

## LINCOLN COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Lincoln County's population decreased from 18,106 in 2010 to 17,961 in 2012, or by 0.8 percent. This compares to a statewide population growth of 2.3 percent over the period.<sup>106</sup> The number of people from 25 to 44 years of age decreased by 3.8 percent, and the number of people from 55 to 64 years of age increased by 7.7 percent. The white population decreased by 1.7 percent, while the black population increased by 281.6 percent. The Hispanic population increased from 781 to 774 people between 2010 and 2012 or by 0.9 percent. These data are presented in Table II.12.1, below.

Subject	Lincoln County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
<b>Population</b>	<b>18,106</b>	<b>17,961</b>	<b>-0.8%</b>	<b>563,626</b>	<b>576,412</b>	<b>2.3%</b>
<b>Age</b>						
Under 14 years	4,256	4,061	-4.6%	113,371	113,773	0.4%
15 to 24 years	1,981	1,948	-1.7%	78,460	79,861	1.8%
25 to 44 years	4,513	4,342	-3.8%	144,615	149,367	3.3%
45 to 54 years	2,689	2,547	-5.3%	83,577	78,964	-5.5%
55 to 64 years	2,426	2,612	7.7%	73,513	78,939	7.4%
65 and Over	2,241	2,451	9.4%	70,090	75,508	7.7%
<b>Race</b>						
White	17,649	17,348	-1.7%	529,110	536,450	1.4%
Black	38	145	281.6%	5,135	8,555	66.6%
American Indian and Alaskan Native	170	181	6.5%	14,457	15,003	3.8%
Asian	59	84	42.4%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	5	17	240.0%	521	575	10.4%
Two or more races	185	186	0.5%	9,754	10,646	9.1%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	781	774	-0.9%	50,231	54,770	9.0%

Table II.12.2, below, presents the population of Lincoln County by age and gender from the 2000 and 2010 Census counts. 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. In 2012 the number of females decreased to 8,774 persons, which accounted for 48.9 percent of the population while the remaining 51.1 percent, or 9,187 persons were male.

<sup>106</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.12.2</b>							
<b>Population by Age and Gender</b>							
Lincoln County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,237	2,019	4,256	2,078	1,983	4,061	-4.6%
15 to 24 years	1,013	968	1,981	1,019	929	1,948	-1.7%
25 to 44 years	2,320	2,193	4,513	2,222	2,120	4,342	-3.8%
45 to 54 years	1,365	1,324	2,689	1,286	1,261	2,547	-5.3%
55 to 64 years	1,258	1,168	2,426	1,346	1,266	2,612	7.7%
65 and Over	1,109	1,132	2,241	1,236	1,215	2,451	9.4%
<b>Total</b>	<b>9,302</b>	<b>8,804</b>	<b>18,106</b>	<b>9,187</b>	<b>8,774</b>	<b>17,961</b>	<b>-0.8%</b>
<b>% of Total</b>	51.4%	48.6%	.	51.1%	48.9%	.	.

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.12.3, below.

<b>Table II.12.3</b>			
<b>Group Quarters Population</b>			
Lincoln County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>107</sup>	23	17	-26.1%
Juvenile Facilities	.	.	.
Nursing Homes	48	47	-2.1%
Other Institutions	.	.	.
<b>Total</b>	<b>71</b>	<b>64</b>	<b>-9.9%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	5	7	40.0%
<b>Total</b>	<b>5</b>	<b>7</b>	<b>40.0%</b>
<b>Group Quarters Population</b>	<b>76</b>	<b>71</b>	<b>-6.6%</b>

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

<sup>107</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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.12.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 4,922 family households, of which 4,292 housed married couple families and 630 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 275 families, or a female householder with no husband present, of which there were 355 families. There were also an estimated 1,424 “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 77.6 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Lincoln County, 87.2 percent were married households, which compared to 80.5 percent in the State of Wyoming.

<b>Table II.12.4</b>				
<b>Household Type by Tenure</b>				
Lincoln County				
2008-2012 5-Year ACS Data				
Family Type	Lincoln County		State of Wyoming	
	Lincoln County	% of Total	State of Wyoming	% of Total
Family households	4,922	77.6%	145,992	65.9%
Married-couple family	4,292	87.2%	117,493	80.5%
Owner-occupied housing units	3,912	91.1%	98,110	83.5%
Renter-occupied housing units	380	8.9%	19,383	16.5%
Other family	630	12.8%	28,499	19.5%
Male householder, no wife present	275	5.6%	9,246	32.4%
Owner-occupied housing units	191	69.5%	5,485	59.3%
Renter-occupied housing units	84	30.5%	3,761	40.7%
Female householder, no husband present	355	7.2%	19,253	67.6%
Owner-occupied housing units	228	64.2%	10,177	52.9%
Renter-occupied housing units	127	35.8%	9,076	47.1%
Nonfamily households	1,424	22.4%	75,487	34.1%
Owner-occupied housing units	951	66.8%	41,887	55.5%
Renter-occupied housing units	473	33.2%	33,600	44.5%
<b>Total</b>	<b>6,346</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Table II.12.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 2,592 two-person family households, 763 three-person family households and 836 four-person family households. One-person non-family households made up 89.3 percent of all non-family households or an estimated 1,272 households. Lincoln County’s two persons households made up 42.9 percent of total housing units and four person households made up an additional 13.2 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.12.5</b>				
<b>Household Type by Household Size</b>				
Lincoln County				
2008-2012 5-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Lincoln County</b>				
One Person	.	1,272	1,272	20.0%
Two Person	2,592	131	2,723	42.9%
Three Person	763	19	782	12.3%
Four Person	836	2	838	13.2%
Five Person	346	0	346	5.5%
Six Person	263	0	263	4.1%
Seven Person	122	0	122	1.9%
<b>Total</b>	<b>4,922</b>	<b>1,424</b>	<b>6,346</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
<b>Total</b>	<b>145,992</b>	<b>75,487</b>	<b>221,479</b>	<b>100.0%</b>

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 2,723 two-person households, 2,386 were owner-occupied and 337 were renter-occupied. Of the 838 four-person households, 721 were owner-occupied and 117 were renter-occupied. Further household size data by tenure are presented in Table II.12.6, below.

<b>Table II.12.6</b>				
<b>Tenure by Household Size</b>				
Lincoln County				
2008-2012 5-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Lincoln County</b>				
One Person	862	410	1,272	20.0%
Two Person	2,386	337	2,723	42.9%
Three Person	681	101	782	12.3%
Four Person	721	117	838	13.2%
Five Person	271	75	346	5.5%
Six Person	258	5	263	4.1%
Seven Person or more	103	19	122	1.9%
<b>Total</b>	<b>5,282</b>	<b>1,064</b>	<b>6,346</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

As seen in Table II.12.7, on the following page, Lincoln County had a total of 8,925 housing units of which 6,346 or 71.1 percent were occupied. Of these occupied units, 83.2 percent, or 5,282 units were owner occupied, which compares to a statewide rate of 70.3. A total of 2,579 units or 28.9 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.12.7 Housing Units by Tenure</b> Lincoln County 2008-2012 5-Year ACS Data				
Tenure	Lincoln County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,346	71.1%	221,479	84.7
Owner-Occupied	5,282	83.2%	155,659	70.3
Renter-Occupied	1,064	16.8%	65,820	29.7
Vacant Housing Units	2,579	28.9%	39,951	15.3
<b>Total Housing Units</b>	<b>8,925</b>	<b>100.0%</b>	<b>261,430</b>	<b>100.0</b>

Table II.12.8, below, shows that of the 2,579 housing units in Lincoln County as reported in the 2012 ACS data, 184 or 7.1 percent were for rent and 324 or 12.6 percent were for sale. An estimated 1,525 units were for seasonal, recreational, or occasional use, and 460 or 17.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

<b>Table II.12.8 Disposition of Vacant Housing Units</b> Lincoln County 2008-2012 5-Year ACS Data				
Disposition	Lincoln County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	184	7.1%	5,825	14.6%
Rented, but not occupied	10	.4%	1,811	4.5%
For sale only	324	12.6%	2,711	6.8%
Sold, but not occupied	45	1.7%	799	2.0%
For seasonal, recreational, or occasional use	1,525	59.1%	18,027	45.1%
For migrant workers	31	1.2%	488	1.2%
Other vacant	460	17.8%	10,290	25.8%
<b>Total</b>	<b>2,579</b>	<b>100.0%</b>	<b>39,951</b>	<b>100.0%</b>

Table II.12.9, at right, presents different income statistics for Lincoln County. According to the 2012 ACS data averages, median family income for Lincoln County was \$72,275 compared to the statewide average of \$70,013. Per capita income for Lincoln County, which is calculated by dividing total income by population, was \$26,459, which compared to \$28,858 for the State of Wyoming.

<b>Table II.12.9 Median and Per Capita Income</b> Lincoln County 2008-2012 5-Year ACS Data		
Income Type	Lincoln County	Wyoming
Median Family Income	72,275	70,013
Median Household Income	62,542	56,573
Per Capita Income	26,459	28,858

Table II.12.10, on the following page, shows households by income for Lincoln County and the State of Wyoming. In Lincoln County, there were a total of 472 households or 7.4 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 792 households that had incomes between \$35,000 and \$49,999, which accounted for 12.5 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 23.3 percent of total households and numbered 1,476 in Lincoln County.

<b>Table II.12.10 Households by Income</b> Lincoln County 2008-2012 5-Year ACS Data				
Income	Lincoln County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	472	7.4%	21,996	9.9%
15,000 - 19,999	322	5.1%	10,608	4.8%
20,000 - 24,999	273	4.3%	10,519	4.7%
25,000 - 34,999	416	6.6%	22,992	10.4%
35,000 - 49,999	792	12.5%	31,395	14.2%
50,000 - 74,999	1,442	22.7%	44,135	19.9%
75,000 - 99,999	1,153	18.2%	31,949	14.4%
100,000 and above	1,476	23.3%	47,885	21.6%
<b>Total</b>	<b>6,346</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.12.11, below. In total, the poverty rate in Lincoln County was 7.1 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Lincoln County had a poverty rate of 6.4 percent and the female population had a poverty rate of 7.9 percent. There were 83 males and 37 females in poverty under the age of 5. Overall, 9.4 percent of persons in poverty in Lincoln County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 168 individuals with incomes below the poverty level which represented 13.2 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.12.11 Poverty by Age</b> Lincoln County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Lincoln County</b>				
5 and Below	83	37	120	9.4%
6 to 18	197	127	324	25.5%
18 to 64	256	403	659	51.8%
65 and Older	51	117	168	13.2%
<b>Total</b>	<b>587</b>	<b>684</b>	<b>1,271</b>	<b>100.0%</b>
Poverty Rate	6.4%	7.9%	7.1%	.
<b>State of Wyoming</b>				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
<b>Total</b>	<b>26,872</b>	<b>33,764</b>	<b>60,636</b>	<b>100.0%</b>
Poverty Rate	10%	12%	11.0%	.

Table II.12.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Lincoln County saw an average of 4,762 owner-occupied single-family units compared to 590 single-family rental units. In Lincoln County, single-family units comprised 84.3 percent of all households compared with 71.5 percent statewide. Lincoln County

had a total of 140 apartment rental units and total apartment units accounted for 2.5 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 589 mobile homes in Lincoln County, which comprised 9.3 percent of all occupied housing units and compared to 13.6 statewide.

<b>Table II.12.12</b>				
<b>Households by Unit Type</b>				
Lincoln County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Lincoln County</b>				
Single-Family Unit	4,762	590	5,352	84.3%
Duplex	19	66	85	1.3%
Tri- or Four-Plex	0	149	149	2.3%
Apartments	17	140	157	2.5%
Mobile Homes	470	119	589	9.3%
Boat, RV, Van, Etc.	14	0	14	.2%
<b>Total</b>	<b>5,282</b>	<b>1,064</b>	<b>6,346</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>

Table II.12.13, below, shows the number of households by year of construction. As shown, 12.4 percent, or 787 units, were built in 1939 or earlier in the county, and another 239 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,143, which accounted for 18.0 percent of all households, and an additional 12 households, or 0.2 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

<b>Table II.12.13</b>				
<b>Households by Year Built</b>				
Lincoln County 2008-2012 5-Year ACS Data				
Year Built	Lincoln County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	787	12.4%	24,899	11.2%
1940 to 1949	239	3.8%	10,352	4.7%
1950 to 1959	296	4.7%	22,395	10.1%
1960 to 1969	369	5.8%	19,254	8.7%
1970 to 1979	1,026	16.2%	50,875	23.0%
1980 to 1989	1,039	16.4%	34,715	15.7%
1990 to 1999	1,435	22.6%	26,905	12.1%
2000 to 2004	1,143	18.0%	30,814	13.9%
Built 2005 or Later	12	.2%	1,270	.6%
<b>Total</b>	<b>6,346</b>	<b>100.0%</b>	<b>221,479</b>	<b>100.0%</b>

Table II.12.14, below, 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 1.5 percent of total housing units, while households with five and six rooms accounted for 21.9 and 15.1 percent, respectively. The median number of rooms in Lincoln County was 6 rooms, which compared to 6 statewide.

<b>Table II.12.14</b>				
<b>Housing Units by Number of Rooms</b>				
Lincoln County 2008-2012 5-Year ACS Data				
Number of Rooms	Lincoln County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	133	1.5%	4,323	1.7%
Two	212	2.4%	6,841	2.6%
Three	461	5.2%	19,299	7.4%
Four	1,243	13.9%	44,488	17.0%
Five	1,951	21.9%	51,437	19.7%
Six	1,346	15.1%	40,208	15.4%
Seven	1,181	13.2%	32,481	12.4%
Eight	797	8.9%	25,835	9.9%
Nine or more	1,601	17.9%	36,518	14.0%
<b>Total</b>	<b>8,925</b>	<b>100.0%</b>	<b>261,430</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.12.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 17 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 16.6 percent of total households in Lincoln County, which compared to 24.6 percent statewide. In Lincoln County, the 2,735 households with three bedrooms accounted for 43.1 percent of all households, and there were only 908 five-bedroom or more households, which accounted for 14.3 percent of all households.

<b>Table II.12.15</b>				
<b>Households by Number of Bedrooms</b>				
Lincoln County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Lincoln County</b>				
None	14	17	31	.5%
One	137	127	264	4.2%
Two	603	449	1,052	16.6%
Three	2,432	303	2,735	43.1%
Four	1,287	69	1,356	21.4%
Five or more	809	99	908	14.3%
<b>Total</b>	<b>5,282</b>	<b>1,064</b>	<b>6,346</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
<b>Total</b>	<b>155,659</b>	<b>65,820</b>	<b>221,479</b>	<b>100.0%</b>



The age of a structure influences its value. As shown in Table II.12.16, at right, structures built in 1939 or earlier had a median value of \$153,800, while structures built between 1950 and 1959 had a median value of \$126,100 and those built between 1990 to 1999 had a median value of \$234,200. 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 \$255,300 and \$, respectively. The total average median value in Lincoln County was \$204,600, which compared to \$184,400 in the State of Wyoming.

<b>Table II.12.16</b>		
<b>Median Value by Year Structure Built</b>		
Lincoln County 2008-2012 5-Year ACS Data		
<b>Year Built</b>	<b>Lincoln County</b>	<b>State of Wyoming</b>
1939 or earlier	153,800	153,500
1940 to 1949	173,400	136,800
1950 to 1959	126,100	156,600
1960 to 1969	180,400	173,700
1970 to 1979	194,900	181,700
1980 to 1989	185,400	196,100
1990 to 1999	234,200	228,400
2000 to 2004	255,300	248,900
Built 2005 or Later		221,600
<b>Total</b>	<b>204,600</b>	<b>184,400</b>

Household mortgage status is reported in Table II.12.17, below. In Lincoln County, households with a mortgage accounted for 61.2 percent of all households or 3,235 housing units, and the remaining 38.8 percent or 2,047 units had no mortgage. Of those units with a mortgage, 383 had either a second mortgage or home equity loan, 85 had both a second mortgage and home equity loan, and 2,767 or 85.5 percent had no second mortgage or no home equity loan.

<b>Table II.12.17</b>				
<b>Mortgage Status</b>				
Lincoln County 2008-2012 5-Year ACS Data				
<b>Mortgage Status</b>	<b>Lincoln County</b>		<b>State of Wyoming</b>	
	<b>Households</b>	<b>% of Households</b>	<b>Households</b>	<b>% of Households</b>
Housing units with a mortgage, contract to purchase, or similar debt	3,235	61.2%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	383	11.8%	15,069	16.0%
Second mortgage only	153	39.9%	7,440	49.4%
Home equity loan only	230	60.1%	7,629	50.6%
Both second mortgage and home equity loan	85	2.6%	645	.7%
No second mortgage and no home equity loan	2,767	85.5%	78,587	83.3%
Housing units without a mortgage	2,047	38.8%	61,358	39.4%
<b>Total</b>	<b>5,282</b>	<b>100.0%</b>	<b>155,659</b>	<b>100.00%</b>

The median rent in Lincoln County was \$632 as compared to \$618 statewide, as seen in Table II.12.18, below.

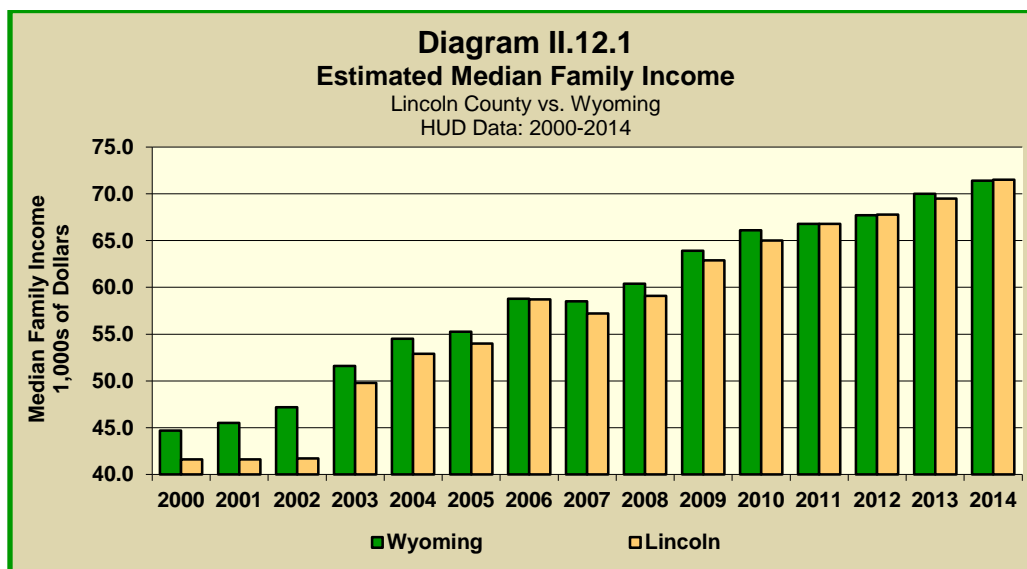
<b>Table II.12.18</b>	
<b>Median Rent</b>	
Lincoln County 2008-2012 5-Year ACS Data	
<b>Place</b>	<b>Rent</b>
Lincoln County	\$632
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 76 persons during 2013. The driver’s license total exchanges since 2000 for Lincoln County are presented in Table II.12.19, below, and indicate a net increase of 1,789 persons over the time period.

<b>Table II.12.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Lincoln County			
WYDOT Data, 2000–2013			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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	512	496	16
2013	517	441	76
<b>Total</b>	<b>7,548</b>	<b>5,759</b>	<b>1,789</b>

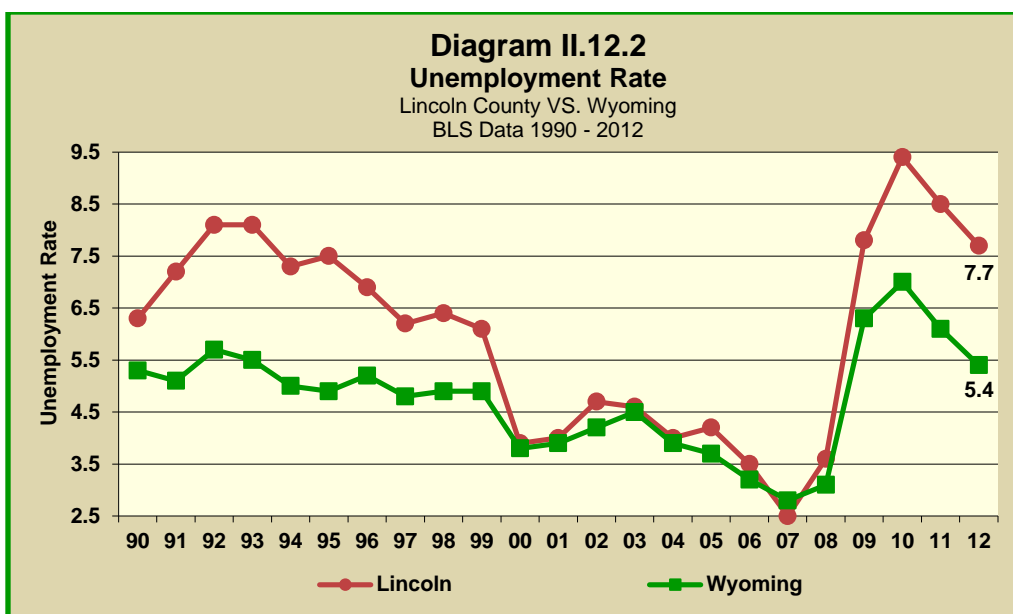
**Economics**

The HUD estimated MFI for Lincoln County was \$71,500 in 2014.<sup>108</sup> This compares to Wyoming’s MFI of \$71,400. Diagram II.12.1, below, illustrates the estimated MFI for 2000 through 2014.



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 490 persons, from 8,347 in 2011 to 7,857 in 2012. Employment decreased by 386 persons; unemployment decreased by 104 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 8.5 percent in 2011 to 7.7 in 2012, as shown on the following page in Diagram II.12.2.

<sup>108</sup> 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.12.20, below, annual total monthly employment decreased by 6.62 percent between 2011 and 2012, from a total of 6,088 to 5,685 workers. Preliminary estimates shows total monthly employment increased to 6,091 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	5,466	5,684	5,473	5,758	6,415	7,217	6,218	5,676	5,775	5,548	5,425
Feb	5,502	5,782	5,518	5,707	6,374	6,856	6,141	5,723	5,821	5,442	5,416
Mar	5,594	5,761	5,553	5,809	6,599	6,624	6,223	5,726	5,900	5,494	5,446
Apr	5,765	5,971	5,695	5,936	6,722	6,610	6,472	5,820	5,882	5,569	5,468
May	6,094	6,113	5,930	6,336	7,113	6,720	6,633	6,045	6,366	5,760	5,734
Jun	6,398	6,377	6,253	6,729	7,666	6,847	6,592	6,408	6,592	6,113	6,091
Jul	6,339	6,011	5,958	6,391	7,406	6,492	6,047	6,135	6,167	5,677	.
Aug	6,643	5,981	5,952	6,332	7,614	6,484	6,022	6,007	5,915	5,589	.
Sep	6,672	6,030	6,135	6,808	7,742	6,691	6,381	6,391	6,358	5,809	.
Oct	6,494	5,966	6,049	6,835	7,759	6,614	6,326	6,239	6,339	5,807	.
Nov	6,083	5,766	5,948	6,775	7,658	6,478	6,169	6,080	6,118	5,749	.
Dec	5,933	5,710	5,908	6,683	7,577	6,404	5,944	5,962	5,820	5,658	.
<b>Annual</b>	<b>6,082</b>	<b>5,929</b>	<b>5,864</b>	<b>6,342</b>	<b>7,220</b>	<b>6,670</b>	<b>6,264</b>	<b>6,018</b>	<b>6,088</b>	<b>5,685</b>	.
% Change	15.50	-2.52	-1.10	8.15	13.84	-7.62	-6.09	-3.93	1.16	-6.62	.

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.12.21, on the following page, annual average weekly wages decreased by 1.09 percent between 2011 and 2012, from a total of \$824 to \$815. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$841.

<b>Table II.12.21</b> <b>Average Weekly Wages</b> 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	826	823	761	851	815	-1.09
2013(p)	791	841	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.12.22. Annual establishments decreased by 0.38 percent between 2011 and 2012, from 792 to 789 establishments. Preliminary estimates indicate the total number of establishments increased to 290,363 in the second quarter of 2013.

<b>Table II.12.22</b> <b>Number of Establishments</b> 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	782	791	793	791	789	-0.38
2013(p)	796	794	.	.	.	.

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 \$694,023,000, and real per capita income was \$38,405 in 2011. Average earnings per job in the county was \$42,973 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 \$502 in second quarter 2012 to \$471 in second quarter 2013, or by 6.2 percent. Detached single-family home rents increased by 2.7 percent.

Lincoln County rental prices experienced average annualized increases of 2.6 percent for apartments and 2.1 percent for houses since fourth quarter 1986 through fourth quarter 2012. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot and 3.0 percent for mobile home lots over the same period. Table II.12.23, at right, presents the Lincoln County data for each rental type.<sup>109</sup>

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 40 authorized units in 2011 to 28 in 2012. Total residential authorizations decreased from 40 units in 2011 to 28 in 2012.

The real value of single-family building permits increased from \$210,411 in 2011 to \$215,371 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$231,200 in 2011 to a low of \$174,700 in 2000. These figures compare to the state average high of \$275,723 in 2000 and low of \$187,359 in 2003. Additional details of permit activity and per unit valuations are given in Table II.12.24, on the following page.

<b>Table II.12.23</b> <b>Semiannual Average Monthly Rental Prices</b> Lincoln County EAD Data, Fourth Quarter 1986–Second Quarter 2013				
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	.
Q4.12	638	425	654	.
Q2.13	471	.	713	.

<sup>109</sup> 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.

<b>Table II.12.24</b> <b>Building Permits and Valuation</b> Lincoln County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2012 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	30	.	.	.	30	.	.	113.2
1981	44	4	11	.	59	.	.	102.8
1982	56	.	16	.	72	.	.	103.9
1983	25	.	16	.	41	.	.	103.7
1984	36	10	.	.	46	.	.	95.5
1985	28	10	.	16	54	.	.	84.5
1986	11	.	.	.	11	.	.	98.6
1987	9	.	.	.	9	.	.	96.8
1988	5	.	.	.	5	.	.	115.6
1989	2	.	.	.	2	.	.	111.4
1990	3	.	.	.	3	.	.	89.0
1991	5	.	4	.	9	.	.	91.0
1992	112	.	.	.	112	.	.	135.1
1993	128	.	4	.	132	.	.	135.8
1994	160	6	4	.	170	.	.	129.7
1995	162	6	7	.	175	.	.	132.9
1996	142	.	4	.	146	.	.	147.8
1997	86	.	.	.	86	.	.	143.7
1998	103	.	.	.	103	.	.	141.2
1999	143	.	.	.	143	.	.	165.6
2000	145	.	.	.	145	.	.	174.7
2001	214	.	4	.	218	.	.	178.5
2002	192	.	4	8	204	.	.	183.4
2003	180	.	.	.	180	.	.	194.2
2004	206	2	4	.	212	.	.	193.1
2005	253	8	.	.	261	.	.	194.3
2006	232	4	7	.	243	.	.	197.8
2007	177	20	4	6	207	.	.	203.8
2008	94	2	4	.	100	.	.	227.5
2009	58	.	4	.	62	.	.	231.2
2010	49	.	.	.	49	.	.	218.1
2011	40	.	.	.	40	.	.	210.4
2012	28	.	.	.	28	.	.	215.4

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Lincoln County was \$189,290. This represented a decrease of 12.2 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406, or an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.12.25, below.

<b>Table II.12.25</b> <b>Average Sales Prices</b> Lincoln County and Wyoming DOR Data, 2000–2012				
Year	Lincoln County Average Price (\$)	Lincoln County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	123,266	6.55	131,207	.
2001	126,611	2.71	128,771	-1.86
2002	145,630	15.02	138,295	7.40
2003	153,733	5.56	148,276	7.22
2004	170,814	11.11	159,558	7.61
2005	187,924	10.02	178,183	11.67
2006	259,458	38.07	219,438	23.15
2007	300,092	15.66	265,044	20.78
2008	246,253	-17.9	256,045	-3.40
2009	218,350	-11.3	241,622	-5.63
2010	246,864	13.06	250,958	3.86
2011	215,671	-12.6	241,301	-3.85
2012	189,290	-12.2	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2013.<sup>110</sup> During December 2013, a total of 68 surveys were completed by property managers in Lincoln County. Of the 489 rental units surveyed, 85 were vacant, indicating a vacancy rate of 17.38 percent, as shown in Table II.12.26, below. This rate compares to a 10.89 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 percent. In the second half of 2013 the vacancy rate spiked by over 9.0 percent. However, the large increased is driven by one respondent with over half of their units vacant. After a follow up call, a bad local economy was cited as the reason for the high rate among those particular units.

<b>Table II.12.26</b>				
<b>Total Units, Vacant Units, Vacancy Rate</b>				
Lincoln County				
RVS Data				
<b>Year</b>	<b>Sample</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
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%
2013a	71	527	42	7.97%
2013b	68	489	85	17.38%

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. The rate spiked again in December 2013, rising to 17.38 percent.

<sup>110</sup>Those 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.

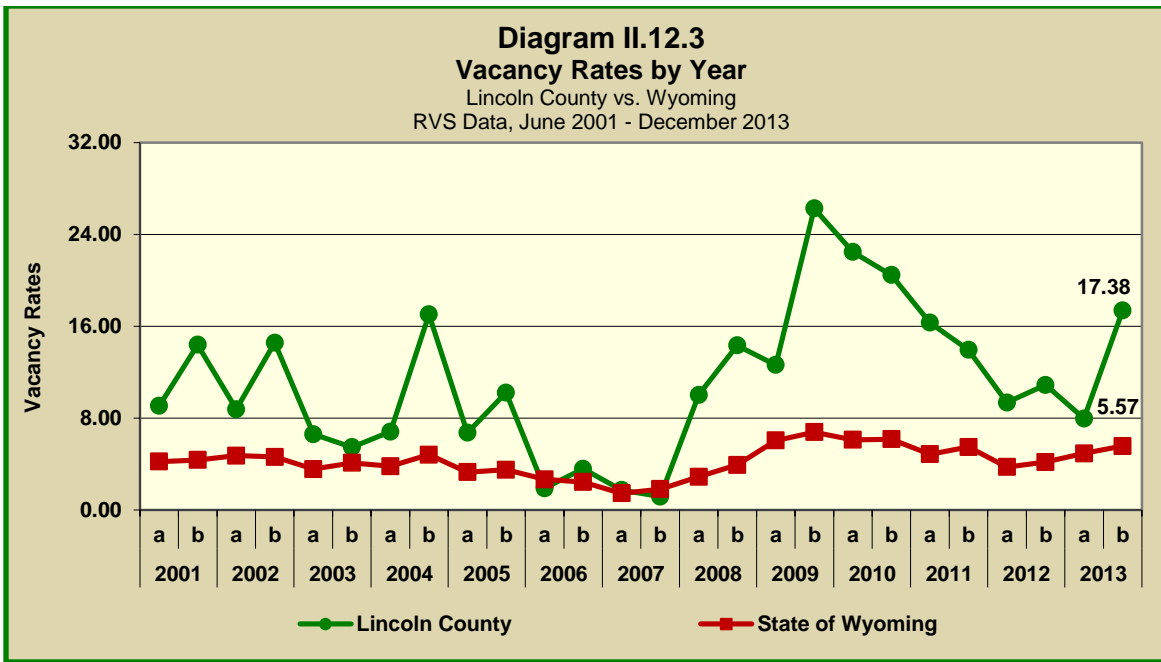


Diagram II.12.4, below, shows the average rent of single-family and apartment units in Lincoln County. In the second half of 2013, average rents for single-family units decreased to \$787, and average rents for apartments rose to \$657.

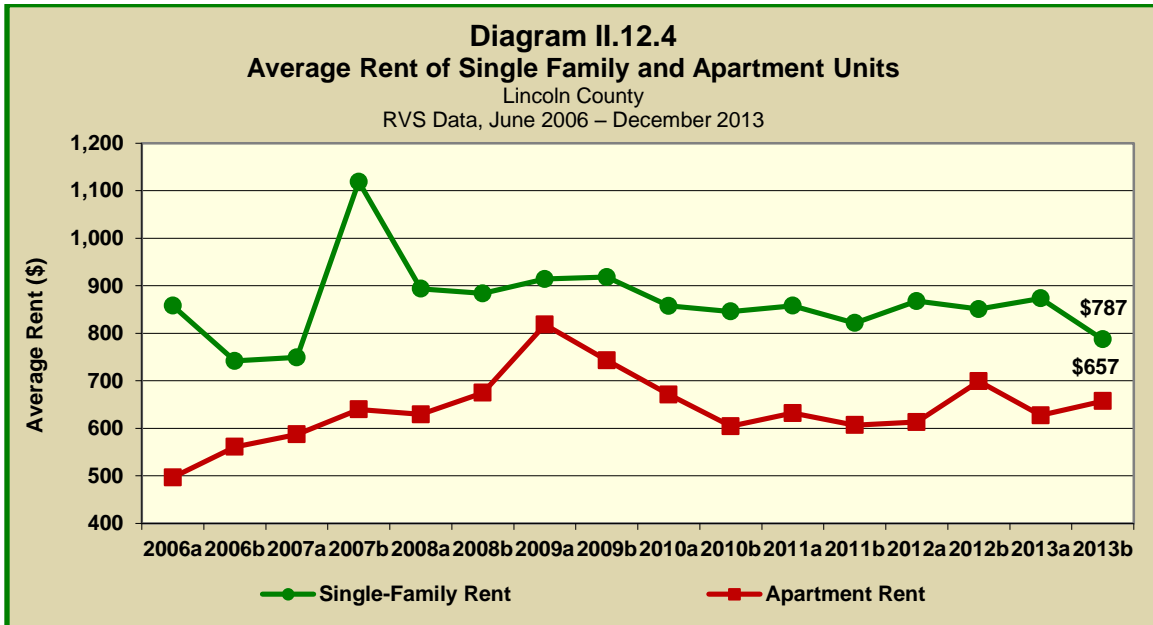




Table II.12.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 109 single family units in Lincoln County, with 3 of them available. This translates into a vacancy rate of 2.8 percent in Lincoln County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 233 apartment units reported in the survey, with 22 of them available, which resulted in a vacancy rate of 9.4 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

<b>Table II.12.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Lincoln County			
RVS Data, December 2013			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	109	3	2.8%
Duplex units	12	0	.0%
Apartments	233	22	9.4%
Mobile Homes	46	6	13.0%
“Other” Units	3	1	33.3%
Don’t Know	86	53	61.6%
<b>Total</b>	<b>489</b>	<b>85</b>	<b>17.4%</b>

Table II.12.28, below, reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 53 units. The most common apartment units were two bedroom units, with 87 units. Additional details for additional unit types are reported found below.

<b>Table II.12.28</b>							
<b>Rental Units by Bedroom Size</b>							
Lincoln County							
RVS Data, December 2013							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	1	0	3	0	0	.	4
One	18	0	46	0	0	.	64
Two	12	5	87	5	1	.	110
Three	53	6	7	29	2	.	97
Four	11	1	1	3	0	.	16
Five	3	0	0	0	0	.	3
Don’t Know	11	0	89	9	0	86	195
<b>Total</b>	<b>109</b>	<b>12</b>	<b>233</b>	<b>46</b>	<b>3</b>	<b>86</b>	<b>489</b>

Average market-rate rents by unit type are shown in Table II.12.29, on the following page. 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. Single family units also normally command higher rents than apartment units.

<b>Table II.12.29</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Lincoln County						
RVS Data, December 2013						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$625	\$	\$375	\$	\$	\$500
One	\$471	\$	\$500	\$	\$650	\$496
Two	\$718	\$608	\$601	\$375	\$650	\$632
Three	\$831	\$811	\$663	\$553	\$883	\$784
Four	\$843	\$1,200	\$800	\$600	\$	\$850
Five	\$807	\$	\$	\$	\$	\$807
<b>Total</b>	<b>\$787</b>	<b>\$754</b>	<b>\$657</b>	<b>\$523</b>	<b>\$813</b>	<b>\$739</b>

Table II.12.30, below, shows vacancy rates for single family units by average rental rates for Lincoln County. Single family units with the lowest vacancy rate had an average rent of less than 500 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.12.30</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Lincoln County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	2	0	.0%
\$500 to \$1,000	84	1	1.2%
\$1,000 to \$1,500	8	1	12.5%
Above \$1,500			%
Missing	15	1	6.7%
<b>Total</b>	<b>109</b>	<b>3</b>	<b>2.8%</b>

The average rent and availability of apartment units is displayed in Table II.12.31, below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 0.0 percent.

<b>Table II.12.31</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Lincoln County			
RVS Data, December 2013			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	4	0	.0%
\$500 to \$1,000	106	12	11.3%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	123	10	8.13%
<b>Total</b>	<b>233</b>	<b>22</b>	<b>9.4%</b>

Table II.12.32, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of 0.0 percent.

<b>Table II.12.32</b> <b>Mobile Home Market Rate Rents by Vacancy Status</b> Lincoln County RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	9	0	.0%
\$500 to \$1,000	28	6	21.4%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	9	0	.0%
<b>Total</b>	<b>46</b>	<b>6</b>	<b>13.0%</b>

Table II.12.33, below, shows the condition of rental units by unit type for Lincoln County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

<b>Table II.12.33</b> <b>Condition by Unit Type</b> Lincoln County RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	2	0	0	6	0	.	8
Average	8	2	45	3	0	.	58
Good	57	4	150	8	2	.	221
Excellent	29	6	27	23	0	.	85
Don’t Know	13	0	11	6	1	86	117
<b>Total</b>	<b>109</b>	<b>12</b>	<b>233</b>	<b>46</b>	<b>3</b>	<b>86</b>	<b>489</b>

The availability of single family units based on their condition is displayed in Table II.12.34. As can be seen the single family units with the lowest vacancy rates were in fair condition, with a vacancy rate of 0.0 percent, as shown in Table II.12.34 on the following page.

<b>Table II.12.34</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Lincoln County			
RVS Data, December 2013			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	2	0	.0%
Average	8	1	12.5%
Good	57	1	1.8%
Excellent	29	1	3.4%
Don't Know	13		%
<b>Total</b>	<b>109</b>	<b>3</b>	<b>2.8%</b>

Table II.12.35, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in good condition, and had a vacancy rate of 4.0 percent.

<b>Table II.12.35</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Lincoln County			
RVS Data, December 2013			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	0	0	%
Average	45	8	17.8%
Good	150	6	4.0%
Excellent	27	4	14.8%
Don't Know	11		%
<b>Total</b>	<b>233</b>	<b>22</b>	<b>9.4%</b>

Table II.12.36, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in good quality, with a vacancy rate of 4.00 percent.

<b>Table II.12.36</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Lincoln County			
RVS Data, December 2013			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			
Fair	6	0	.0%
Average	3	0	.0%
Good	8	1	12.5%
Excellent	23	5	21.7%
Don't Know	6		%
<b>Total</b>	<b>46</b>	<b>6</b>	<b>13.0%</b>

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.12.37 on the following page, respondents in Lincoln County said they would prefer 33 more single family units, 4 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 39 units.

<b>Table II.12.37</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Lincoln County RVS Data, December 2013	
<b>Unit Type</b>	<b>More Units</b>
Single family units	33
Duplex Units	
Apartments	4
Mobile homes	2
Other	
Don't Know	
All types	
<b>Total</b>	<b>39</b>

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 51 respondents in Campbell County. Of the incoming persons who were unsatisfied with their current housing, 42.9 percent said they sought to own a home and 57.1 percent wished to rent. Of those seeking to own a home, 50.0 percent wished to buy existing units, of which 100.0 percent sought homes between \$100,000 and \$250,000. Of those seeking to build, 100.0 percent wished to build for above \$250,000.

Of those persons currently renting or seeking to rent, 75.0 percent anticipated spending between \$475 to \$849, and 25.0 percent hoped to spend above \$850 per month. 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 2012 5-year ACS data, 130 or 2.0 percent of households in Lincoln County were overcrowded and another 29 or 0.5 percent of units were severely overcrowded, as shown in Table II.12.38, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.12.38</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Lincoln County				
2008-2012 5-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Lincoln County</b>				
<b>Owner</b>				
Households	5,159	99	24	5,282
Percentage	97.7%	1.9%	.5%	100.0%
<b>Renter</b>				
Households	1,028	31	5	1,064
Percentage	96.6%	2.9%	.5%	100.0%
<b>Total</b>				
Households	6,187	130	29	6,346
Percentage	97.5%	2.0%	.5%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
<b>Renter</b>				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
<b>Total</b>				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	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 2012 5-year ACS, a total of 267 units or 3.0 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.12.39, at right.

<b>Table II.12.39</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Lincoln County		
2008-2012 5-Year ACS Data		
<b>Facilities</b>	<b>Lincoln County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	8,658	253,942
Lacking Complete Kitchen Facilities	267	7,488
<b>Total Housing Units</b>	<b>8,925</b>	<b>261,430</b>
Percent Lacking	3.0%	2.9%

At the time of the 2012 ACS, a total of 296 units or 3.3 percent of all housing units in Lincoln County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.12.40, on the following page.

<b>Table II.12.40</b>		
<b>Housing Units with Incomplete Plumbing Facilities</b>		
Lincoln County 2008-2012 5-Year ACS Data		
<b>Facilities</b>	<b>Lincoln County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	8,629	255,465
Lacking Complete Plumbing Facilities	296	5,965
<b>Total Households</b>	<b>8,925</b>	<b>261,430</b>
Percent Lacking	3.3%	2.3%

The third type of housing problem reported in the 2012 ACS data is cost burden. 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 Lincoln County, 14.3 percent of households had a cost burden and 8.7 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 21.7 percent of homeowners with a mortgage in Lincoln County experienced a cost burden and 9.4 percent experienced a severe cost burden, while 11.6 percent of renters had a cost burden and 16.6 percent had a severe cost burden, as seen in Table II.12.41, on the following page.

<b>Table II.12.41</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Lincoln County					
2008-2012 5-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Lincoln County</b>					
<b>Owner With a Mortgage</b>					
Households	2,228	703	304	0	3,235
Percent	68.9%	21.7%	9.4%	.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,890	84	69	4	2,047
Percent	92.3%	4.1%	3.4%	.2%	100.0%
<b>Renter</b>					
Households	615	123	177	149	1,064
Percent	57.8%	11.6%	16.6%	14.0%	100.0%
<b>Total</b>					
Households	4,733	910	550	153	6,346
Percent	74.6%	14.3%	8.7%	2.4%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
<b>Renter</b>					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
<b>Total</b>					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

## 2014 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 *2014 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 3,636 households in Lincoln County, from 6,861 in 2010 to 10,497 in 2040. Homeowners are expected to increase from 5,410 households in 2010 to 8,085 by 2040. Renters are anticipated to increase from 1,451 households in 2010 to 2,411 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.

<b>Table II.12.42</b>						
<b>Household Forecast by Tenure and Income</b>						
Lincoln County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	485	406	743	484	3,292	5,410
2015	511	428	784	511	3,472	5,706
2020	567	475	869	567	3,851	6,329
2025	605	507	928	605	4,111	6,756
2030	644	540	988	644	4,378	7,195
2035	684	573	1,049	684	4,648	7,638
2040	724	607	1,111	724	4,920	8,085
<b>Renters by Percent of Median Household Income</b>						
2010	332	295	308	94	421	1,451
2015	367	325	340	104	465	1,602
2020	420	372	389	119	533	1,833
2025	452	401	420	128	574	1,976
2030	486	431	451	138	616	2,121
2035	519	460	482	147	658	2,267
2040	552	490	512	157	701	2,411
<b>Total Households by Percent of Median Household Income</b>						
2010	817	701	1,051	579	3,713	6,861
2015	878	753	1,124	615	3,937	7,308
2020	987	847	1,259	686	4,383	8,162
2025	1,058	908	1,348	734	4,685	8,732
2030	1,130	971	1,439	782	4,994	9,316
2035	1,203	1,033	1,531	831	5,306	9,905
2040	1,276	1,096	1,623	881	5,620	10,497

