 14.12 percent. This compares to a statewide population growth of 7.88 percent over the period.⁹² The number of people from 15 to 24 years of age increased by 15.22 percent, and the number of people from 25 to 44 years of age increased by 11.05 percent. The white population increased by 13.78 percent, while the black population increased by 112.50 percent. The Hispanic population changed from 315 to 638 people between 2000 and 2008, an increase of 102.54 percent. These data are presented in Table II.12.1, below.

Table II.12.1						
Profile of Population Characteristics						
Wyoming vs Lincoln County, Census 2000 and 2008 Intercensal Estimates						
Subject	Wyoming			Lincoln County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	14,573	16,631	14.12
Age						
Under 14 years	103,443	106,195	2.66	3,556	3,664	3.04
15 to 24 years	75,358	76,242	1.17	1,991	2,294	15.22
25 to 44 years	138,619	137,338	-0.92	3,703	4,112	11.05
45 to 54 years	74,079	82,508	11.38	2,122	2,563	20.78
55 to 64 years	44,590	64,771	45.26	1,401	1,974	40.90
65 & over	57,693	65,614	13.73	1,800	2,024	12.44
Race						
White	469,423	500,001	6.51	14,292	16,262	13.78
Black	3,942	6,884	74.63	16	34	112.50
American Indian and Alaskan Native	11,410	13,555	18.80	86	119	38.37
Asian	2,904	3,828	31.82	34	34	0.00
Native Hawaiian or Pacific Islander	329	512	55.62	8	9	12.50
Two or more races	5,774	7,888	36.61	137	173	26.28
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	315	638	102.54

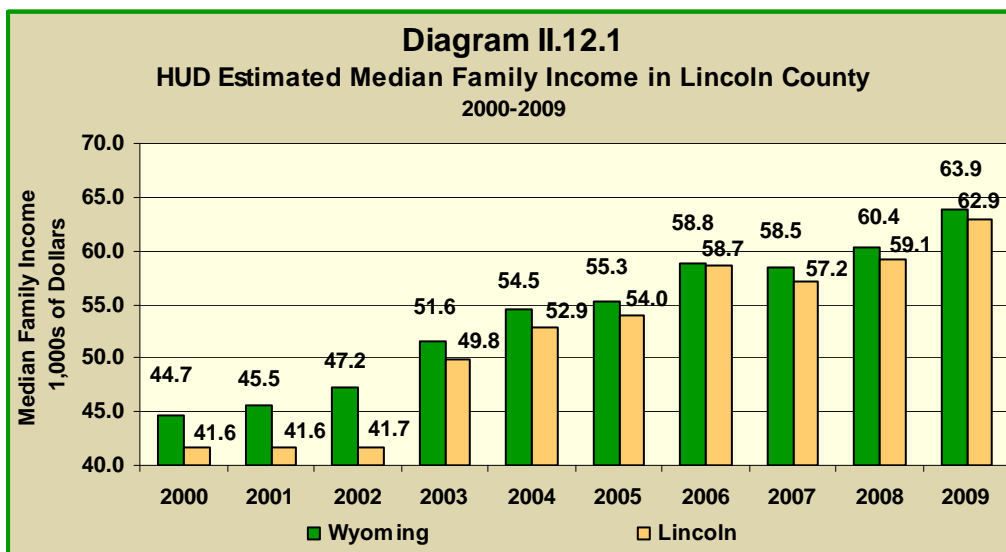
The Wyoming driver's license exchange data indicate a net increase of 62 persons during 2009. The driver's license total exchanges for the last ten years for Lincoln County are presented in Table II.12.3, which indicate a net increase of 1,571 persons over the time period.

Table II.12.3			
Driver's Licenses Exchanged and Surrendered in Lincoln County			
2000 - 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	477	423	54
2001	539	468	71
2002	506	365	141
2003	451	333	118
2004	548	421	127
2005	569	418	151
2006	654	313	341
2007	701	411	290
2008	664	448	216
2009	516	454	62
Total	5,625	4,054	1,571

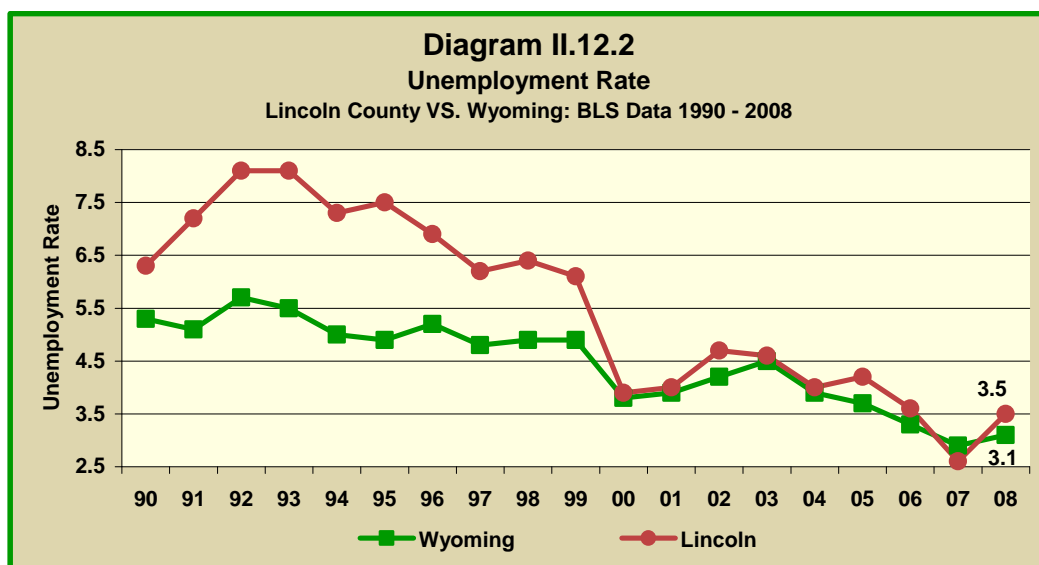
⁹² On December 22, 2009, the Census Bureau released a revised statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Lincoln County was \$62,900 in 2009.⁹³ This compares to Wyoming's MFI of \$63,900. Diagram II.12.1, 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. Lincoln County's labor force, defined as the number of people working or actively seeking work, decreased by 622 persons, from 8,951 in 2007 to 8,329 in 2008. Employment decreased by 678 persons. Unemployment, therefore, increased by 56 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 2.6 percent in 2007 to 3.5 in 2008, as seen in Diagram II.12.2.



⁹³ 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 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.12.4 below, annual total monthly employment decreased by 7.62 percent between 2007 and 2008, changing from a total of 7,220 to 6,670 workers. Preliminary 2009 estimates indicate a decreasing trend with employment falling to 6,551 persons in June.

Table II.12.4									
Lincoln County Total Monthly Employment									
BLS Quarterly Census of Employment and Wages, 2001 – 2009p									
Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	4,722	4,928	5,466	5,684	5,473	5,758	6,415	7,217	6,218
Feb	4,687	4,823	5,502	5,782	5,518	5,707	6,374	6,856	6,141
Mar	4,746	4,797	5,594	5,761	5,553	5,809	6,599	6,624	6,223
Apr	5,032	5,058	5,765	5,971	5,695	5,936	6,722	6,610	6,472
May	5,326	5,422	6,094	6,113	5,930	6,336	7,113	6,720	6,604
Jun	5,553	5,551	6,398	6,377	6,253	6,729	7,666	6,847	6,551
Jul	5,532	5,647	6,339	6,011	5,958	6,391	7,406	6,492	.
Aug	5,757	5,734	6,643	5,981	5,952	6,332	7,614	6,484	.
Sep	5,604	5,521	6,672	6,030	6,135	6,808	7,742	6,691	.
Oct	5,391	5,443	6,494	5,966	6,049	6,835	7,759	6,614	.
Nov	5,249	5,172	6,083	5,766	5,948	6,775	7,658	6,478	.
Dec	5,088	5,099	5,933	5,710	5,908	6,683	7,577	6,404	.
Annual	5,224	5,266	6,082	5,929	5,864	6,342	7,220	6,670	.
% Change	.	0.80	15.50	-2.52	-1.10	8.15	13.84	-7.62	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As seen in Table II.12.5, at right, annual average weekly wages decreased by 4.51 percent between 2007 and 2008, changing from a total of \$820 to \$783.

Table II.12.5						
Average Weekly Wages in Lincoln County						
BLS Quarterly Census of Employment and Wages, 2001 – 2009p						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	523	528	469	532	512	.
2002	513	536	470	552	517	0.98
2003	613	594	584	640	607	17.41
2004	597	610	577	609	598	-1.48
2005	613	605	596	611	606	1.34
2006	639	636	636	740	664	9.57
2007	731	740	843	947	820	23.49
2008	909	755	698	766	783	-4.51
2009b	700	784

Total business establishments reported by the QCEW are displayed in Table II.12.6. Annual establishments increased by 1.59 percent between 2007 and 2008, changing from a total of 819 to 832 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 837 in the second quarter of 2009.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2007, the most recent year for which data are available, Lincoln County recorded 11,154 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 \$666,755,000, and real per capita income was \$41,229 in 2007. This compares with a statewide average real per capita income of \$47,740. Average earnings per job in the county were \$41,453 in 2007, while Wyoming average earnings per job were \$44,409.

HOUSING

The Census Bureau estimates that total housing units saw an increase of 23.82 percent in Lincoln County between 2000 and 2008, from 6,831 to 8,458. This figure compares to a 10.07 percent estimated increase statewide, as seen in Table II.12.7, below.

Table II.12.7 Housing Unit Estimates for Wyoming and Lincoln County Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Lincoln County	% Change from 2000
2000 Census	223,854	.	6,831	.
July 2001 Estimate	225,959	0.94	7,014	2.68
July 2002 Estimate	227,773	1.75	7,224	5.75
July 2003 Estimate	229,637	2.58	7,417	8.58
July 2004 Estimate	232,556	3.89	7,591	11.13
July 2005 Estimate	235,654	5.27	7,788	14.01
July 2006 Estimate	239,175	6.84	8,030	17.55
July 2007 Estimate	242,332	8.25	8,253	20.82
July 2008 Estimate	246,393	10.07	8,458	23.82

Table II.12.6 Number of Establishments in Lincoln County BLS Quarterly Census of Employment and Wages, 2001 – 2009p						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	585	617	630	622	614	.
2002	623	644	657	658	646	5.21
2003	640	661	664	665	658	1.86
2004	676	693	698	710	694	5.47
2005	717	739	739	741	734	5.76
2006	763	789	798	787	784	6.81
2007	794	817	826	839	819	4.46
2008	822	838	833	833	832	1.59
2009p	824	837

According to the Wyoming cost of living index, average apartment rent in Lincoln County increased by 10.5 percent, from \$564 in second quarter 2008 to \$623 in second quarter 2009. Detached single-family home rents increased by 46.2 percent, and rents for mobile home lots increased by 8.7 percent.

Lincoln County rental prices have experienced average annualized increases of 3.0 percent per year for apartments, 3.7 percent per year for houses and 2.8 percent per year for mobile home lots since fourth quarter 1986 through second quarter 2009. These figures compare to state average annualized increases in rental prices of 3.7 percent for apartments, 4.4 percent for houses, 3.8 percent for mobile homes plus a lot and 3.4 percent for mobile home lots over the same period. Table II.12.8, at right, presents the Lincoln 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 Lincoln County decreased from 198 in 2007 to 94 in 2008. Total residential units authorized decreased from 228 in 2007 to 100 in 2008.

The real value of single-family building permits increased from \$191,610 in 2007 to \$214,090 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$214,090 in 2008 to a low of \$167,700 in 2001. These figures compare to the state average high of \$259,470 in 2000 and low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.12.9, on the following page.

Table II.12.8 Wyoming Cost of Living Index for Lincoln County Rental Housing Costs, 1989 - 2009				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	323	135	378	335
Q2.87	259	135	316	333
Q4.87	240	130	262	296
Q2.88	227	132	254	261
Q4.88	232	132	371	280
Q2.89	245	132	230	282
Q4.89	222	132	370	281
Q2.90	260	127	268	328
Q4.90	222	125	390	306
Q2.91	255	135	288	331
Q4.91	236	148	458	345
Q2.92	247	172	294	333
Q4.92	.	172	.	327
Q2.93	253	172	.	.
Q4.93	.	162	.	.
Q2.94	265	138	.	.
Q4.94	268	153	384	.
Q2.95	278	153	.	.
Q4.95	244	153	386	346
Q2.96	258	153	.	.
Q4.96	248	153	399	.
Q2.97	250	153	415	.
Q4.97	247	144	435	302
Q2.98	254	153	427	320
Q4.98	253	165	395	336
Q2.99	300	188	440	320
Q4.99	275	175	395	350
Q2.00	245	158	466	311
Q4.00	277	195	417	317
Q2.01	295	175	464	330
Q4.01	292	158	400	315
Q2.02	285	163	441	328
Q4.02	332	163	388	304
Q2.03	406	163	434	339
Q4.03	421	183	433	315
Q2.04	347	163	382	300
Q4.04	364	168	387	312
Q2.05	379	178	407	374
Q4.05	391	178	402	390
Q2.06	431	178	484	406
Q4.06	428	220	510	515
Q2.07	466	215	540	550
Q4.07	539	230	586	570
Q2.08	564	230	580	572
Q4.08	610	323	614	.
Q2.09	623	250	848	501

Table II.12.9 Building Permits and Valuation in Lincoln 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	30	.	.	.	30	.	.	106.15
1981	44	4	11	.	59	.	.	96.42
1982	56	.	16	.	72	.	.	97.40
1983	25	.	16	.	41	.	.	97.24
1984	36	10	.	.	46	.	.	89.59
1985	28	10	.	16	54	.	.	79.23
1986	11	.	.	.	11	.	.	92.42
1987	9	.	.	.	9	.	.	90.90
1988	5	.	.	.	5	.	.	108.63
1989	2	.	.	.	2	.	.	104.67
1990	3	.	.	.	3	.	.	83.58
1991	5	.	4	.	9	.	.	85.49
1992	112	.	.	.	112	.	.	127.04
1993	128	.	4	.	132	.	.	127.61
1994	160	6	4	.	170	.	.	121.82
1995	162	6	7	.	175	.	.	124.87
1996	142	.	4	.	146	.	.	138.87
1997	86	.	.	.	86	.	.	135.19
1998	103	.	.	.	103	.	.	132.86
1999	143	.	.	.	143	.	.	155.88
2000	145	.	.	.	145	.	.	164.38
2001	214	.	4	.	218	.	.	167.70
2002	192	.	4	8	204	.	.	172.11
2003	180	.	.	.	180	.	.	182.26
2004	206	2	4	.	212	.	.	181.05
2005	253	8	.	.	261	.	.	182.30
2006	232	4	7	.	243	.	.	185.61
2007	177	20	4	6	228	.	.	191.61
2008	94	2	4	.	100	.	.	214.09

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 Lincoln County was \$246,253. This represented a decrease of 17.9 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.12.10, below.

Table II.12.10 Average Sales Prices in Lincoln County and Wyoming Assessor Data, 1999 - 2008				
Year	Lincoln County Average Price (\$)	Lincoln County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	115,692	16.78	101,517	4.76
2000	123,266	6.55	111,437	9.77
2001	126,611	2.71	116,469	4.52
2002	145,630	15.02	121,140	4.01
2003	153,733	5.56	132,708	9.55
2004	170,814	11.11	142,501	7.38
2005	187,924	10.02	159,776	12.12
2006	259,458	38.07	187,869	17.58
2007	300,092	15.66	265,044	41.08
2008	246,253	-17.9	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁹⁴ During December 2009, a total of 51 surveys were completed by property managers in Lincoln County. Of the 354 rental units surveyed, 93 were vacant, indicating a vacancy rate of 26.27 percent. This rate compares to a 14.34 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent. The high vacancy rate is primarily driven by an excess of rental stock and a softening demand for rental units.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 47 respondents in Lincoln County. Of the incoming population who were unsatisfied with their

current housing, 100.0 percent said they were seeking to own a home. Seventy-five percent of these respondents wished to buy existing units, of which 33.3 percent of respondents sought homes for between \$50,000 and \$100,000 and 66.7 percent for more than \$100,000. The remainder of those seeking to own a home, 25.0 percent, wished to build, of which 100.0 percent of respondents expected to build for more than \$100,000. A significant portion of these respondents do not appear to have expectations in line with market realities. Additional survey data are presented in Section C of Volume II, Technical Appendix.

Table II.12.11 Semi-Annual Rental Vacancy Survey Lincoln County 2001- 2009				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	287	26	9.06
2001b	9	132	19	14.39
2002a	8	114	10	8.77
2002b	7	151	22	14.57
2003a	7	106	7	6.60
2003b	11	201	11	5.47
2004a	9	176	12	6.82
2004b	8	270	46	17.04
2005a	10	208	14	6.73
2005b	14	137	14	10.22
2006a	9	317	6	1.89
2006b	12	306	11	3.59
2007a	19	402	7	1.74
2007b	11	258	3	1.16
2008a	17	339	34	10.03
2008b	32	286	41	14.34
2009a	40	356	45	12.64
2009b	51	354	93	26.27

HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the 2010 *Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income, as a percentage of median family income (MFI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent and more than 95 percent of median family income.

The household forecast indicates a total increase of 5,411 households in Lincoln County, from 5,266 in 2000 to 10,677 in 2030. Homeowners are expected to increase from 4,280 in 2000 to 8,730 by 2030. Renters are anticipated to increase from 986 in 2000 to 1,947 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 299 households for homeowners with extremely low incomes, 30 percent or less of MFI. Homeownership for those with incomes from 31 to 50 percent of MFI is expected to increase by 417 households, and to increase by 664 for those with 51 to 80 percent of MFI.

⁹⁴Those signified as 'a' in the "year" column of Table II.12.11 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.

Rental demand from the year 2000 to 2030 is expected to increase by 141 households for renters with extremely low incomes, 30 percent or less of MFI. Further, rental demand for those with 31 to 50 percent of MFI is expected to increase by 150 households over the period. Table II.12.11, below, provides details of the household forecast by tenure and income.

Table II.12.11 Strong Growth Household Forecast by Tenure and Income Lincoln 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	287	401	639	349	2,604	4,280
2005	313	437	697	381	2,841	4,669
2010	376	525	836	457	3,409	5,603
2015	428	597	952	520	3,879	6,375
2020	488	681	1,086	594	4,428	7,277
2025	536	748	1,192	652	4,859	7,986
2030	586	817	1,303	712	5,311	8,730
Renters by Percent of Median Family Income						
2000	145	154	226	104	357	986
2005	149	159	232	107	367	1,013
2010	179	191	279	128	441	1,218
2015	207	220	323	148	510	1,407
2020	241	256	375	172	593	1,637
2025	263	280	410	188	648	1,790
2030	286	305	446	205	705	1,947
Total Households by Percent of Median Family Income						
2000	432	555	865	453	2,961	5,266
2005	462	596	929	488	3,208	5,682
2010	555	715	1,115	585	3,850	6,821
2015	635	817	1,274	668	4,388	7,782
2020	729	937	1,461	766	5,020	8,914
2025	799	1,028	1,602	840	5,507	9,776
2030	872	1,122	1,749	917	6,017	10,677