

LINCOLN COUNTY

Demographics

The Census Bureau's current census estimates indicate that Lincoln County's population increased from 18,106 in 2010 to 18,722 in 2015, or by 3.4 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age decreased by 3.2 percent, and the number of people from 55 to 64 years of age increased by 18.3 percent. The white population increased by 2.4 percent, while the black population increased by 226.3 percent. The Hispanic population increased from 781 to 857 people between 2010 and 2015 or by 9.7 percent. These data are presented in Table II.12.1, below.

Table II.12.1						
Profile of Population Characteristics						
Lincoln County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Lincoln County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	18,106	18,722	3.4%	563,626	586,107	4.0%
Age						
Under 14 years	4,256	4,219	-0.9%	113,371	116,880	3.1%
15 to 24 years	1,981	2,104	6.2%	78,460	78,529	0.1%
25 to 44 years	4,513	4,369	-3.2%	144,615	153,641	6.2%
45 to 54 years	2,689	2,284	-15.1%	83,577	71,070	-15.0%
55 to 64 years	2,426	2,871	18.3%	73,513	81,288	10.6%
65 and Over	2,241	2,875	28.3%	70,090	84,699	20.8%
Race						
White	17,649	18,070	2.4%	529,110	543,292	2.7%
Black	38	124	226.3%	5,135	8,286	61.4%
American Indian and Alaskan Native	170	197	15.9%	14,457	15,757	9.0%
Asian	59	81	37.3%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	5	10	100.0%	521	676	29.8%
Two or more races	185	240	29.7%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	781	857	9.7%	50,231	58,207	15.9%

Table II.12.2, on the following page, presents the population of Lincoln County by age and gender from the 2010 Census and 2015 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 2015, the number of males rose to 9,531 persons, and accounted for 50.9 percent of the population, with the remaining 49.1 percent, or 9,191 persons being female.

Table II.12.2							
Population by Age and Gender							
Lincoln County							
2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,237	2,019	4,256	2,155	2,064	4,219	-0.9%
15 to 24 years	1,013	968	1,981	1,109	995	2,104	6.2%
25 to 44 years	2,320	2,193	4,513	2,205	2,164	4,369	-3.2%
45 to 54 years	1,365	1,324	2,689	1,159	1,125	2,284	-15.1%
55 to 64 years	1,258	1,168	2,426	1,457	1,414	2,871	18.3%
65 and Over	1,109	1,132	2,241	1,446	1,429	2,875	28.3%
Total	9,302	8,804	18,106	9,531	9,191	18,722	3.4%
% of Total	51.4%	48.6%	.	50.9%	49.1%	.	

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 ¹²⁷	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

¹²⁷ 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 4,922 family households, of which 4,156 housed married couple families and 766 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 358 families, or a female householder with no husband present, of which there were 408 families. There were also an estimated 1,875 “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 72.4 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Lincoln County, 84.4 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.12.4				
Household Type by Tenure				
Lincoln County				
2010-2015 5-Year ACS Data				
Family Type	Lincoln County		State of Wyoming	
	Lincoln County	% of Total	State of Wyoming	% of Total
Family households	4,922	72.4%	147,229	64.9%
Married-couple family	4,156	84.4%	117,355	79.7%
Owner-occupied housing units	3,746	90.1%	97,628	83.2%
Renter-occupied housing units	410	9.9%	19,727	16.8%
Other family	766	15.6%	29,874	20.3%
Male householder, no wife present	358	46.7%	10,771	36.1%
Owner-occupied housing units	272	76.0%	6,308	58.6%
Renter-occupied housing units	86	24.0%	4,463	41.4%
Female householder, no husband present	408	53.3%	19,103	63.9%
Owner-occupied housing units	280	68.6%	9,562	50.1%
Renter-occupied housing units	128	31.4%	9,541	49.9%
Nonfamily households	1,875	27.6%	79,636	35.1%
Owner-occupied housing units	1,198	63.9%	43,177	54.2%
Renter-occupied housing units	677	36.1%	36,459	45.8%
Total	6,797	100.0%	226,865	100.0%

Table II.12.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 2,578 two-person family households, 749 three-person family households and 877 four-person family households. One-person non-family households made up 79.6 percent of all non-family households or an estimated 1,492 households. Lincoln County’s two persons households made up 43.3 percent of total housing units and four person households made up an additional 12.9 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.12.5				
Household Type by Household Size				
Lincoln County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Lincoln County				
One Person	.	1,492	1,492	22.0%
Two Person	2,578	365	2,943	43.3%
Three Person	749	18	767	11.3%
Four Person	877	0	877	12.9%
Five Person	312	0	312	4.6%
Six Person	212	0	212	3.1%
Seven Person	194	0	194	2.9%
Total	4,922	1,875	6,797	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 2,943 two-person households, 2,577 were owner-occupied and 366 were renter-occupied. Of the 877 four-person households, 669 were owner-occupied and 208 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				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Lincoln County				
One Person	1,008	484	1,492	22.0%
Two Person	2,577	366	2,943	43.3%
Three Person	615	152	767	11.3%
Four Person	669	208	877	12.9%
Five Person	242	70	312	4.6%
Six Person	199	13	212	3.1%
Seven Person or more	186	8	194	2.9%
Total	5,496	1,301	6,797	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.12.7, on the following page, Lincoln County had a total of 9,008 housing units of which 6,797 or 75.5 percent were occupied. Of these occupied units, 80.9 percent, or 5,496 units were owner occupied, which compares to a statewide rate of 69.1. A total of 2,211 units or 24.5 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.12.7 Housing Units by Tenure Lincoln County 2010-2015 5-Year ACS Data				
Tenure	Lincoln County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,797	75.5%	226,865	85.1
Owner-Occupied	5,496	80.9%	156,675	69.1
Renter-Occupied	1,301	19.1%	70,190	30.9
Vacant Housing Units	2,211	24.5%	39,765	14.9
Total Housing Units	9,008	100.0%	266,630	100.0

Table II.12.8, below, shows that of the 2,211 housing units in Lincoln County as reported in the 2014 ACS data, 235 or 10.6 percent were for rent and 140 or 6.3 percent were for sale. An estimated 1,197 units were for seasonal, recreational, or occasional use, and 554 or 25.1 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.12.8 Disposition of Vacant Housing Units Lincoln County 2010-2015 5-Year ACS Data				
Disposition	Lincoln County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	235	10.6%	6,460	16.2%
Rented, but not occupied	13	.6%	1,371	3.4%
For sale only	140	6.3%	2,571	6.5%
Sold, but not occupied	45	2.0%	931	2.3%
For seasonal, recreational, or occasional use	1,197	54.1%	17,209	43.3%
For migrant workers	27	1.2%	302	.8%
Other vacant	554	25.1%	10,921	27.5%
Total	2,211	100.0%	39,765	100.0%

Table II.12.9, at right, presents different income statistics for Lincoln County. According to the 2014 ACS data averages, median family income for Lincoln County was \$74,528 compared to the statewide average of \$73,194.

Table II.12.9 Median and Per Capita Income Lincoln County 2010-2015 5-Year ACS Data		
Income Type	Lincoln County	Wyoming
Median Family Income	74,528	73,194
Median Household Income	66,647	58,840

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 477 households or 7.0 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 725 households that had incomes between \$35,000 and \$49,999, which accounted for 10.7 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 27.3 percent of total households and numbered 1,855 in Lincoln County.

Table II.12.10				
Households by Income				
Lincoln County 2010-2015 5-Year ACS Data				
Income	Lincoln County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	477	7.0%	21,426	9.4%
15,000 - 19,999	161	2.4%	10,358	4.6%
20,000 - 24,999	379	5.6%	11,900	5.2%
25,000 - 34,999	634	9.3%	22,435	9.9%
35,000 - 49,999	725	10.7%	30,775	13.6%
50,000 - 74,999	1,476	21.7%	43,104	19.0%
75,000 - 99,999	1,090	16.0%	32,540	14.3%
100,000 and above	1,855	27.3%	54,327	23.9%
Total	6,797	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.12.11, below. In total, the poverty rate in Lincoln County was 8 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Lincoln County had a poverty rate of 7 percent and the female population had a poverty rate of 9 percent. There were 86 males and 53 females in poverty under the age of 5. Overall, 9.7 percent of persons in poverty in Lincoln County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 153 individuals with incomes below the poverty level which represented 10.7 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.12.11				
Poverty by Age				
Lincoln County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Lincoln County				
5 and Below	86	53	139	9.7%
6 to 17	186	162	348	24.3%
18 to 64	363	432	795	55.4%
65 and Older	27	126	153	10.7%
Total	662	773	1,435	100.0%
Poverty Rate	7%	9%	8%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.12.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Lincoln County saw an average of 5,011 owner-occupied single-family units compared to 834 single-family rental units. In Lincoln County, single-family units comprised 86.0 percent of all households compared with 71.8 percent statewide. Lincoln County

had a total of 102 apartment rental units and total apartment units accounted for 1.6 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 551 mobile homes in Lincoln County, which comprised 8.1 percent of all occupied housing units and compared to 12.9 statewide.

Table II.12.12 Households by Unit Type Lincoln County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
Single-Family Unit	5,011	834	5,845	86.0%
Duplex	37	118	155	2.3%
Tri- or Four-Plex	0	137	137	2.0%
Apartments	5	102	107	1.6%
Mobile Homes	441	110	551	8.1%
Boat, RV, Van, Etc.	2	0	2	.0%
Total	5,496	1,301	6,797	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.12.13, below, shows the number of households by year of construction. As shown, 11.5 percent, or 780 units, were built in 1939 or earlier in the county, and another 286 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,853, which accounted for 27.3 percent of all households, and an additional 51 households, or .8 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.12.13 Households by Year Built Lincoln County 2010-2015 5-Year ACS Data				
Year Built	Lincoln County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	780	11.5%	24,616	10.9%
1940 to 1949	286	4.2%	10,203	4.5%
1950 to 1959	303	4.5%	21,453	9.5%
1960 to 1969	295	4.3%	18,653	8.2%
1970 to 1979	1,076	15.8%	48,616	21.4%
1980 to 1989	967	14.2%	33,033	14.6%
1990 to 1999	1,186	17.4%	26,955	11.9%
2000 to 2009	1,853	27.3%	36,947	16.3%
Built 2010 or Later	51	.8%	6,389	2.8%
Total	6,797	100.0%	226,865	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 accounted for only 1.4 percent of total housing units, while households with five and six rooms accounted for 21.0 and 15.8 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				
2010-2015 5-Year ACS Data				
Number of Rooms	Lincoln County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	123	1.4%	4,535	1.7%
Two	263	2.9%	7,317	2.7%
Three	493	5.5%	20,228	7.6%
Four	1,442	16.0%	41,849	15.7%
Five	1,892	21.0%	54,574	20.5%
Six	1,423	15.8%	42,082	15.8%
Seven	1,190	13.2%	31,471	11.8%
Eight	818	9.1%	25,750	9.7%
Nine or more	1,364	15.1%	38,824	14.6%
Total	9,008	100.0%	266,630	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 16 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 17.4 percent of total households in Lincoln County, which compared to 24.3 percent statewide. In Lincoln County, the 3,074 households with three bedrooms accounted for 45.2 percent of all households, and there were only 878 five-bedroom or more households, which accounted for 12.9 percent of all households.

Table II.12.15				
Households by Number of Bedrooms				
Lincoln County				
2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
None	8	16	24	.4%
One	96	66	162	2.4%
Two	699	482	1,181	17.4%
Three	2,617	457	3,074	45.2%
Four	1,351	127	1,478	21.7%
Five or more	725	153	878	12.9%
Total	5,496	1,301	6,797	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	100.0%

Household mortgage status is reported in Table II.12.16, below. In Lincoln County, households with a mortgage accounted for 59.5 percent of all households or 3,272 housing units, and the remaining 40.5 percent or 2,224 units had no mortgage. Of those units with a mortgage, 393 had either a second mortgage or home equity loan, 86 had both a second mortgage and home equity loan, and 2,793 or 85.4 percent had no second mortgage or no home equity loan.

Table II.12.16 Mortgage Status Lincoln County 2010-2015 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	3,272	59.5%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	393	12.0%	10,910	11.8%
Second mortgage only	227	57.8%	5,021	46.0%
Home equity loan only	166	42.2%	5,889	54.0%
Both second mortgage and home equity loan	86	2.6%	514	.6%
No second mortgage and no home equity loan	2,793	85.4%	81,121	87.7%
Housing units without a mortgage	2,224	40.5%	64,130	40.9%
Total	5,496	100.0%	156,675	100.00%

The median rent in Lincoln County was \$674 as compared to \$674 statewide, as seen in Table II.12.17, below.

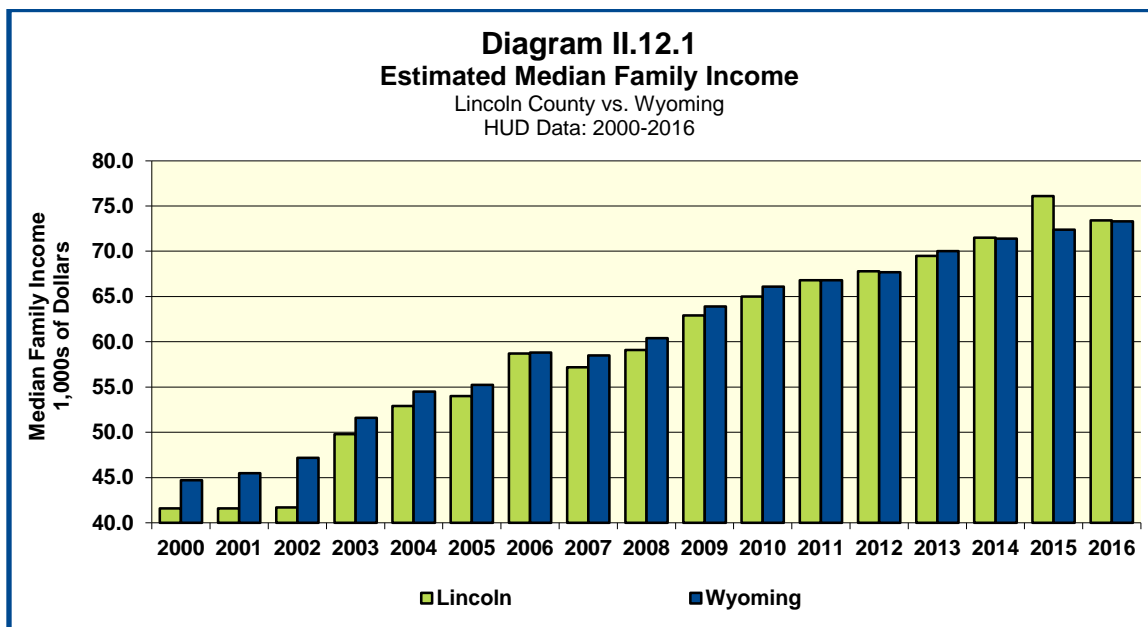
Table II.12.17 Median Rent Lincoln County 2010-2015 5-Year ACS Data	
Place	Rent
Lincoln County	\$674
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 71 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Lincoln County are presented in Table II.12.18, below, and indicate a net increase of 2,099 persons over the time period.

Table II.12.18			
Driver’s Licenses Exchanged and Surrendered			
Lincoln County			
WYDOT Data, 2000 – First Half of 2016			
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
2014	573	452	121
2015	592	474	118
2016 – First Half	285	214	71
Total	8,998	6,899	2,099

Economics

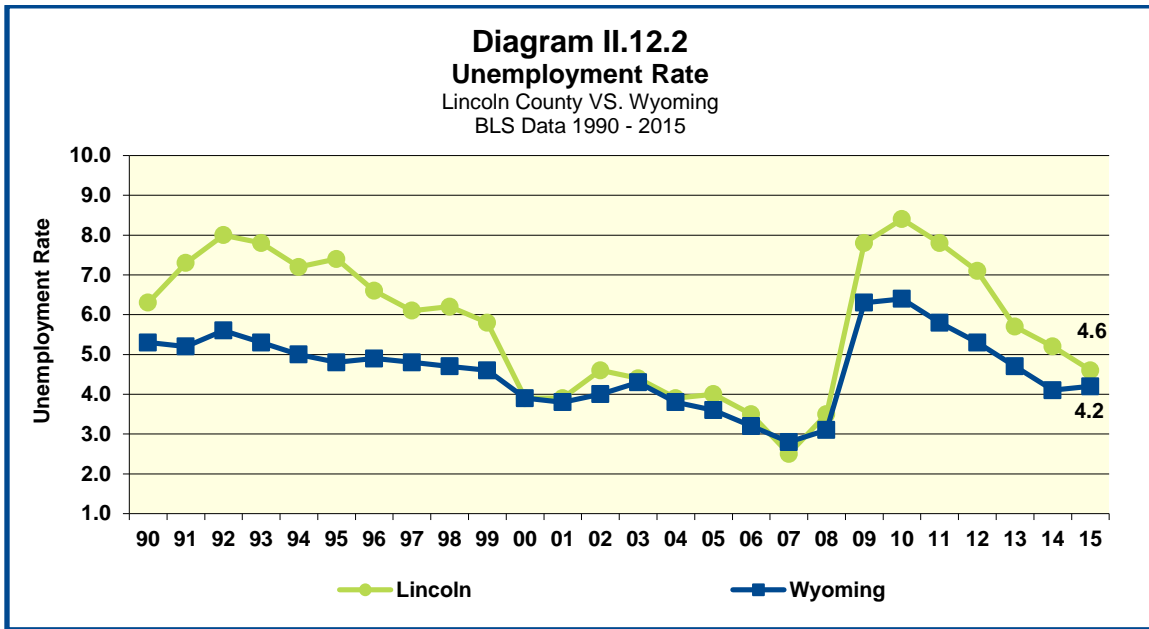
The HUD estimated MFI for Lincoln County was \$73,400 in 2016.¹²⁸ This compares to Wyoming’s MFI of \$73,300. Diagram II.12.1, below, illustrates the estimated MFI for 2000 through 2016.



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,

¹²⁸ 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.

increased by 167 persons, from 8,252 in 2014 to 8,419 in 2015. Employment increased by 203 persons; unemployment decreased by 36 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.2 percent in 2014 to 4.6 in 2015, as shown below in Diagram II.12.2.



The BLS 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.12.19, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 5,955 persons in 2015; this figure was higher than the 2014 average by 206 jobs. In June total preliminary monthly employment was estimated to be 6,455 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	5,473	5,758	6,415	7,217	6,218	5,676	5,775	5,548	5,425	5,456	5,677	5,863
Feb	5,518	5,707	6,374	6,856	6,141	5,723	5,821	5,442	5,416	5,449	5,647	5,845
Mar	5,553	5,809	6,599	6,624	6,223	5,726	5,900	5,494	5,446	5,469	5,651	5,845
Apr	5,695	5,936	6,722	6,610	6,472	5,820	5,882	5,569	5,485	5,526	5,792	6,008
May	5,930	6,336	7,113	6,720	6,633	6,045	6,366	5,760	5,739	5,781	6,054	6,247
Jun	6,253	6,729	7,666	6,847	6,592	6,408	6,592	6,113	6,098	6,199	6,377	6,455
Jul	5,958	6,391	7,406	6,492	6,047	6,135	6,167	5,677	5,641	5,692	5,923	.
Aug	5,952	6,332	7,614	6,484	6,022	6,007	5,915	5,589	5,658	5,813	5,897	.
Sep	6,135	6,808	7,742	6,691	6,381	6,391	6,358	5,809	5,855	5,950	6,176	.
Oct	6,049	6,835	7,759	6,614	6,326	6,239	6,339	5,807	5,765	5,961	6,165	.
Nov	5,948	6,775	7,658	6,478	6,169	6,080	6,118	5,749	5,684	5,860	6,111	.
Dec	5,908	6,683	7,577	6,404	5,944	5,962	5,820	5,658	5,574	5,826	5,989	.
Annual	5,864	6,342	7,220	6,670	6,264	6,018	6,088	5,685	5,649	5,749	5,955	.
% Change	-1.10%	8.15%	13.84%	-7.62%	-6.09%	-3.93%	1.16%	-6.62%	-6.3%	1.77%	3.58%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$834 in 2014. In 2015, average weekly wages saw an increase of 1.56 over the prior year, rising to \$847. The most recent preliminary estimates show average weekly wages were 905 in the second quarter on 2016. These data are shown in Table II.12.20, below.

Table II.12.20 Average Weekly Wages Lincoln County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	523	528	469	532	512	
2002	513	536	470	552	517	.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	791	840	771	884	822	.86%
2014	801	862	786	885	834	1.46%
2015	806	881	795	901	847	1.56%
2016(p)	806	905				

Total business establishments reported by the QCEW are displayed in Table II.12.21, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 4.40 percent to 839 establishments. The most recent preliminary estimates show the number of business establishments were 850 in the second quarter on 2016.

Table II.12.21 Number of Business Establishments Lincoln County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	585	617	630	622	622	
2002	623	644	657	658	658	5.21%
2003	640	661	664	665	665	1.86%
2004	676	693	698	710	710	5.47%
2005	717	739	739	741	741	5.76%
2006	763	789	798	787	787	6.81%
2007	794	817	826	839	839	4.46%
2008	822	838	833	833	833	1.59%
2009	824	836	838	830	830	.00%
2010	804	804	809	799	799	-3.37%
2011	782	783	803	800	800	-1.49%
2012	782	791	793	791	791	-.38%
2013	796	801	802	796	796	1.27%
2014	777	795	806	805	805	-.38%
2015	819	828	837	839	839	4.40%
2016	843	850				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Lincoln County recorded 10,164 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 \$742,952,000, and real per capita income was \$39,683 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$41,177 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Lincoln County increased from \$510 in second quarter 2015 to \$525 in second quarter 2016, or by 3.0 percent. Detached single-family home rents increased to \$818, rising by 11.7 percent.

Lincoln County rental prices experienced average annualized decrease of 0.5 percent for apartments and a decrease 0.4 percent for houses since fourth quarter 1986 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot and 0.9 percent for mobile home lots over the same period. Table II.12.22, at right, presents the Lincoln County data for each rental type.¹²⁹

Table II.12.22 Semiannual Average Monthly Rental Prices Lincoln County EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	615	258	720	639
Q2.87	482	251	589	620
Q4.87	447	242	487	550
Q2.88	408	237	457	470
Q4.88	418	237	668	503
Q2.89	424	228	398	488
Q4.89	384	228	640	486
Q2.90	434	212	447	547
Q4.90	371	209	651	511
Q2.91	412	218	465	535
Q4.91	381	239	740	557
Q2.92	390	272	464	526
Q4.92	0	272	0	516
Q2.93	390	265	0	0
Q4.93	0	250	0	0
Q2.94	400	208	0	0
Q4.94	405	231	580	0
Q2.95	411	226	0	0
Q4.95	361	226	571	512
Q2.96	375	222	0	0
Q4.96	360	222	580	0
Q2.97	357	219	593	0
Q4.97	353	206	621	431
Q2.98	359	216	603	452
Q4.98	358	233	558	475
Q2.99	418	262	612	445
Q4.99	383	244	550	487
Q2.00	333	215	634	423
Q4.00	377	265	568	431
Q2.01	393	233	617	439
Q4.01	389	210	532	419
Q2.02	374	214	578	430
Q4.02	435	214	508	398
Q2.03	522	209	558	436
Q4.03	541	235	556	405
Q2.04	434	204	478	375
Q4.04	455	210	484	390
Q2.05	459	216	493	453
Q4.05	474	216	487	472
Q2.06	507	209	569	477
Q4.06	503	259	599	605
Q2.07	534	246	618	630
Q4.07	617	263	671	653
Q2.08	633	258	651	642
Q4.08	685	363	689	.
Q2.09	694	279	945	558
Q4.09	714	377	717	.
Q2.10	687	.	901	.
Q4.10	730	416	746	.
Q2.11	704	.	831	.
Q4.11	758	424	734	.
Q2.12	532	.	735	.
Q4.12	676	450	693	.
Q2.13	491	.	743	.
Q4.13	607	443	644	.
Q2.14	495	.	730	.
Q4.14	530	414	637	733
Q2.15	510	.	733	.
Q4.15	505	414	679	.
Q2.16	525	.	818	.

¹²⁹ 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.

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 68 authorizations in 2014 to 105 in 2015.

The real value of single-family building permits increased from \$255,938 in 2014 to \$276,058 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.12.23, below.

Table II.12.23 Building Permits and Valuation Lincoln County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	30	.	.	.	30	116.0	.
1981	44	4	11	.	59	105.4	.
1982	56	.	16	.	72	106.4	.
1983	25	.	16	.	41	106.2	.
1984	36	10	.	.	46	98.0	.
1985	28	10	.	16	54	86.6	57.5
1986	11	.	.	.	11	101.2	.
1987	9	.	.	.	9	99.7	.
1988	5	.	.	.	5	119.0	.
1989	2	.	.	.	2	114.6	.
1990	3	.	.	.	3	91.6	.
1991	5	.	4	.	9	93.9	.
1992	112	.	.	.	112	139.5	.
1993	128	.	4	.	132	140.0	.
1994	160	6	4	.	170	133.7	.
1995	162	6	7	.	175	137.0	.
1996	142	.	4	.	146	152.4	.
1997	86	.	.	.	86	148.3	.
1998	103	.	.	.	103	145.8	.
1999	143	.	.	.	143	170.9	.
2000	145	.	.	.	145	180.1	.
2001	214	.	4	.	218	183.9	.
2002	192	.	4	8	204	189.2	64.5
2003	180	.	.	.	180	200.6	.
2004	206	2	4	.	212	199.5	.
2005	253	8	.	.	261	201.0	.
2006	232	4	7	.	243	204.9	.
2007	177	20	4	6	207	211.6	281.9
2008	94	2	4	.	100	236.8	.
2009	58	.	4	.	62	241.0	.
2010	49	.	.	.	49	227.5	.
2011	40	.	.	.	40	219.7	.
2012	28	.	.	.	28	224.7	.
2013	32	.	.	.	32	213.2	.
2014	68	.	.	.	68	255.9	.
2015	105	.	.	.	105	276.1	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Lincoln County was \$288,084. This represented an increase of 16.8 percent from the previous year. In contrast, Wyoming’s weighted average was \$275,611, or an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.12.24, on the following page.

Table II.12.24 Average Sales Prices Lincoln County and Wyoming DOR Data, 2000–2015				
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
2014	246,701	-0.2	263,432	-6.4
2015	288,084	16.8	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.¹³⁰ During December 2016, a total of 39 surveys were completed by property managers in Lincoln County. Of the 412 rental units surveyed, 56 were vacant, indicating a vacancy rate of 13.6 percent, as shown in Table II.12.25, at right. This rate compares to a 16.0 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1percent.

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 2015, rising to 15.96 percent, and rose again to 13.6 percent in December 2016.

Table II.12.25 Total Units, Vacant Units, Vacancy Rate Lincoln County RVS Data, 2001 - 2016				
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%
2014b	54	517	47	9.1%
2015a	60	595	50	8.4%
2015b	47	426	68	16.0%
2016a	52	496	28	5.6%
2016b	39	412	56	13.6%

¹³⁰Those 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.

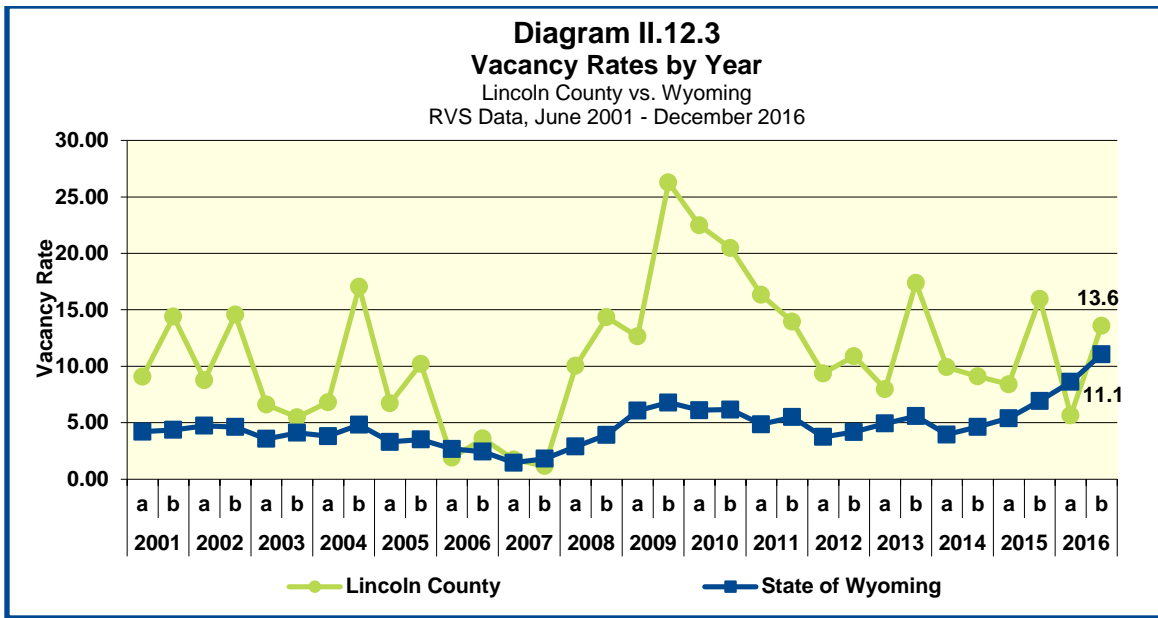


Diagram II.12.4, below, shows the average rent of single-family and apartment units in Lincoln County. In the first half of 2016, average rents for single-family units fell to \$922, and average rents for apartments rose to \$767.

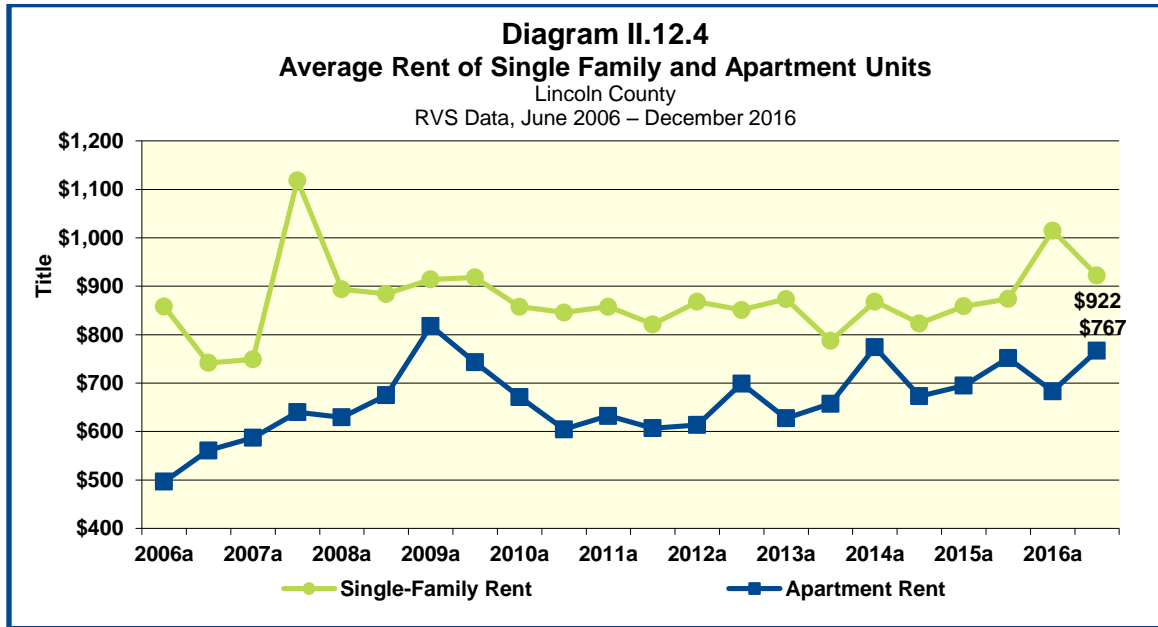


Table II.12.26 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 40 single family units in Lincoln County, with 5 of them available. This translates into a vacancy rate of 12.5 percent in Lincoln County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 140 apartment units reported in the survey, with 9 of them available, which resulted in a vacancy rate of 6.4 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.12.26			
Rental Vacancy Survey by Type			
Lincoln County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	40	5	12.5%
Duplex units	17	1	5.9%
Apartments	140	9	6.4%
Mobile Homes	26	4	15.4%
“Other” Units	3	1	33.3%
Don't Know	186	36	19.4%
Total	412	56	13.6%

Table II.12.27 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 20 units. The most common apartment units were two bedroom units, with 78 units. Additional details of unit types by bedrooms are reported below.

Table II.12.27							
Rental Units by Number of Bedrooms							
Lincoln County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	0	.	0
One	3	2	52	0	0	.	57
Two	5	2	78	0	1	.	86
Three	20	11	4	26	2	.	63
Four	3	2	0	0	0	.	5
Five	3	0	0	0	0	.	3
Don't Know	6	0	6	0	0	186	198
Total	40	17	140	26	3	186	412

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.12.28, on the following page, one bedroom apartments were the most available apartment units, with three bedroom units being the most available single family units.

Table II.12.28 Available Rental Units by Number of Bedrooms Lincoln County RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	4	0	0	.	4
Two	1	0	1	0	0	.	2
Three	2	1	1	0	1	.	5
Four	0	0	0	0	0	.	0
Five	1	0	0	0	0	.	1
Don't Know	1	0	3	4	0	36	44
Total	5	1	9	4	1	36	56

Table II.12.29 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with three bedrooms had the highest vacancy rate at 25.0 percent, with five bedroom single family units having the highest vacancy rate at 33.3 percent.

Table II.12.29 Vacancy Rates by Number of Bedrooms Lincoln County RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		%
One	.0%	.0%	7.7%	%	%		7.0%
Two	20.0%	.0%	1.3%	%	.0%		2.3%
Three	10.0%	9.1%	25.0%	.0%	50.0%		7.9%
Four	.0%	.0%	%	%	%		.0%
Five	33.3%	%	%	%	%		33.3%
Don't Know	16.7%	%	50.0%	%	%	19.4%	22.2%
Total	12.5%	5.9%	6.4%	15.4%	33.3%	19.4%	13.6%

Average market-rate rents by unit type are shown in Table II.12.30, below. 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.12.30 Average Market Rate Rents by Number of Bedrooms Lincoln County RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$608	\$600	\$503	\$	\$	\$554
Two	\$630	\$800	\$658	\$	\$625	\$654
Three	\$930	\$975	\$800	\$700	\$800	\$915
Four	\$1,275	\$1,150	\$	\$	\$	\$1,213
Five	\$1,000	\$	\$	\$	\$	\$1,000
Total	\$922	\$968	\$767	\$700	\$850	\$876

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, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	20	3	15.0%
\$1,000 to \$1,500	13	2	15.4%
Above \$1,500	1	0	.0%
Missing	3	0	.0%
Total	40	5	12.5%

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 1,000 to 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, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$1,000	87	2	2.3%
\$1,000 to \$1,500	1	0	.0%
Above \$1,500			%
Missing	52	7	13.5%
Total	140	9	6.4%

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 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.12.33 Condition by Unit Type Lincoln County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	1	0	0	0	0	.	1
Fair	1	0	0	0	0	.	1
Average	4	0	8	0	0	.	12
Good	28	10	104	0	1	.	143
Excellent	6	7	22	26	2	.	63
Don’t Know	0	0	6	0	0	186	192
Total	40	17	140	26	3	186	412

The availability of single family units based on their condition is displayed in Table II.12.34, 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.12.34 Condition of Single Family Units by Vacancy Status Lincoln County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	1	0	%0
Fair	1	0	.0%
Average	4	1	25.0%
Good	28	2	7.1%
Excellent	6	2	33.3%
Don't Know	0	0	%
Total	40	5	12.5%

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 average condition, and had a vacancy rate of 0.0 percent.

Table II.12.35 Condition of Apartment Units by Vacancy Status Lincoln County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	0	0	%
Fair	0	0	%
Average	8	0	.0%
Good	104	4	3.8%
Excellent	22	2	9.1%
Don't Know	6	3	50.0%
Total	140	9	6.4%

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.12.36, below, 3 respondents said they would prefer more single family units, 3 respondents wanted more apartment units, and 6 respondents indicated they would prefer more units of any type.

Table II.12.36 If you had the opportunity to own/manage more units, how many would you prefer Lincoln County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	3
Duplex Units	1
Apartments	3
Mobile homes	1
Other	0
All types	6
Total	14

Table, II.12.37, on the following page, shows the most common answers from the 2016 calendar 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 19 respondents, with an average persons per household of 2.6 people. Of new residents to Lincoln County, 73.7 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 89.5 percent of respondents owning thier residence. The average mortgage payment in Lincoln County was \$863 and the average rent was \$700. When asked if they were satisfied with their current housing, 94.7 percent said they were satisfied with thier current housing.

Table II.12.37 Most Replied Response Lincoln County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	19
Number of persons in household (Average)	2.6
Current age	55 to 64 years old (26.3%)
Marital status	Married (73.7%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (36.8%)
In which industry are you primarily employed	Retired (21.1%)
Highest education level completed	High School Diploma/GED (31.6%)
Total household income from all sources	\$50,000 to \$74,999 dollars (33.3%)
Current Housing Characteristics	
Current Residence	Single family home (78.9%)
Do you own or rent	Own (89.5%)
How many bedrooms (Average)	3.5
How many full bathrooms (Average)	2.2
Average mortgage payment	\$863
Average rental payment	\$700
Are you satisfied with your current housing	Satisfied with current housing (94.7%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because of some other reason not listed in the survey. Additional survey data are presented in **Volume II. Technical Appendix.**¹³¹

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 2015 5-year ACS data, 151 or 2.2 percent of households in Lincoln County were overcrowded and another 23 or .3 percent of units were severely overcrowded, as shown in Table II.12.38, on the following page.

¹³¹ 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.

This housing problem was far more prevalent in renter households as compared to owner households.

Table II.12.38				
Overcrowding and Severe Overcrowding				
Lincoln County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Lincoln County				
Owner				
Households	5,350	123	23	5,496
Percentage	97.3%	2.2%	.4%	100.0%
Renter				
Households	1,273	28	0	1,301
Percentage	97.8%	2.2%	.0%	100.0%
Total				
Households	6,623	151	23	6,797
Percentage	97.4%	2.2%	.3%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 326 units or 3.6 percent of all housing units in Lincoln County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.12.39, at right.

Table II.12.39		
Housing Units with Incomplete Kitchen Facilities		
Lincoln County		
2010-2015 5-Year ACS Data		
Facilities	Lincoln County	State of Wyoming
Complete Kitchen Facilities	8,682	259,728
Lacking Complete Kitchen Facilities	326	6,902
Total Housing Units	9,008	266,630
Percent Lacking	3.6%	2.6%

At the time of the 2014 ACS, a total of 308 units or 3.4 percent of all housing units in Lincoln County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.12.40, below.

Table II.12.40		
Housing Units with Incomplete Plumbing Facilities		
Lincoln County 2010-2015 5-Year ACS Data		
Facilities	Lincoln County	State of Wyoming
Complete Plumbing Facilities	8,700	260,327
Lacking Complete Plumbing Facilities	308	6,303
Total Households	9,008	266,630
Percent Lacking	3.4%	2.4%

The third type of housing problem reported in the 2014 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, 14.0 percent of households had a cost burden and 6.7 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 18.0 percent of homeowners with a mortgage in Lincoln County experienced a cost burden and 7.8 percent experienced a severe cost burden, while 14.3 percent of renters had a cost burden and 12.2 percent had a severe cost burden, as seen in Table II.12.41, on the following page.

Table II.12.41 Cost Burden and Severe Cost Burden by Tenure Lincoln County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Lincoln County					
Owner With a Mortgage					
Households	2,427	590	255	0	3,272
Percent	74.2%	18.0%	7.8%	.0%	100.0%
Owner Without a Mortgage					
Households	1,992	175	39	18	2,224
Percent	89.6%	7.9%	1.8%	.8%	100.0%
Renter					
Households	770	186	159	186	1,301
Percent	59.2%	14.3%	12.2%	14.3%	100.0%
Total					
Households	5,189	951	453	204	6,797
Percent	76.3%	14.0%	6.7%	3.0%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 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 *2016 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 1,211 households in Lincoln County, from 6,861 in 2010 to 8,072 in 2040. Homeowners are expected to increase from 5,410 households in 2010 to 6,447 by 2040. Renters are anticipated to increase from 1,451 households in 2010 to 1,624 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 87 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 113 households and by 137 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 25 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 41 to 50 percent of MHI is expected to increase by 47 households over the period. Table II.12.42, below, provides details of the household forecast by tenure and income.

Table II.12.42						
Household Forecast by Tenure and Income						
Lincoln County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	452	589	712	483	3,174	5,410
2015	460	598	723	491	3,224	5,496
2020	489	636	769	522	3,429	5,846
2025	500	650	787	534	3,506	5,976
2030	514	669	810	549	3,609	6,151
2035	528	687	831	564	3,703	6,312
2040	539	701	848	576	3,782	6,447
Renters by Percent of Median Household Income						
2010	207	341	339	111	452	1,451
2015	186	306	304	100	406	1,301
2020	215	353	351	115	468	1,501
2025	218	358	356	117	475	1,523
2030	223	367	365	119	487	1,561
2035	228	376	373	122	498	1,596
2040	232	382	379	124	506	1,624
Total Households by Percent of Median Household Income						
2010	660	930	1,051	594	3,626	6,861
2015	646	904	1,027	590	3,630	6,797
2020	703	989	1,120	637	3,897	7,347
2025	717	1,008	1,142	650	3,981	7,499
2030	737	1,036	1,174	669	4,095	7,712
2035	756	1,062	1,204	686	4,201	7,909
2040	771	1,084	1,228	700	4,289	8,072

