

LINCOLN COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Lincoln County's population increased by 14.12 percent between 2000 and 2008, from 14,573 to 16,631. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.12.1, below.

Table II.12.1 Population Estimates for Wyoming and Lincoln County Census 2000 and 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Lincoln County	% Change from 2000
Population				
2000 Census	493,782	.	14,573	.
July 2001 Estimate	492,924	-0.17	14,588	0.10
July 2002 Estimate	496,969	0.65	14,643	0.48
July 2003 Estimate	499,056	1.07	14,788	1.48
July 2004 Estimate	502,816	1.83	15,093	3.57
July 2005 Estimate	506,007	2.48	15,348	5.32
July 2006 Estimate	512,573	3.81	15,741	8.01
July 2007 Estimate	523,252	5.97	16,172	10.97
July 2008 Estimate	532,668	7.88	16,631	14.12

MIGRATION

Total population change is a combination of births, deaths and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the "natural increase." As calculated from data seen in Table II.12.2, at right, from April 2000 to July 2008, Lincoln County's natural increase was estimated to be 982 people. Lincoln County has been experiencing net in-migration, with over 1,076 persons arriving in the county in the last eight years.¹⁰¹

The Wyoming driver's license exchange data indicate a net increase of four persons during 2009. The driver's license total exchanges for the last nine and one-half years for Lincoln County are presented in Table II.12.3, on the following page, which indicate a net increase of 1,513 persons over the time period.

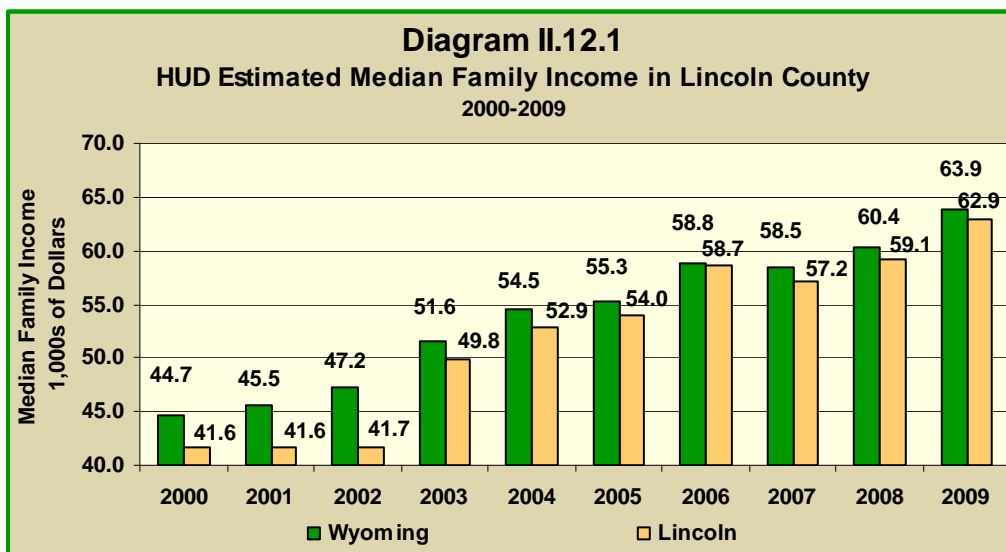
Table II.12.2 Lincoln County Population Change Census 1980 - 7/2008	
1980 Population	12,177
Natural Increase 80-90	2,229
Net Migration 80-90	-1,781
1990 Population	12,625
Natural Increase 90-00	1,003
Net Migration 90-00	945
2000 Population	14,573
Natural Increase 00-08	982
Net Migration 00-08	1,076
2008 Population Estimate	16,631

¹⁰¹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.12.3			
Driver's Licenses Exchanged and Surrendered in Lincoln County			
2000 Through the First Half of 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 – First Half	245	241	4
Total	5,354	3,841	1,513

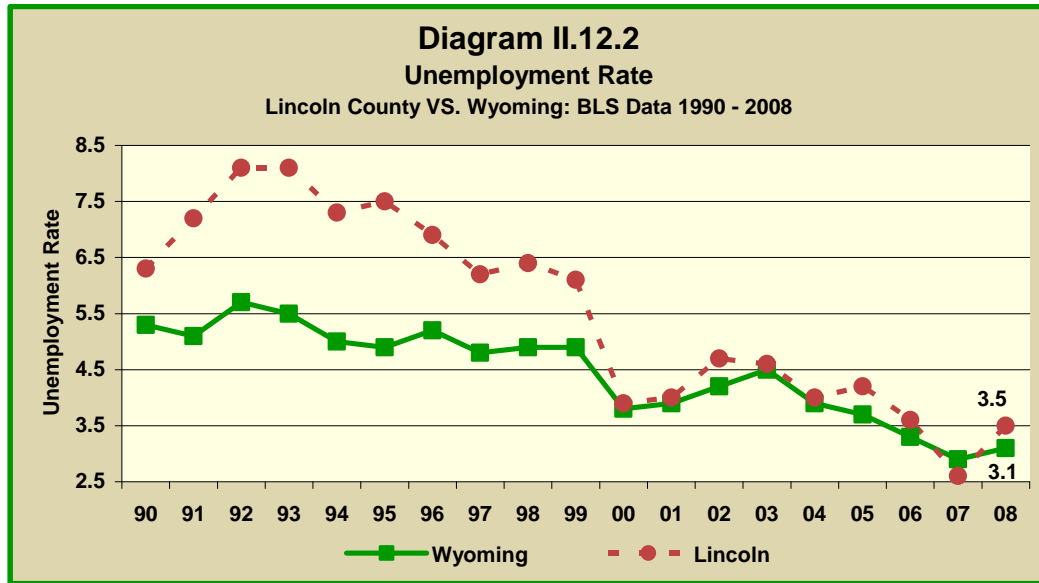
ECONOMICS

The HUD estimated median family income (MFI) for Lincoln County was \$62,900 in 2009.¹⁰² 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. Lincoln County saw higher labor force utilization than the state of Wyoming for the first time in nearly two decades, as seen in Diagram II.12.2, on the following page.

¹⁰² 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 increased by 13.84 percent between 2006 and 2007, changing from a total of 6,342 to 7,220 workers. Preliminary 2008 estimates indicate a decreasing trend with employment falling to 6,643 persons in September.

Table II.12.4								
Lincoln County Total Monthly Employment								
BLS Quarterly Census of Employment and Wages, 2001 – 2008p								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	4,722	4,928	5,466	5,684	5,473	5,758	6,415	7,217
Feb	4,687	4,823	5,502	5,782	5,518	5,707	6,374	6,856
Mar	4,746	4,797	5,594	5,761	5,553	5,809	6,599	6,624
Apr	5,032	5,058	5,765	5,971	5,695	5,936	6,722	6,610
May	5,326	5,422	6,094	6,113	5,930	6,336	7,113	6,720
Jun	5,553	5,551	6,398	6,377	6,253	6,729	7,666	6,847
Jul	5,532	5,647	6,339	6,011	5,958	6,391	7,406	6,453
Aug	5,757	5,734	6,643	5,981	5,952	6,332	7,614	6,431
Sep	5,604	5,521	6,672	6,030	6,135	6,808	7,742	6,643
Oct	5,391	5,443	6,494	5,966	6,049	6,835	7,759	.
Nov	5,249	5,172	6,083	5,766	5,948	6,775	7,658	.
Dec	5,088	5,099	5,933	5,710	5,908	6,683	7,577	.
Annual	5,224	5,266	6,082	5,929	5,864	6,342	7,220	.
% Change	.	0.80	15.50	-2.52	-1.10	8.15	13.84	.

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 increased by 23.49 percent between 2006 and 2007, changing from a total of \$664 to \$820.

Total business establishments reported by the QCEW are displayed in Table II.12.6. Annual establishments increased by 4.46 percent between 2006 and 2007, changing from a total of 784 to 819 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 843 in the third quarter of 2008.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2007, the latest year available for the data, 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 \$48,045. Average earnings per job in the county were \$41,453 in 2007, while Wyoming average earnings per job were \$43,407.¹⁰³

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

¹⁰³ Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2007.

According to the Wyoming cost of living index, average apartment rent in Lincoln County changed by 13.2 percent, from \$539 in fourth quarter 2007 to \$610 in fourth quarter 2008. Detached single-family home rents increased by 4.8 percent, and rents for mobile home lots increased by 40.4 percent.

Lincoln County rental prices have experienced average annualized increases of 2.9 percent per year for apartments, 2.2 percent per year for houses and 4.0 percent per year for mobile home lots since fourth quarter 1986 through fourth quarter 2008. These figures compare to state average annualized increases in rental prices of 3.5 percent for apartments, 4.4 percent for houses, 3.6 percent for mobile homes plus a lot and 2.8 percent for mobile home lots 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 eight-year high of \$259,470 in 2000 and an eight-year 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 - 2008				
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	.

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 an 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 seventeen times semiannually during the past nine years, with the most recent survey conducted in June, 2009.¹⁰⁴ During June of 2009, a total of 40 surveys were completed by property managers in Lincoln County. Of the 356 rental units surveyed, 45 were vacant, indicating a vacancy rate of 12.64 percent. This rate compares to a 10.03 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 6.06 percent. The high vacancy rate is primarily driven by an excess of rental stock and a softening demand for rental units.

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 61 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.

Of those seeking to own a home, 44.4 percent wished to buy existing units, of which all respondents sought homes for more than \$100,000. The remainder of those seeking to own a home, 55.6 percent, wished to build, of which 20.0 percent of respondents expected to build for less than \$50,000, another 20.0 percent expected to build for less than \$100,000 and 60.0 percent 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.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 920 loans purchased in Lincoln County during 1979 through 2009, with 10 in fiscal 2009. The average home size over the period was 1,266 square feet and 1,363 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1963. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$45,855. The average purchase price in fiscal 2009 was \$150,609. In fiscal 2009, 10.0 percent of loans purchased were for new construction, and 10.0 percent had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the August 2009 Volume II, Technical Appendix, Section E.

Table II.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

¹⁰⁴Those 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.

