

LINCOLN COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Lincoln County's population decreased from 18,106 in 2010 to 18,071 in 2011, or by 0.2 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁰⁸ The number of people from 15 to 24 years of age decreased by 0.6 percent, and the number of people from 55 to 64 years of age increased by 7.6 percent. The white population decreased by 0.6 percent, while the black population increased by 100 percent. The Hispanic population increased from 781 to 741 people between 2010 and 2011 or by 5.1 percent. These data are presented in Table II.12.1, below.

Subject	Lincoln County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	18,106	18,071	-0.2%	563,626	568,158	0.8%
Age						
Under 14 years	4,256	4,145	-2.6%	113,371	113,462	0.1%
15 to 24 years	1,981	1,969	-0.6%	78,460	78,704	0.3%
25 to 44 years	4,513	4,419	-2.1%	144,615	145,669	0.7%
45 to 54 years	2,689	2,592	-3.6%	83,577	80,936	-3.2%
55 to 64 years	2,426	2,611	7.6%	73,513	77,120	4.9%
65 and Over	2,241	2,335	4.2%	70,090	72,267	3.1%
Race						
White	17,649	17,544	-0.6%	529,110	531,484	0.4%
Black	38	76	100.0%	5,135	6,024	17.3%
American Indian and Alaskan Native	170	175	2.9%	14,457	14,774	2.2%
Asian	59	68	15.3%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	5	7	40.0%	521	551	5.8%
Two or more races	185	201	8.6%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	781	741	-5.1%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Lincoln County's population increased from 14,573 persons in 2000 to 18,106 in 2010, or by 24.2 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 22.1 percent, while the black population increased by 120 percent. The Hispanic population increased from 315 to 781 persons between 2000 and 2010, or by 147.9 percent. These data are presented in Table II.12.2, on the following page.

¹⁰⁸ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.12.2						
Population by Race and Ethnicity						
Lincoln County						
2000 SF1 and 2010 Census Data						
Race	2000 Census			2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total		
White	14,157	97.1%	17,281	95.4%		22.1%
Black	15	0.1%	33	0.2%		120.0%
American Indian	83	0.6%	146	0.8%		75.9%
Asian	33	0.2%	57	0.3%		72.7%
Native Hawaiian/Pacific Islander	8	0.1%	4	0.0%		-50.0%
Other	103	0.7%	363	2.0%		252.4%
Two or More Races	174	1.2%	222	1.2%		27.6%
Total	14,573	100.0%	18,106	100.0%		24.2%
Hispanic (Ethnicity)	315	2.2%	781	4.3%		147.9%

Table II.12.3, below, presents the population of Lincoln County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 24.2 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,025 persons, or by 73.2 percent. In 2010, the largest age group in Lincoln County was the group aged 35 to 54, which accounted for 27 percent of the entire population. The 2010 census count showed a total of 9,302 males, who accounted for 51.4 percent of the population, and the remaining 48.6 percent, or 8,804 persons, were female.

Table II.12.3							
Population by Age and Gender							
Lincoln County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	493	495	988	761	688	1,449	46.7%
5 to 19	2,031	1,901	3,932	2,108	1,906	4,014	2.1%
20 to 24	333	294	627	381	393	774	23.4%
25 to 34	671	757	1,428	1,179	1,127	2,306	61.5%
35 to 54	2,254	2,143	4,397	2,506	2,390	4,896	11.3%
55 to 64	716	685	1,401	1,258	1,168	2,426	73.2%
65 and Over	862	938	1,800	1,109	1,132	2,241	24.5%
Total	7,360	7,213	14,573	9,302	8,804	18,106	24.2%

At the time of the 2010 Census, there were 71 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 6.6 percent, as shown in Table II.12.4, on the following page.

Table II.12.4			
Group Quarters Population			
Lincoln County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁰⁹	23	17	-26.1%
Juvenile Facilities	.	.	.
Nursing Homes	48	47	-2.1%
Other Institutions	.	.	.
Total	71	64	-9.9%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	5	7	40.0%
Total	5	7	40.0%
Group Quarters Population	76	71	-6.6%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the census tract level, and considered more robust than the one or three year sample estimates.

Table II.12.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 4,768 family households, of which 4,013 housed married couple families and 755 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 331 families, or a female householder with no husband present, of which there were 424 families. There were also an estimated 1,470 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Lincoln County was 76.4 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Lincoln County, 84.2 percent were married households, which compared to 80.5 percent in the State of Wyoming.

¹⁰⁹ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.12.5				
Household Type by Tenure				
Lincoln County				
2007-2011 Five-Year ACS Data				
Family Type	Lincoln County		State of Wyoming	
	Lincoln County	% of Total	State of Wyoming	% of Total
Family households	4,768	76.4%	145,279	66.1%
Married-couple family	4,013	84.2%	116,920	80.5%
Owner-occupied housing units	3,567	88.9%	97,958	83.8%
Renter-occupied housing units	446	11.1%	18,962	16.2%
Other family	755	15.8%	28,359	19.5%
Male householder, no wife present	331	6.9%	9,289	32.8%
Owner-occupied housing units	181	54.7%	5,532	59.6%
Renter-occupied housing units	150	45.3%	3,757	40.4%
Female householder, no husband present	424	8.9%	19,070	67.2%
Owner-occupied housing units	260	61.3%	10,181	53.4%
Renter-occupied housing units	164	38.7%	8,889	46.6%
Nonfamily households	1,470	23.6%	74,349	33.9%
Owner-occupied housing units	984	66.9%	41,217	55.4%
Renter-occupied housing units	486	33.1%	33,132	44.6%
Total	6,238	100.0%	219,628	100.0%

Table II.12.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 2,521 two-person family households, 844 three-person family households and 709 four-person family households. One-person non-family households made up 90.1 percent of all non-family households or an estimated 1,324 households. Lincoln County’s two persons households made up 42.5 percent of total housing units and four person households made up an additional 11.4 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.12.6				
Household Type by Household Size				
Lincoln County				
2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Lincoln County				
One Person	.	1,324	1,324	21.2%
Two Person	2,521	133	2,654	42.5%
Three Person	844	11	855	13.7%
Four Person	709	2	711	11.4%
Five Person	312	0	312	5.0%
Six Person	259	0	259	4.2%
Seven Person	123	0	123	2.0%
Total	4,768	1,470	6,238	100.0%
State of Wyoming				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
Total	145,279	74,349	219,628	100.0%

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 2,654 two-person households, 2,307 were owner-occupied and 347 were renter-occupied. Of the 711 four-person households, 586 were owner-occupied and 125 were renter-occupied. Further household size data by tenure are presented in Table II.12.7, below.

Table II.12.7				
Tenure by Household Size				
Lincoln County				
2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Lincoln County				
One Person	896	428	1,324	21.2%
Two Person	2,307	347	2,654	42.5%
Three Person	640	215	855	13.7%
Four Person	586	125	711	11.4%
Five Person	226	86	312	5.0%
Six Person	251	8	259	4.2%
Seven Person or more	86	37	123	2.0%
Total	4,992	1,246	6,238	100.0%
State of Wyoming				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
Total	154,888	64,740	219,628	100.0%

As shown in Table II.12.8, below, Lincoln County had a total of 8,833 housing units of which 6,238 or 70.6 percent were occupied. Of these occupied units, 80.0 percent, or 4,992 units were owner occupied, which compares to a statewide rate of 70.5 percent. A total of 2,595 units or 29.4 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.12.8				
Housing Units by Tenure				
Lincoln County				
2007-2011 Five-Year ACS Data				
Tenure	Lincoln County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,238	70.6%	219,628	84.8%
Owner-Occupied	4,992	80.0%	154,888	70.5%
Renter-Occupied	1,246	20.0%	64,740	29.5%
Vacant Housing Units	2,595	29.4%	39,362	15.2%
Total Housing Units	8,833	100.0%	258,990	100.0%

Table II.12.9, on the following page, shows that of the 2,595 housing units in Lincoln County as reported in the 2011 ACS data, 157 or 6.1 percent were for rent and 364 or 14.0 percent were for sale. An estimated 1,478 units were for seasonal, recreational, or occasional use, and 485 or 18.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

Table II.12.9 Disposition of Vacant Housing Units Lincoln County 2007-2011 Five Year ACS Data				
Disposition	Lincoln County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	157	6.1%	5,138	13.1%
Rented, but not occupied	44	1.7%	2,072	5.3%
For sale only	364	14.0%	2,921	7.4%
Sold, but not occupied	67	2.6%	983	2.5%
For seasonal, recreational, or occasional use	1,478	57.0%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	485	18.7%	10,249	26.0%
Total	2,595	100.0%	39,362	100.0%

Table II.12.10, at right, presents different income statistics for Lincoln County. According to the 2011 ACS data averages, median family income for Lincoln County was \$68,700 compared to the statewide average of \$69,058. Per capita income for Lincoln County, which is calculated by dividing total income by population, was \$25,451, which compared to \$28,952 for the State of Wyoming.

Table II.12.10 Median and Per Capita Income Lincoln County 2007-2011 Five-Year ACS Data		
Income Type	Lincoln County	Wyoming
Median Family Income	68,700	69,058
Median Household Income	60,543	56,380
Per Capita Income	25,451	28,952

Table II.12.11, below, shows households by income for Lincoln County and the State of Wyoming. In Lincoln County, there were a total of 467 households or 7.5 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 765 households that had incomes between \$35,000 and \$49,999, which accounted for 12.3 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 20.2 percent of total households and numbered 1,258 in Lincoln County.

Table II.12.11 Households by Income Lincoln County 2007-2011 Five-Year ACS Data				
Income	Lincoln County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	467	7.5%	21,222	9.7%
15,000 - 19,999	338	5.4%	10,180	4.6%
20,000 - 24,999	324	5.2%	10,638	4.8%
25,000 - 34,999	547	8.8%	23,696	10.8%
35,000 - 49,999	765	12.3%	31,275	14.2%
50,000 - 74,999	1,344	21.5%	44,469	20.2%
75,000 - 99,999	1,195	19.2%	31,675	14.4%
100,000 and above	1,258	20.2%	46,473	21.2%
Total	6,238	100.0%	219,628	100.0%

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.12.12, below. In total, the poverty rate in Lincoln County was 8.2 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Lincoln County had a poverty rate of 6.7 percent and the female population had a poverty rate of 9.9 percent. There were 105 males and 65 females in poverty under the age of 5. Overall, 11.7 percent of persons in poverty in Lincoln County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 128 individuals with incomes below the poverty level which represented 8.8 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

Table II.12.12				
Poverty by Age				
Lincoln County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Lincoln County				
5 and Below	105	65	170	11.7%
6 to 18	243	299	542	37.4%
18 to 64	223	388	611	42.1%
65 and Older	36	92	128	8.8%
Total	607	844	1,451	100.0%
Poverty Rate	6.7%	9.9%	8.2%	.
State of Wyoming				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
Total	24,335	30,565	54,900	100.0%
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.12.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Lincoln County saw an average of 4,422 owner-occupied single-family units compared to 714 single-family rental units. In Lincoln County, single-family units comprised 82.3 percent of all households compared with 71.7 percent statewide. Lincoln County had a total of 153 apartment rental units and total apartment units accounted for 2.8 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 669 mobile homes in Lincoln County, which comprised 10.7 percent of all occupied housing units and compared to 13.8 statewide.

Table II.12.13				
Households by Unit Type				
Lincoln County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
Single-Family Unit	4,422	714	5,136	82.3%
Duplex	9	48	57	0.9%
Tri- or Four-Plex	0	177	177	2.8%
Apartments	20	153	173	2.8%
Mobile Homes	515	154	669	10.7%
Boat, RV, Van, Etc.	26	0	26	0.4%
Total	4,992	1,246	6,238	100.0%
State of Wyoming				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
Total	154,888	64,740	219,628	100.0%

Table II.12.14, below, shows the number of households by year of construction. As shown, 12.0 percent, or 748 units, were built in 1939 or earlier in the county, and another 225 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 480, which accounted for 7.7 percent of all households, and an additional 390 households, or 6.3 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.12.14				
Households by Year Built				
Lincoln County 2007-2011 Five-Year ACS Data				
Year Built	Lincoln County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	748	12.0%	25,099	11.4%
1940 to 1949	225	3.6%	10,841	4.9%
1950 to 1959	282	4.5%	22,067	10.0%
1960 to 1969	433	6.9%	19,430	8.8%
1970 to 1979	1,072	17.2%	52,134	23.7%
1980 to 1989	1,097	17.6%	34,742	15.8%
1990 to 1999	1,511	24.2%	26,856	12.2%
2000 to 2004	480	7.7%	14,190	6.5%
Built 2005 or Later	390	6.3%	14,269	6.5%
Total	6,238	100.0%	219,628	100.0%

Table II.12.15, on the following page, displays housing units for Lincoln County and the State of Wyoming. The number of rooms in Lincoln County varied between households. Households with one room accounting for only 0.9 percent of total housing units, while households with five and six

rooms accounted for 22.0 and 13.5 percent, respectively. The median number of rooms in Lincoln County was 6 rooms, which compared to 6 statewide.

Table II.12.15				
Housing Units by Number of Rooms				
Lincoln County 2007-2011 Five-Year ACS Data				
Number of Rooms	Lincoln County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	77	0.9%	4,252	1.6%
Two	195	2.2%	6,593	2.5%
Three	542	6.1%	19,112	7.4%
Four	1,327	15.0%	44,741	17.3%
Five	1,941	22.0%	52,369	20.2%
Six	1,193	13.5%	40,122	15.5%
Seven	1,263	14.3%	31,810	12.3%
Eight	715	8.1%	25,589	9.9%
Nine or more	1,580	17.9%	34,402	13.3%
Total	8,833	100.0%	258,990	100.0%
Median Rooms	6	.	6	.

Table II.12.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 21 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 19.7 percent of total households in Lincoln County, which compared to 24.8 percent statewide. In Lincoln County, the 2,550 households with three bedrooms accounted for 40.9 percent of all households, and there were only 931 five-bedroom or more households, which accounted for 14.9 percent of all households.

Table II.12.16				
Households by Number of Bedrooms				
Lincoln County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
None	0	21	21	0.3%
One	137	163	300	4.8%
Two	739	489	1,228	19.7%
Three	2,217	333	2,550	40.9%
Four	1,065	143	1,208	19.4%
Five or more	834	97	931	14.9%
Total	4,992	1,246	6,238	100.0%
State of Wyoming				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	100.0%

The age of a structure influences its value. As shown in Table II.12.17, at right, structures built in 1939 or earlier had a median value of \$138,500, while structures built between 1950 and 1959 had a median value of \$168,500 and those built between 1990 to 1999 had a median value of \$235,900. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$264,300 and \$241,100, respectively. The total average median value in Lincoln County was \$205,800, which compared to \$181,900 in the State of Wyoming.

Table II.12.17 Median Value by Year Structure Built Lincoln County 2007-2011 Five-Year ACS Data		
Year Built	Lincoln County	State of Wyoming
1939 or earlier	138,500	148,000
1940 to 1949	150,000	130,200
1950 to 1959	168,500	155,800
1960 to 1969	196,100	171,100
1970 to 1979	196,800	180,100
1980 to 1989	197,100	194,300
1990 to 1999	235,900	224,800
2000 to 2004	264,300	247,900
Built 2005 or Later	241,100	245,700
Total	205,800	181,900

Household mortgage status is reported in Table II.12.18, below. In Lincoln County, households with a mortgage accounted for 60.3 percent of all households or 3,009 housing units, and the remaining 39.7 percent or 1,983 units had no mortgage. Of those units with a mortgage, 478 had either a second mortgage or home equity loan, 54 had both a second mortgage and home equity loan, and 2,477 or 82.3 percent had no second mortgage or no home equity loan.

Table II.12.18 Mortgage Status Lincoln County 2007-2011 Five-Year ACS Data				
Mortgage Status	Lincoln County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	3,009	60.3%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	478	15.9%	16,846	17.7%
Second mortgage only	156	32.6%	8,326	49.4%
Home equity loan only	322	67.4%	8,520	50.6%
Both second mortgage and home equity loan	54	1.8%	733	0.8%
No second mortgage and no home equity loan	2,477	82.3%	77,715	81.6%
Housing units without a mortgage	1,983	39.7%	59,594	38.5%
Total	4,992	100.0%	154,888	100.00%

The median rent in Lincoln County was \$669 as compared to \$591 statewide, as shown in Table II.12.19, below.

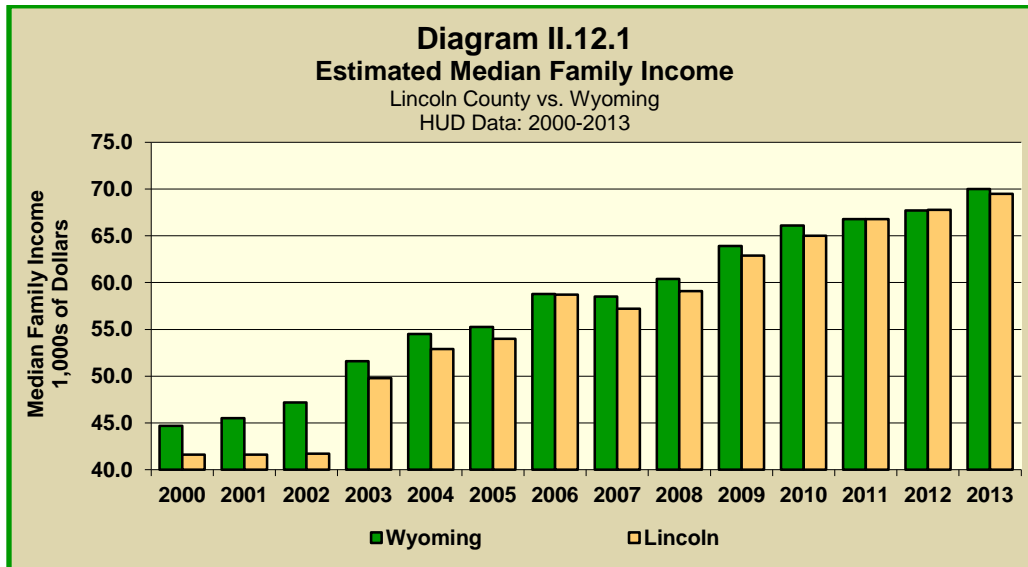
Table II.12.19 Median Rent Lincoln County 2007-2011 Five-Year ACS Data	
Place	Rent
Lincoln County	\$669
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 32 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Lincoln County are presented in Table II.12.20, below, and indicate a net increase of 1,729 persons over the time period.

Table II.12.20			
Driver’s Licenses Exchanged and Surrendered			
Lincoln County			
WYDOT Data, 2000–Second Quarter 2012			
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
2010	486	333	153
2011	408	435	-27
2012 – First Half	238	206	32
Total	6,757	5,028	1,729

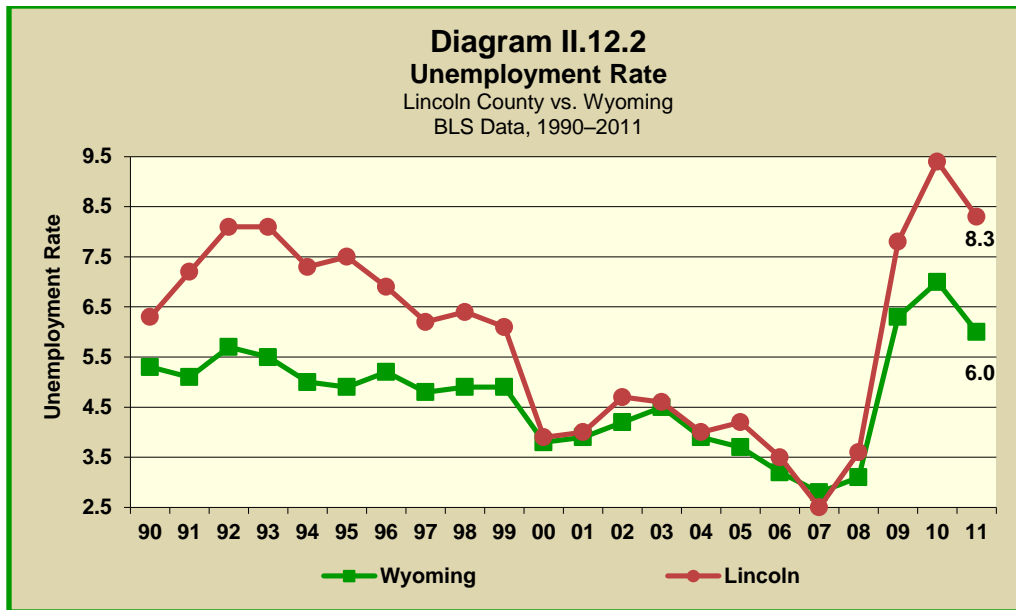
Economics

The HUD estimated MFI for Lincoln County was \$69,500 in 2013.¹¹⁰ This compares to Wyoming’s MFI of \$70,000. Diagram II.12.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Lincoln County’s labor force, defined as the number of persons working or actively seeking work, decreased by 52 persons, from 8,393 in 2010 to 8,341 in 2011. Employment increased by 42 persons; unemployment decreased by 94 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 9.4 percent in 2010 to 8.3 in 2011, as shown on the following page in Diagram II.12.2.

¹¹⁰ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.12.21, below, annual total monthly employment increased by 1.16 percent between 2010 and 2011, from a total of 6,018 to 6,088 workers. Preliminary estimates shows employment increased to 6,095 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	4,928	5,466	5,684	5,473	5,758	6,415	7,217	6,218	5,676	5,775	5,548
Feb	4,823	5,502	5,782	5,518	5,707	6,374	6,856	6,141	5,723	5,821	5,442
Mar	4,797	5,594	5,761	5,553	5,809	6,599	6,624	6,223	5,726	5,900	5,494
Apr	5,058	5,765	5,971	5,695	5,936	6,722	6,610	6,472	5,820	5,882	5,565
May	5,422	6,094	6,113	5,930	6,336	7,113	6,720	6,633	6,045	6,366	5,758
Jun	5,551	6,398	6,377	6,253	6,729	7,666	6,847	6,592	6,408	6,592	6,095
Jul	5,647	6,339	6,011	5,958	6,391	7,406	6,492	6,047	6,135	6,167	.
Aug	5,734	6,643	5,981	5,952	6,332	7,614	6,484	6,022	6,007	5,915	.
Sep	5,521	6,672	6,030	6,135	6,808	7,742	6,691	6,381	6,391	6,358	.
Oct	5,443	6,494	5,966	6,049	6,835	7,759	6,614	6,326	6,239	6,339	.
Nov	5,172	6,083	5,766	5,948	6,775	7,658	6,478	6,169	6,080	6,118	.
Dec	5,099	5,933	5,710	5,908	6,683	7,577	6,404	5,944	5,962	5,820	.
Annual	5,266	6,082	5,929	5,864	6,342	7,220	6,670	6,264	6,018	6,088	.
% Change	0.80	15.50	-2.52	-1.10	8.15	13.84	-7.62	-6.09	-3.93	1.16	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.12.22, on the following page, annual average weekly wages increased by 9.28 percent between 2010 and 2011, from a total of \$754 to \$824. Preliminary estimates show average weekly wages increased to \$883 in the second quarter 2012.

Table II.12.22						
Average Weekly Wages						
Lincoln County						
BLS QCEW Data, 2001–2012(p)						
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
2009	700	783	703	764	738	-5.75
2010	737	720	728	828	754	2.17
2011	809	844	797	845	824	9.28
2012(p)	826	883

Total business establishments reported by the QCEW are displayed below in Table II.12.23. Annual establishments decreased by 1.49 percent between 2010 and 2011, from 804 to 792 establishments. Preliminary estimate show business establishments decreased to 791 in the second quarter of 2012.

Table II.12.23						
Number of Establishments						
Lincoln County						
BLS QCEW Data, 2001–2012(p)						
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
2009	824	836	838	830	832	0.00
2010	804	804	809	799	804	-3.37
2011	782	783	803	800	792	-1.49
2012(p)	783	791

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Lincoln County recorded 10,132 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 \$681,985,000, and real per capita income was \$37,739 in 2011. Average earnings per job in the county was \$42,228 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Lincoln County decreased from \$663 in second quarter 2011 to \$502 in second quarter 2012, or by 23.1 percent. Detached single-family home rents decreased by 9.9 percent.

Lincoln County rental prices experienced average annualized increases of 1.7 percent for apartments and 2.4 percent for houses since fourth quarter 1986 through second quarter 2012. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot and 3.1 percent for mobile home lots over the same period. Table II.12.24, at right, presents the Lincoln County data for each rental type.¹¹¹

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 Lincoln County decreased from 49 authorized units in 2010 to 40 in 2011. Total residential authorizations decreased from 49 units in 2010 to 40 in 2011.

The real value of single-family building permits decreased from \$214,300 in 2010 to \$206,800 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$226,800 in 2010 to a low of \$171,600 in 2000. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.12.25, on the following page.

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
Q4.09	641	338	643	.
Q2.10	624	.	818	.
Q4.10	663	378	678	.
Q2.11	653	.	770	.
Q4.11	703	393	680	.
Q2.12	502	.	694	.

¹¹¹ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.12.25 Building Permits and Valuation Lincoln County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	30	.	.	.	30	.	.	111.2
1981	44	4	11	.	59	.	.	101.0
1982	56	.	16	.	72	.	.	102.1
1983	25	.	16	.	41	.	.	101.9
1984	36	10	.	.	46	.	.	93.9
1985	28	10	.	16	54	.	.	83.0
1986	11	.	.	.	11	.	.	96.9
1987	9	.	.	.	9	.	.	95.1
1988	5	.	.	.	5	.	.	113.6
1989	2	.	.	.	2	.	.	109.5
1990	3	.	.	.	3	.	.	87.4
1991	5	.	4	.	9	.	.	89.4
1992	112	.	.	.	112	.	.	132.7
1993	128	.	4	.	132	.	.	133.5
1994	160	6	4	.	170	.	.	127.4
1995	162	6	7	.	175	.	.	130.6
1996	142	.	4	.	146	.	.	145.2
1997	86	.	.	.	86	.	.	141.2
1998	103	.	.	.	103	.	.	138.8
1999	143	.	.	.	143	.	.	162.8
2000	145	.	.	.	145	.	.	171.6
2001	214	.	4	.	218	.	.	175.4
2002	192	.	4	8	204	.	.	180.2
2003	180	.	.	.	180	.	.	190.9
2004	206	2	4	.	212	.	.	189.7
2005	253	8	.	.	261	.	.	190.9
2006	232	4	7	.	243	.	.	194.4
2007	177	20	4	6	207	.	.	200.2
2008	94	2	4	.	100	.	.	223.5
2009	58	.	4	.	62	.	.	226.8
2010	49	.	.	.	49	.	.	214.3
2011	40	.	.	.	40	.	.	206.8

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Lincoln County was \$215,671. This represented a decrease of 12.6 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, or a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.12.26, below.

Table II.12.26 Average Sales Prices Lincoln County and Wyoming DOR Data, 1999–2011				
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
2009	218,350	-11.3	241,622	-5.6
2010	246,864	13.06	250,958	3.9
2011	215,671	-12.6	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2012.¹¹² During December 2012, a total of 66 surveys were completed by property managers in Lincoln County. Of the 597 rental units surveyed, 65 were vacant, indicating a vacancy rate of 10.89 percent, as shown in Table II.12.27, below. This rate compares to a 13.94 percent vacancy rate one year ago and a statewide December 2012 vacancy rate of 4.17 percent. The vacancy rate has been steadily decreasing from a high of 26.27 in December 2009, which indicates a strengthening in the rental market.

Table II.12.27				
Total Units, Vacant Units, Vacancy Rate				
Lincoln County RVS Data				
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%
2010a	74	494	111	22.47%
2010b	71	508	104	20.47%
2011a	76	576	94	16.32%
2011b	79	581	81	13.94%
2012a	81	598	56	9.36%
2012b	66	597	65	10.89%

Diagram II.12.3, on the following page, shows the historical vacancy rate for Lincoln County and Wyoming. As can be seen, the vacancy rate in Lincoln County has been higher than that statewide rate, especially since 2008 where the vacancy rate spiked upward, reaching a high of 26.3 in the second half of 2009.

¹¹²Those signified as a in the “year” column of Table II.12.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

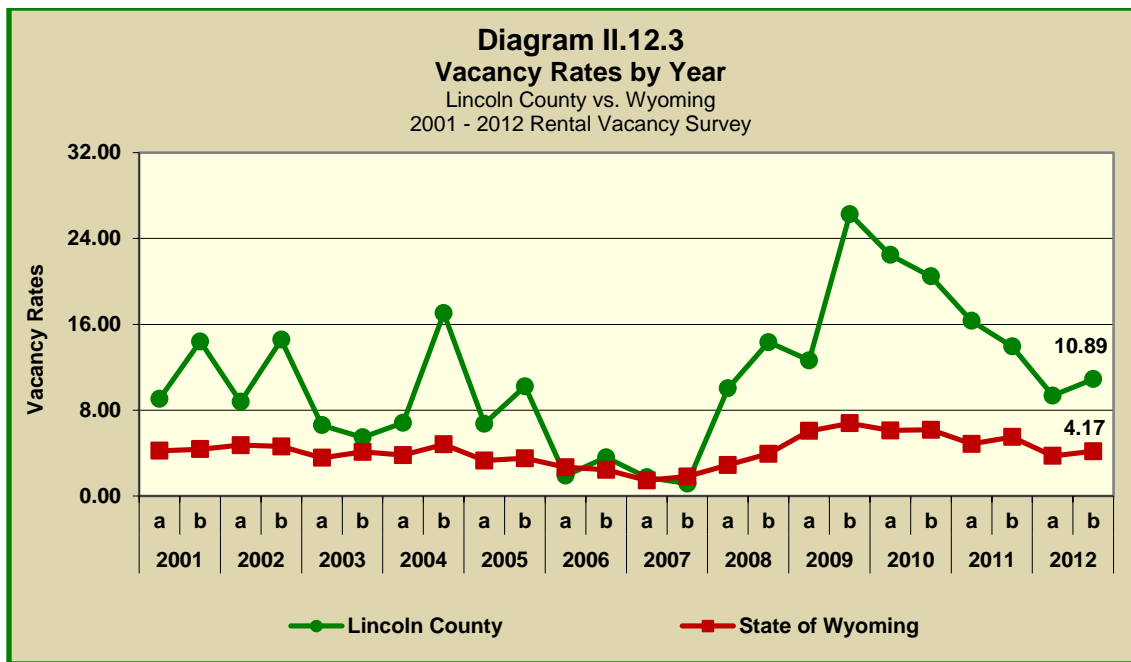
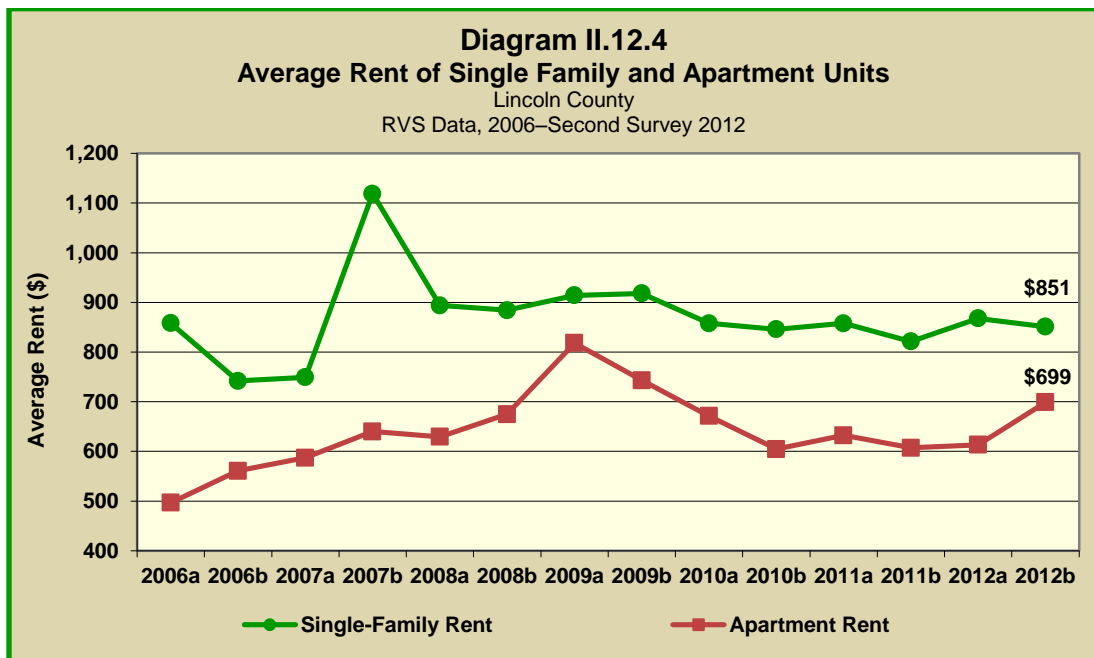


Diagram II.12.4, below, shows the average rent of single-family and apartment units in Lincoln County. In the second half of 2012, average rents for single-family units decreased to \$851, and average rents for apartments rose to \$699.



The calendar year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 17 respondents in Lincoln County. Of those respondents, 64.7 percent currently reside in single family homes, and 11.8 percent lived in manufactured or mobile homes. The most commonly cited reason for moving to Wyoming was a job transfer, or better quality of life. 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.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2011 five-year ACS data, 71 or 1.1 percent of households in Lincoln County were overcrowded and another 17 or 0.3 percent of units were severely overcrowded, as shown in Table II.12.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.12.28				
Overcrowding and Severe Overcrowding				
Lincoln County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Lincoln County				
Owner				
Households	4,950	33	9	4,992
Percentage	99.2%	0.7%	0.2%	100.0%
Renter				
Households	1,200	38	8	1,246
Percentage	96.3%	3.0%	0.6%	100.0%
Total				
Households	6,150	71	17	6,238
Percentage	98.6%	1.1%	0.3%	100.0%
State of Wyoming				
Owner				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
Renter				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
Total				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2011 five-year ACS, a total of 256 units or 2.9 percent of all housing units in Lincoln County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.12.29, at right.

Table II.12.29 Housing Units with Incomplete Kitchen Facilities Lincoln County 2007-2011 Five-Year ACS Data		
Facilities	Lincoln County	State of Wyoming
Complete Kitchen Facilities	8,577	251,420
Lacking Complete Kitchen Facilities	256	7,570
Total Housing Units	8,833	258,990
Percent Lacking	2.9%	2.9%

At the time of the 2011 ACS, a total of 312 units or 3.5 percent of all housing units in Lincoln County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.12.30, at right.

Table II.12.30 Housing Units with Incomplete Plumbing Facilities Lincoln County 2007-2011 Five-Year ACS Data		
Facilities	Lincoln County	State of Wyoming
Complete Plumbing Facilities	8,521	252,719
Lacking Complete Plumbing Facilities	312	6,271
Total Households	8,833	258,990
Percent Lacking	3.5%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Lincoln County, 14.3 percent of households had a cost burden and 9.4 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 23.4 percent of homeowners with a mortgage in Lincoln County experienced a cost burden and 10.9 percent experienced a severe cost burden, while 10.8 percent of renters had a cost burden and 15.5 percent had a severe cost burden, as shown in Table II.12.31, on the following page.

Table II.12.31					
Cost Burden and Severe Cost Burden by Tenure					
Lincoln County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Lincoln County					
Owner With a Mortgage					
Households	1,976	704	329	0	3,009
Percent	65.7%	23.4%	10.9%	0.0%	100.0%
Owner Without a Mortgage					
Households	1,862	55	64	2	1,983
Percent	93.9%	2.8%	3.2%	0.1%	100.0%
Renter					
Households	773	134	193	146	1,246
Percent	62.0%	10.8%	15.5%	11.7%	100.0%
Total					
Households	4,611	893	586	148	6,238
Percent	73.9%	14.3%	9.4%	2.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
Owner Without a Mortgage					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
Renter					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
Total					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

2013 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2013 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 3,323 households in Lincoln County, from 6,861 in 2010 to 10,184 in 2040. Homeowners are expected to increase from 5,410 households in 2010 to 7,927 by 2040. Renters are anticipated to increase from 1,421 households in 2010 to 2,257 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 225 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 254 households and by 379 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 153 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 149 households over the period. Table II.12.32, on the following page, provides details of the household forecast by tenure and income.

Table II.12.32						
Household Forecast by Tenure and Income						
Lincoln County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	484	547	815	426	3,138	5,410
2015	514	580	864	452	3,330	5,741
2020	566	639	952	498	3,667	6,322
2025	600	678	1,010	528	3,890	6,705
2030	636	718	1,070	560	4,120	7,103
2035	672	759	1,131	592	4,357	7,511
2040	709	801	1,194	625	4,598	7,927
Renters by Percent of Median Household Income						
2010	276	269	226	107	574	1,451
2015	301	294	247	117	628	1,587
2020	340	332	278	132	708	1,789
2025	361	353	296	140	752	1,902
2030	383	374	314	149	798	2,019
2035	406	396	333	157	845	2,137
2040	429	418	351	166	893	2,257
Total Households by Percent of Median Household Income						
2010	760	816	1,040	533	3,712	6,861
2015	815	875	1,112	569	3,958	7,329
2020	905	971	1,230	630	4,375	8,111
2025	961	1,030	1,306	668	4,642	8,608
2030	1,019	1,092	1,384	708	4,919	9,122
2035	1,078	1,155	1,463	749	5,202	9,647
2040	1,138	1,220	1,545	791	5,491	10,184

