

LINCOLN COUNTY

Demographics

The Census Bureau's current census estimates indicate that Lincoln County's population increased from 18,106 in 2010 to 18,364 in 2013, or by 1.4 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age decreased by 3.3 percent, and the number of people from 55 to 64 years of age increased by 13.8 percent. The white population increased by .2 percent, while the black population increased by 365.8 percent. The Hispanic population increased from 781 to 820 people between 2010 and 2013 or by 5.0 percent. These data are presented in Table II.12.1, below.

Table II.12.1						
Profile of Population Characteristics						
Wyoming vs. Lincoln County						
2010 Census and 2012 Current Census Estimates						
Subject	Lincoln County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	18,106	18,364	1.4%	563,626	582,658	3.4%
Age						
Under 14 years	4,256	4,132	-2.9%	113,371	115,337	1.7%
15 to 24 years	1,981	2,028	2.4%	78,460	80,908	3.1%
25 to 44 years	4,513	4,365	-3.3%	144,615	151,055	4.5%
45 to 54 years	2,689	2,446	-9.0%	83,577	76,258	-8.8%
55 to 64 years	2,426	2,760	13.8%	73,513	80,411	9.4%
65 and Over	2,241	2,633	17.5%	70,090	78,689	12.3%
Race						
White	17,649	17,690	.2%	529,110	539,936	2.0%
Black	38	177	365.8%	5,135	10,186	98.4%
American Indian and Alaskan Native	170	187	10.0%	14,457	15,258	5.5%
Asian	59	93	57.6%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	5	12	140.0%	521	630	20.9%
Two or more races	185	205	10.8%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	781	820	5.0%	50,231	56,363	12.2%

Table II.12.2, on the following page, presents the population of Lincoln County by age and gender from the 2010 Census and 2013 current census estimates. 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 2013, the number of males rose to 9,311 persons, and accounted for 50.7 percent of the population, with the remaining 49.3 percent, or 9,053 persons being female.

Table II.12.2							
Population by Age and Gender							
Lincoln County							
2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,237	2,019	4,256	2,093	2,039	4,132	-2.9%
15 to 24 years	1,013	968	1,981	1,048	980	2,028	2.4%
25 to 44 years	2,320	2,193	4,513	2,220	2,145	4,365	-3.3%
45 to 54 years	1,365	1,324	2,689	1,229	1,217	2,446	-9.0%
55 to 64 years	1,258	1,168	2,426	1,401	1,359	2,760	13.8%
65 and Over	1,109	1,132	2,241	1,320	1,313	2,633	17.5%
Total	9,302	8,804	18,106	9,311	9,053	18,364	1.4%
% of Total	51.4%	48.6%	.	50.7%	49.3%	.	.

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.

Table II.12.3			
Group Quarters Population			
Lincoln County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹¹⁴	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

¹¹⁴ 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.

Table II.12.4 Household Type by Tenure 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%
Total	6,346	100.0%	221,479	100.0%

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.

Table II.12.5				
Household Type by Household Size				
Lincoln County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Lincoln County				
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%
Total	4,922	1,424	6,346	100.0%
State of Wyoming				
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%
Total	145,992	75,487	221,479	100.0%

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.

Table II.12.6				
Tenure by Household Size				
Lincoln County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Lincoln County				
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%
Total	5,282	1,064	6,346	100.0%
State of Wyoming				
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%
Total	155,659	65,820	221,479	100.0%

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.

Table II.12.7 Housing Units by Tenure 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
Total Housing Units	8,925	100.0%	261,430	100.0

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.

Table II.12.8 Disposition of Vacant Housing Units 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%
Total	2,579	100.0%	39,951	100.0%

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.

Table II.12.9 Median and Per Capita Income 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.

Table II.12.10 Households by Income 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%
Total	6,346	100.0%	221,479	100.0%

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.

Table II.12.11 Poverty by Age Lincoln County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Lincoln County				
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%
Total	587	684	1,271	100.0%
Poverty Rate	6.4%	7.9%	7.1%	.
State of Wyoming				
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%
Total	26,872	33,764	60,636	100.0%
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.

Table II.12.12 Households by Unit Type				
Lincoln County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
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%
Total	5,282	1,064	6,346	100.0%
State of Wyoming				
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%
Total	155,659	65,820	221,479	100.0%

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 2009 was 1,143, which accounted for 18.0 percent of all households, and an additional 12 households, or 0.2 percent, were built in 2010 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2010 or later statewide.

Table II.12.13 Households by Year Built				
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 2009	1,143	18.0%	30,814	13.9%
Built 2010 or Later	12	.2%	1,270	.6%
Total	6,346	100.0%	221,479	100.0%

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.

Table II.12.14				
Housing Units by Number of Rooms				
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%
Total	8,925	100.0%	261,430	100.0%
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.

Table II.12.15				
Households by Number of Bedrooms				
Lincoln County				
2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
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%
Total	5,282	1,064	6,346	100.0%
State of Wyoming				
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%
Total	155,659	65,820	221,479	100.0%

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 2009 had a median value of \$255,300. The total average median value in Lincoln County was \$204,600, which compared to \$184,400 in the State of Wyoming.

Table II.12.16 Median Value by Year Structure Built Lincoln County 2008-2012 5-Year ACS Data		
Year Built	Lincoln County	State of Wyoming
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 2009	255,300	248,900
Built 2010 or Later	.	221,600
Total	204,600	184,400

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.

Table II.12.17 Mortgage Status Lincoln County 2008-2012 5-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	3,235	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%
Total	5,282	100.0%	155,659	100.00%

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

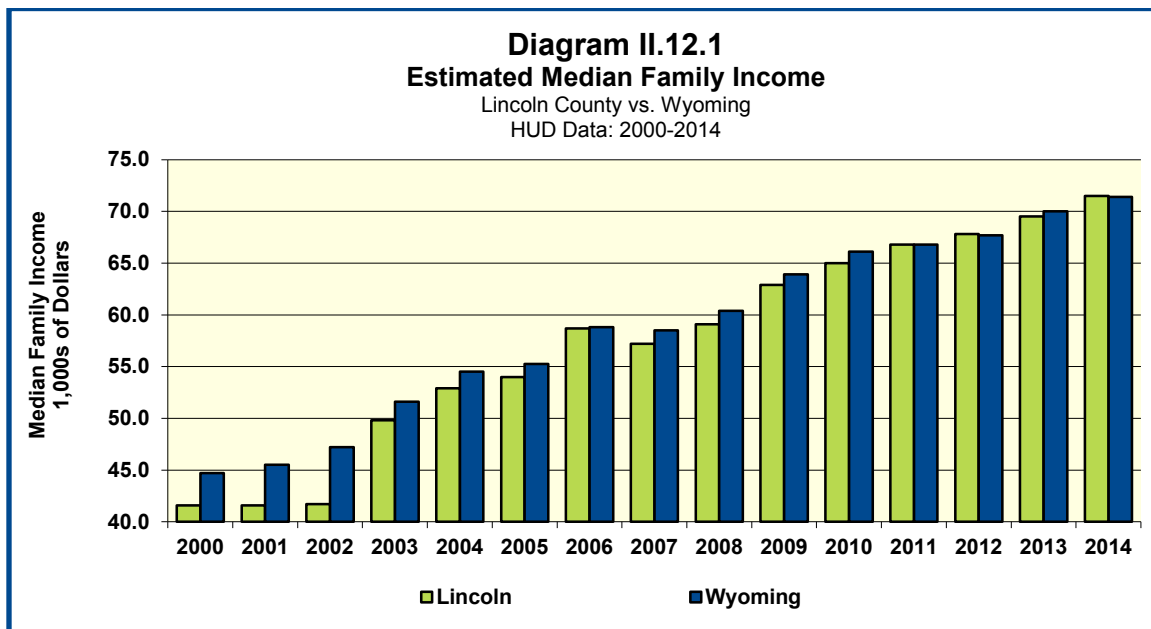
Table II.12.18 Median Rent Lincoln County 2008-2012 5-Year ACS Data	
Place	Rent
Lincoln County	\$632
State of Wyoming	\$618

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.

Table II.12.19			
Driver’s Licenses Exchanged and Surrendered			
Lincoln County			
WYDOT Data, 2000–2013			
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	512	496	16
2013	517	441	76
Total	7,548	5,759	1,789

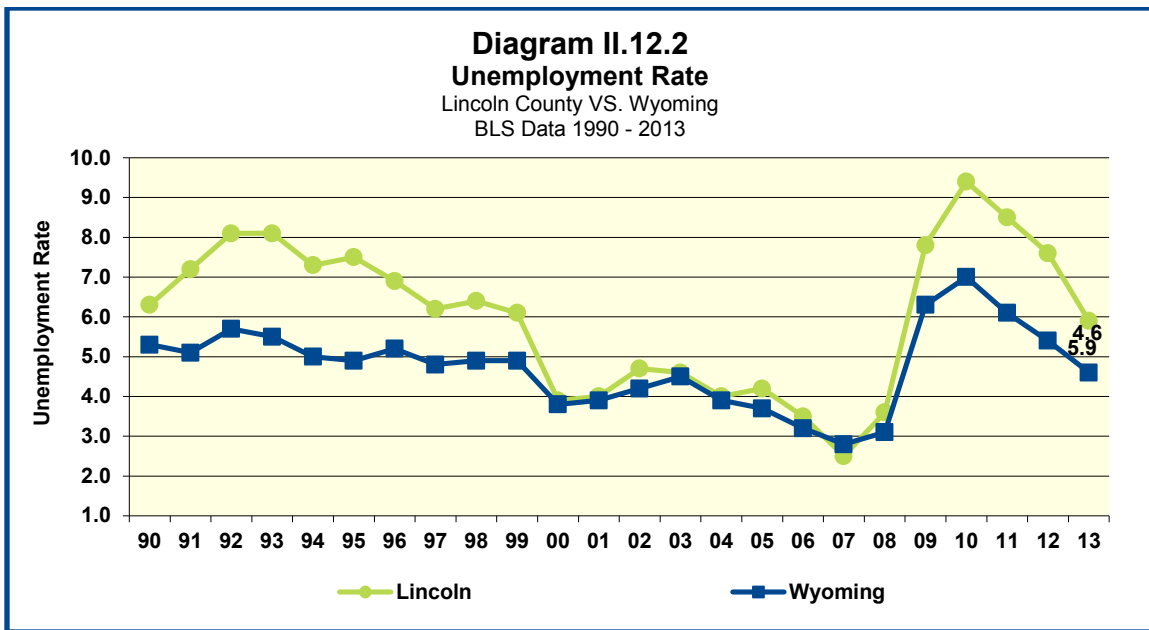
Economics

The HUD estimated MFI for Lincoln County was \$71,500 in 2014.¹¹⁵ 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 94 persons, from 7,904 in 2012 to 7,810 in 2013. Employment increased by 47 persons; unemployment decreased by 141 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 7.6 percent in 2012 to 5.9 in 2013, as shown on the following page in Diagram II.12.2.

¹¹⁵ 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 0.67 percent between 2012 and 2013, from a total of 5,685 to 5,647 workers.

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	5,485
May	6,094	6,113	5,930	6,336	7,113	6,720	6,633	6,045	6,366	5,760	5,739
Jun	6,398	6,377	6,253	6,729	7,666	6,847	6,592	6,408	6,592	6,113	6,098
Jul	6,339	6,011	5,958	6,391	7,406	6,492	6,047	6,135	6,167	5,677	5,641
Aug	6,643	5,981	5,952	6,332	7,614	6,484	6,022	6,007	5,915	5,589	5,658
Sep	6,672	6,030	6,135	6,808	7,742	6,691	6,381	6,391	6,358	5,809	5,855
Oct	6,494	5,966	6,049	6,835	7,759	6,614	6,326	6,239	6,339	5,807	5,757
Nov	6,083	5,766	5,948	6,775	7,658	6,478	6,169	6,080	6,118	5,749	5,678
Dec	5,933	5,710	5,908	6,683	7,577	6,404	5,944	5,962	5,820	5,658	5,565
Annual	6,082	5,929	5,864	6,342	7,220	6,670	6,264	6,018	6,088	5,685	5,647
% Change	15.50	-2.52	-1.10	8.15	13.84	-7.62	-6.09	-3.93	1.16	-6.62	-0.67

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 increased by 0.86 percent between 2012 and 2013, from a total of \$815 to \$822.

Table II.12.21						
Average Weekly Wages						
Lincoln County						
BLS QCEW Data, 2001–2013(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	840	771	884	822	0.86

Total business establishments reported by the QCEW are displayed below in Table II.12.22. Annual establishments increased by 1.39 percent between 2012 and 2013, from 789 to 800 establishments.

Table II.12.22						
Number of Establishments						
Lincoln County						
BLS QCEW Data, 2001–2013(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	801	802	800	800	1.39

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2012, the most recent year for which data are available, Lincoln County recorded 9,623 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 \$727,844,000, and real per capita income was \$40,523 in 2012. Average earnings per job in the county was \$40,713 in 2012. 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 \$638 in second quarter 2012 to \$582 in fourth quarter 2013, or by 8.8 percent. Detached single-family home rents decreased by 5.5 percent.

Lincoln County rental prices experienced average annualized increases of 2.1 percent for apartments and 1.8 percent for houses since fourth quarter 1986 through fourth quarter 2013. These figures compare to state average annualized increases in rental prices of 3.2 percent for apartments, 3.8 percent for houses, 3.5 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.¹¹⁶

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 increased from 28 authorized units in 2012 to 32 in 2013. Total residential authorizations increased from 28 units in 2012 to 32 in 2013.

The real value of single-family building permits decreased from \$218,587 in 2012 to \$207,664 in 2013. The value over the past decade, in real 2009 dollars, fluctuated from a high of \$233,946 in 2009 to a low of \$174,828 in 2000. These figures compare to the state average high of \$289,650 in 2013 and low of \$187,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.12.24, on the following page.

Table II.12.23 Semiannual Average Monthly Rental Prices Lincoln County EAD Data, Fourth Quarter 1986–Fourth 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	.
Q4.13	582	425	618	.

¹¹⁶ 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.12.24 Building Permits and Valuation Lincoln County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1,000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	30	.	.	.	30	.	.	112.5	.
1981	44	4	11	.	59	.	.	102.2	.
1982	56	.	16	.	72	.	.	103.2	.
1983	25	.	16	.	41	.	.	103.0	.
1984	36	10	.	.	46	.	.	95.1	.
1985	28	10	.	16	54	.	.	84.0	55.8
1986	11	.	.	.	11	.	.	98.1	.
1987	9	.	.	.	9	.	.	96.7	.
1988	5	.	.	.	5	.	.	115.4	.
1989	2	.	.	.	2	.	.	111.1	.
1990	3	.	.	.	3	.	.	88.9	.
1991	5	.	4	.	9	.	.	91.0	.
1992	112	.	.	.	112	.	.	135.3	.
1993	128	.	4	.	132	.	.	135.8	.
1994	160	6	4	.	170	.	.	129.6	.
1995	162	6	7	.	175	.	.	132.8	.
1996	142	.	4	.	146	.	.	147.8	.
1997	86	.	.	.	86	.	.	143.9	.
1998	103	.	.	.	103	.	.	141.4	.
1999	143	.	.	.	143	.	.	165.9	.
2000	145	.	.	.	145	.	.	174.8	.
2001	214	.	4	.	218	.	.	178.6	.
2002	192	.	4	8	204	.	.	183.6	62.6
2003	180	.	.	.	180	.	.	194.7	.
2004	206	2	4	.	212	.	.	193.7	.
2005	253	8	.	.	261	.	.	195.1	.
2006	232	4	7	.	243	.	.	198.9	.
2007	177	20	4	6	207	.	.	205.4	273.7
2008	94	2	4	.	100	.	.	229.9	.
2009	58	.	4	.	62	.	.	233.9	.
2010	49	.	.	.	49	.	.	220.9	.
2011	40	.	.	.	40	.	.	213.5	.
2012	28	.	.	.	28	.	.	218.6	.
2013	32	.	.	.	32	.	.	207.7	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Lincoln County was \$247,160. This represented an increase of 30.6 percent from the previous year. In contrast, Wyoming’s weighted average was \$281,345, or an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.12.25, on the following page.

Table II.12.25 Average Sales Prices Lincoln County and Wyoming DOR Data, 2000–2013				
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
2013	247,160	30.6	281,345	5.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2014.¹¹⁷ During June 2014, a total of 66 surveys were completed by property managers in Lincoln County. Of the 585 rental units surveyed, 58 were vacant, indicating a vacancy rate of 9.9 percent, as shown in Table II.12.26, below. This rate compares to an 8.0 percent vacancy rate one year ago and a statewide June 2014 vacancy rate of 3.8 percent.

Table II.12.26 Total Units, Vacant Units, Vacancy Rate Lincoln County RVS Data, 2001 - 2014				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	287	26	9.1%
2001b	9	132	19	14.4%
2002a	8	114	10	8.8%
2002b	7	151	22	14.6%
2003a	7	106	7	6.6%
2003b	11	201	11	5.5%
2004a	9	176	12	6.8%
2004b	8	270	46	17.0%
2005a	10	208	14	6.7%
2005b	14	137	14	10.2%
2006a	9	317	6	1.9%
2006b	12	306	11	3.6%
2007a	19	402	7	1.7%
2007b	11	258	3	1.2%
2008a	17	339	34	10.0%
2008b	32	286	41	14.3%
2009a	40	356	45	12.6%
2009b	51	354	93	26.3%
2010a	74	494	111	22.5%
2010b	71	508	104	20.5%
2011a	76	576	94	16.3%
2011b	79	581	81	13.9%
2012a	81	598	56	9.4%
2012b	66	597	65	10.9%
2013a	71	527	42	8.0%
2013b	68	489	85	17.4%
2014a	66	585	58	9.9%

¹¹⁷Those 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.

Diagram II.12.3, below, 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, but fell to 9.9 percent in June 2014.

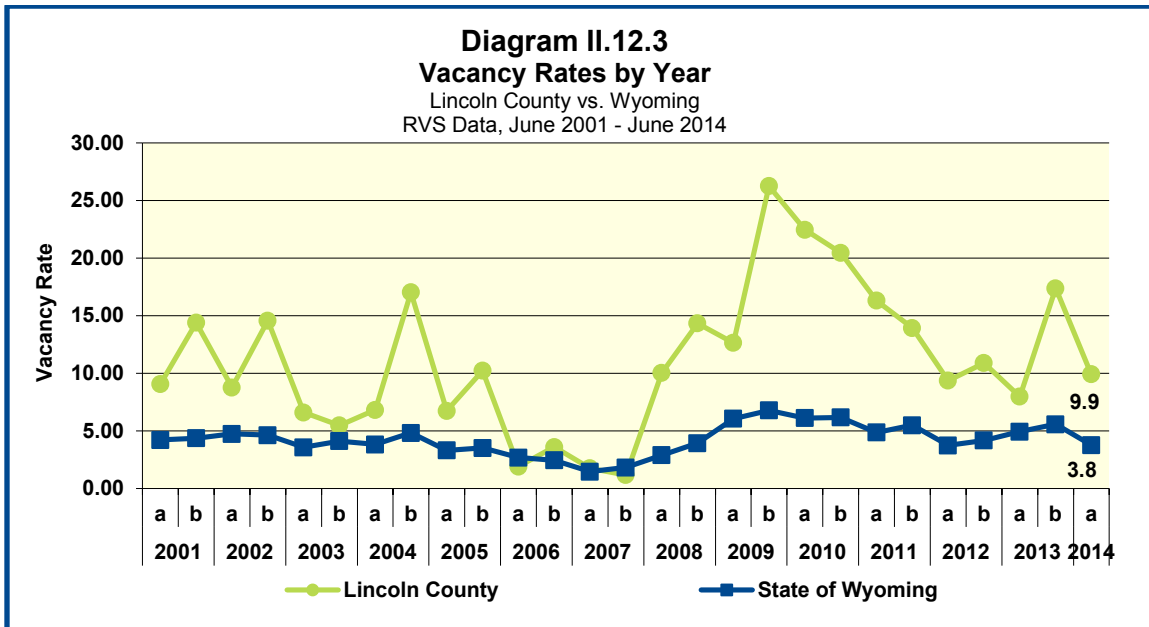


Diagram II.12.4, below, shows the average rent of single-family and apartment units in Lincoln County. In the first half of 2014, average rents for single-family units increased to \$868, and average rents for apartments rose to \$774.

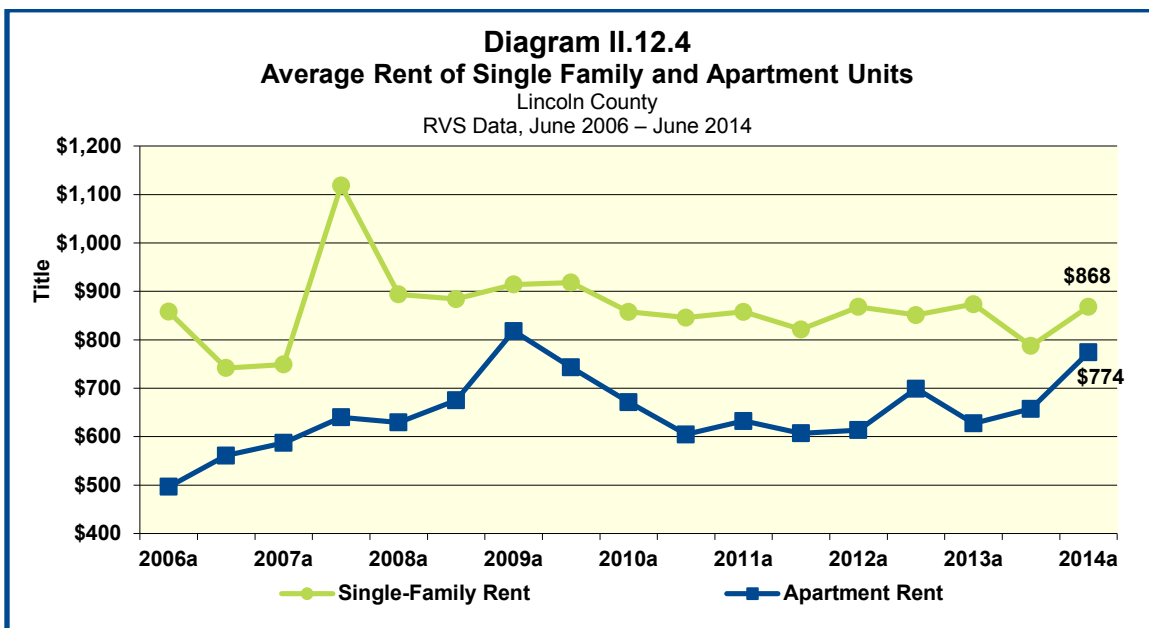


Table II.12.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 109 single family units in Lincoln County, with 5 of them available. This translates into a vacancy rate of 4.6 percent in Lincoln County, which compares to a single family vacancy rate of 4.0 percent for the State of Wyoming. There were 167 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 7.2 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

Table II.12.27			
Rental Vacancy Survey by Type			
Lincoln County			
RVS Data, June 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	109	5	4.6%
Duplex units	10	0	.0%
Apartments	167	12	7.2%
Mobile Homes	71	11	15.5%
“Other” Units	2	0	.0%
Don’t Know	226	30	13.3%
Total	585	58	9.9%

Table II.12.28, below, reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 42 units. The most common apartment units were two bedroom units, with 77 units. Additional details of unit types by bedrooms are reported below.

Table II.12.28							
Rental Units by Bedroom Size							
Lincoln County							
RVS Data, June 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	3	0	0	.	3
One	8	0	46	0	0	.	54
Two	14	2	77	10	0	.	103
Three	42	8	14	34	1	.	99
Four	15	0	0	2	0	.	17
Five	5	0	0	0	0	.	5
Don’t Know	25	0	27	25	1	226	304
Total	109	10	167	71	2	226	585

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.

Table II.12.29						
Average Market Rate Rents by Bedroom Size						
Lincoln County RVS Data, June 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$375	\$	\$	\$375
One	\$470	\$	\$450	\$	\$	\$463
Two	\$644	\$800	\$610	\$535	\$	\$628
Three	\$941	\$800	\$1,000	\$605	\$1,100	\$875
Four	\$819	\$	\$	\$600	\$	\$794
Five	\$930	\$	\$	\$	\$	\$930
Total	\$868	\$800	\$774	\$569	\$1,100	\$803

Table II.12.30, below, shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

Table II.12.30						
Average Assisted Rate Rents by Bedroom Size						
Lincoln County RVS Data, June 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$375	\$	\$	\$375
Two	\$600	\$	\$500	\$	\$	\$550
Three	\$	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$	\$
Five	\$	\$	\$	\$	\$	\$
Total	\$650	\$	\$438	\$	\$	\$584

Table II.12.31, 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 above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.12.31			
Single Family Market Rate Rents by Vacancy Status			
Lincoln County RVS Data, June 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	6	1	16.7%
\$500 to \$1,000	64	3	4.7%
\$1,000 to \$1,500	5	0	.0%
Above \$1,500	2	0	.0%
Missing	32	1	3.1%
Total	109	5	4.6%

The availability of apartment units by average rent is displayed in Table II.12.32, below. The lowest vacancy rate was seen in apartment units renting for above 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.12.32 Apartment Market Rate Rents by Vacancy Status Lincoln County RVS Data, June 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	38	0	.0%
\$500 to \$1,000	40	0	.0%
\$1,000 to \$1,500	0	0	%
Above \$1,500	1	0	.0%
Missing	88	12	13.64%
Total	167	12	7.2%

Table II.12.33, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of 0.0 percent.

Table II.12.33 Mobile Home Market Rate Rents by Vacancy Status Lincoln County RVS Data, June 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	12	0	.0%
\$500 to \$1,000	34	8	23.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	25	3	12.0%
Total	71	11	15.5%

Table II.12.34, 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 did not 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 by unit type and condition are displayed below.

Table II.12.34 Condition by Unit Type Lincoln County RVS Data, June 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	3	0	0	0	0	.	3
Average	11	0	10	12	0	.	33
Good	36	10	108	31	1	.	186
Excellent	34	0	24	3	0	.	61
Don’t Know	25	0	25	25	1	226	302
Total	109	10	167	71	2	226	585

The availability of single family units based on their condition is displayed in Table II.12.35, below. 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.

Table II.12.35			
Condition of Single Family Units by Vacancy Status			
Lincoln County			
RVS Data, June 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	3	0	.0%
Average	11	2	18.2%
Good	36	1	2.8%
Excellent	34	1	2.9%
Don't Know	25	1	4.0%
Total	109	5	4.6%

Table II.12.36, 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 excellent condition, and had a vacancy rate of 0.0 percent.

Table II.12.36			
Condition of Apartment Units by Vacancy Status			
Lincoln County			
RVS Data, June 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	10	0	.0%
Good	108	11	10.2%
Excellent	24	0	.0%
Don't Know	25	1	4.0%
Total	167	12	7.2%

Table II.12.37, below, 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 average quality, with a vacancy rate of 0.0 percent.

Table II.12.37			
Condition of Mobile Home Units by Vacancy Status			
Lincoln County			
RVS Data, June 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	12	0	.0%
Good	31	8	25.8%
Excellent	3	0	.0%
Don't Know	25	3	12.0%
Total	71	11	15.5%

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.12.38, below, respondents in Lincoln County said they would prefer 11 more single family units, 20 more apartment units, and 29 units of all types. In total respondents indicated they wished to own or manage an additional 94 units.

Table II.12.38 If you had the opportunity to own/manage more units, how many would you prefer Lincoln County RVS Data, June 2014	
Unit Type	More Units
Single family units	11
Duplex Units	2
Apartments	20
Mobile homes	20
Other	
Don't Know	12
All types	29
Total	94

Table II.12.39, on the following page, shows the most common answers from the 2014 fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Lincoln County had a total of 49 respondents, with an average persons per household of 2.8 people. Of new residents to Lincoln County, 65.3 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 57.1 percent of respondents owning thier residence. The average mortgage payment in Lincoln County was \$827 and the average rent was \$670. When asked if they were satisfied with their current housing, 89.8 percent said they were satisfied with thier current housing.

Table II.12.39 Most Replied Response Lincoln County HNA Survey: Fiscal Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	49
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (26.5%)
Marital status	Married (65.3%)
Primary reason for moving to Wyoming	Other reason (42.9%)
In which industry are you primarily employed	Retired (34.1%)
Highest education level completed	College Graduate (28.6%)
Total household income from all sources	\$50,000 to \$74,999 dollars (29.4%)
Current Housing Characteristics	
Current Residence	Single family home (69.4%)
Do you own or rent	Own (57.1%)
How many bedrooms (Average)	3.2
How many full bathrooms (Average)	2.0
Average mortgage payment	\$827
Average rental payment	\$670
Are you satisfied with your current housing	Satisfied with current housing (89.8%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is in poor condition (40.0%)
Are you seeking to change your housing situation	Seeking different housing (60.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (50.0%)
If own, do you plan on building or buying	Don't know (75.0%)
Expected buying price	\$150,000 to \$199,999 dollars (100.0%)
Expected building price	.
Expected rental price	.

For residents who are unsatisfied with their current housing, 40.0 percent were unsatisfied because the housing unit is in poor condition.. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 50.0 percent wanted to buy and 33.3 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$150,000 to \$199,999 dollars if they were buying an existing unit. Additional survey data are presented in **Volume II Technical Appendix**¹¹⁸.

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.12.40, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

¹¹⁸ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

Table II.12.40				
Overcrowding and Severe Overcrowding				
Lincoln County				
2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Lincoln County				
Owner				
Households	5,159	99	24	5,282
Percentage	97.7%	1.9%	.5%	100.0%
Renter				
Households	1,028	31	5	1,064
Percentage	96.6%	2.9%	.5%	100.0%
Total				
Households	6,187	130	29	6,346
Percentage	97.5%	2.0%	.5%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
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.12.41, at right.

Table II.12.41		
Housing Units with Incomplete Kitchen Facilities		
Lincoln County		
2008-2012 5-Year ACS Data		
Facilities	Lincoln County	State of Wyoming
Complete Kitchen Facilities	8,658	253,942
Lacking Complete Kitchen Facilities	267	7,488
Total Housing Units	8,925	261,430
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.12.42, on the following page.

Table II.12.42 Housing Units with Incomplete Plumbing Facilities Lincoln County 2008-2012 5-Year ACS Data		
Facilities	Lincoln County	State of Wyoming
Complete Plumbing Facilities	8,629	255,465
Lacking Complete Plumbing Facilities	296	5,965
Total Households	8,925	261,430
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.12.43, on the following page.

Table II.12.43 Cost Burden and Severe Cost Burden by Tenure Lincoln County 2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Lincoln County					
Owner With a Mortgage					
Households	2,228	703	304	0	3,235
Percent	68.9%	21.7%	9.4%	.0%	100.0%
Owner Without a Mortgage					
Households	1,890	84	69	4	2,047
Percent	92.3%	4.1%	3.4%	.2%	100.0%
Renter					
Households	615	123	177	149	1,064
Percent	57.8%	11.6%	16.6%	14.0%	100.0%
Total					
Households	4,733	910	550	153	6,346
Percent	74.6%	14.3%	8.7%	2.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 953 loans purchased in Lincoln County between 1979 and 2014, with 6 occurring in fiscal 2014. The average home size over the period was 1,278 square feet and 1,914 square feet in fiscal 2014. For homes receiving a WCDA loan in fiscal 2014, the average year a home was built was 1983. The average household income in fiscal 2014 in nominal terms, without the effects of inflation being taken into consideration, was \$53,928. The average purchase price in fiscal 2014 was \$144,667. In fiscal 2014, 0.0 percent of loans purchased were for new construction, and 16.7 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

