

LINCOLN COUNTY

Demographics

The Census Bureau's current census estimates indicate that Lincoln County's population increased from 18,106 in 2010 to 18,567 in 2014, or by 2.5 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age decreased by 3.1 percent, and the number of people from 55 to 64 years of age increased by 15.6 percent. The white population increased by 1.6 percent, while the black population increased by 273.7 percent. The Hispanic population increased from 781 to 838 people between 2010 and 2014, or by 7.3 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 2014 Current Census Estimates						
Subject	Lincoln County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	18,106	18,567	2.5%	563,626	584,153	3.6%
Age						
Under 14 years	4,256	4,143	-2.7%	113,371	115,517	1.9%
15 to 24 years	1,981	2,157	8.9%	78,460	80,249	2.3%
25 to 44 years	4,513	4,371	-3.1%	144,615	152,555	5.5%
45 to 54 years	2,689	2,349	-12.6%	83,577	73,372	-12.2%
55 to 64 years	2,426	2,804	15.6%	73,513	80,819	9.9%
65 and Over	2,241	2,743	22.4%	70,090	81,641	16.5%
Race						
White	17,649	17,931	1.6%	529,110	541,596	2.4%
Black	38	142	273.7%	5,135	9,112	77.4%
American Indian and Alaskan Native	170	195	14.7%	14,457	15,541	7.5%
Asian	59	78	32.2%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	5	13	160.0%	521	632	21.3%
Two or more races	185	208	12.4%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	781	838	7.3%	50,231	57,065	13.6%

Table II.12.2, on the following page, presents the population of Lincoln County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 9,409 persons, and accounted for 50.7 percent of the population, with the remaining 49.3 percent, or 9,158 persons, being female.

Table II.12.2 Population by Age and Gender Lincoln County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,237	2,019	4,256	2,105	2,038	4,143	-2.7%
15 to 24 years	1,013	968	1,981	1,115	1,042	2,157	8.9%
25 to 44 years	2,320	2,193	4,513	2,217	2,154	4,371	-3.1%
45 to 54 years	1,365	1,324	2,689	1,180	1,169	2,349	-12.6%
55 to 64 years	1,258	1,168	2,426	1,413	1,391	2,804	15.6%
65 and Over	1,109	1,132	2,241	1,379	1,364	2,743	22.4%
Total	9,302	8,804	18,106	9,409	9,158	18,567	2.5%
% 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 ¹⁵⁸	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

¹⁵⁸ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 4,916 family households, of which 4,212 housed married couple families and 704 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 298 families, or a female householder with no husband present, of which there were 406 families. There were also an estimated 1,668 "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 74.7 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Lincoln County, 85.7 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Family Type	Lincoln County		State of Wyoming	
	Lincoln County	% of Total	State of Wyoming	% of Total
Family households	4,916	74.7%	147,321	65.3%
Married-couple family	4,212	85.7%	117,624	79.8%
Owner-occupied housing units	3,821	90.7%	97,837	83.2%
Renter-occupied housing units	391	9.3%	19,787	16.8%
Other family	704	14.3%	29,697	20.2%
Male householder, no wife present	298	42.3%	9,885	33.3%
Owner-occupied housing units	232	77.9%	5,955	60.2%
Renter-occupied housing units	66	22.1%	3,930	39.8%
Female householder, no husband present	406	57.7%	19,812	66.7%
Owner-occupied housing units	291	71.7%	9,942	50.2%
Renter-occupied housing units	115	28.3%	9,870	49.8%
Nonfamily households	1,668	25.3%	78,193	34.7%
Owner-occupied housing units	1,079	64.7%	42,555	54.4%
Renter-occupied housing units	589	35.3%	35,638	45.6%
Total	6,584	100.0%	225,514	100.0%

Table II.12.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 2,695 two-person family households, 824 three-person family households and 718 four-person family households. One-person non-family households made up 83.2 percent of all non-family households or an estimated 1,387 households. Lincoln County's two persons households made up 45.0 percent of total housing units and four person households made up an additional 10.9 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.12.5				
Household Type by Household Size				
Lincoln County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Lincoln County				
One Person	.	1,387	1,387	21.1%
Two Person	2,695	268	2,963	45.0%
Three Person	824	13	837	12.7%
Four Person	718	0	718	10.9%
Five Person	296	0	296	4.5%
Six Person	203	0	203	3.1%
Seven Person	180	0	180	2.7%
Total	4,916	1,668	6,584	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 2,963 two-person households, 2,601 were owner-occupied and 362 were renter-occupied. Of the 718 four-person households, 574 were owner-occupied and 144 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Lincoln County				
One Person	947	440	1,387	21.1%
Two Person	2,601	362	2,963	45.0%
Three Person	705	132	837	12.7%
Four Person	574	144	718	10.9%
Five Person	233	63	296	4.5%
Six Person	198	5	203	3.1%
Seven Person or more	165	15	180	2.7%
Total	5,423	1,161	6,584	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.12.7, on the following page, Lincoln County had a total of 8,992 housing units of which 6,584 or 73.2 percent were occupied. Of these occupied units, 82.4 percent, or 5,423 units were owner occupied, which compares to a statewide rate of 69.3. A total of 2,408 units or 26.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.12.7 Housing Units by Tenure Lincoln County 2010-2014 5-Year ACS Data				
Tenure	Lincoln County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,584	73.2%	225,514	85.0
Owner-Occupied	5,423	82.4%	156,289	69.3
Renter-Occupied	1,161	17.6%	69,225	30.7
Vacant Housing Units	2,408	26.8%	39,681	15.0
Total Housing Units	8,992	100.0%	265,195	100.0

Table II.12.8, below, shows that of the 2,408 housing units in Lincoln County as reported in the 2014 ACS data, 233 or 9.7 percent were for rent and 251 or 10.4 percent were for sale. An estimated 1,212 units were for seasonal, recreational, or occasional use, and 631 or 26.2 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 2010-2014 5-Year ACS Data				
Disposition	Lincoln County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	233	9.7%	5,921	14.9%
Rented, but not occupied	5	.2%	1,577	4.0%
For sale only	251	10.4%	2,601	6.6%
Sold, but not occupied	47	2.0%	802	2.0%
For seasonal, recreational, or occasional use	1,212	50.3%	17,496	44.1%
For migrant workers	29	1.2%	362	.9%
Other vacant	631	26.2%	10,922	27.5%
Total	2,408	100.0%	39,681	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 \$74,250 compared to the statewide average of \$72,086. Per capita income for Lincoln County, which is calculated by dividing total income by population, was \$28,077, which compared to \$29,381 for the State of Wyoming.

Table II.12.9 Median and Per Capita Income Lincoln County 2010-2014 5-Year ACS Data		
Income Type	Lincoln County	Wyoming
Median Family Income	74,250	72,086
Median Household Income	66,530	58,252
Per Capita Income	28,077	29,381

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 502 households or 7.6 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 661 households that had incomes between \$35,000 and \$49,999, which accounted for 10.0 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 24.9 percent of total households and numbered 1,639 in Lincoln County.

Table II.12.10 Households by Income Lincoln County 2010-2014 5-Year ACS Data				
Income	Lincoln County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	502	7.6%	21,756	9.6%
15,000 - 19,999	187	2.8%	10,739	4.8%
20,000 - 24,999	398	6.0%	11,332	5.0%
25,000 - 34,999	544	8.3%	22,763	10.1%
35,000 - 49,999	661	10.0%	30,423	13.5%
50,000 - 74,999	1,433	21.8%	43,643	19.4%
75,000 - 99,999	1,220	18.5%	31,799	14.1%
100,000 and above	1,639	24.9%	53,059	23.5%
Total	6,584	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.12.11, below. In total, the poverty rate in Lincoln County was 7.9 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Lincoln County had a poverty rate of 7.1 percent and the female population had a poverty rate of 8.7 percent. There were 70 males and 55 females in poverty under the age of 5. Overall, 8.8 percent of persons in poverty in Lincoln County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 154 individuals with incomes below the poverty level which represented 10.9 percent of the total population in poverty. In the State of Wyoming there were 4,574 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 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Lincoln County				
5 and Below	70	55	125	8.8%
6 to 17	234	173	407	28.7%
18 to 64	317	416	733	51.7%
65 and Older	32	122	154	10.9%
Total	653	766	1,419	100.0%
Poverty Rate	7.1%	8.7%	7.9%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

Table II.12.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Lincoln County saw an average of 4,945 owner-occupied single-family units compared to 702 single-family rental units. In Lincoln County, single-family units comprised 85.8 percent of all households compared with 71.7 percent statewide. Lincoln County had a total of 104 apartment rental units and total apartment units accounted for 1.6 percent of all

households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 510 mobile homes in Lincoln County, which comprised 7.7 percent of all occupied housing units and compared to 13.0 statewide.

Table II.12.12 Households by Unit Type Lincoln County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
Single-Family Unit	4,945	702	5,647	85.8%
Duplex	25	138	163	2.5%
Tri- or Four-Plex	0	150	150	2.3%
Apartments	0	104	104	1.6%
Mobile Homes	443	67	510	7.7%
Boat, RV, Van, Etc.	10	0	10	.2%
Total	5,423	1,161	6,584	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.12.13, below, shows the number of households by year of construction. As shown, 11.6 percent, or 764 units, were built in 1939 or earlier in the county, and another 226 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,679, which accounted for 25.5 percent of all households, and an additional 47 households, or .7 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.12.13 Households by Year Built Lincoln County 2010-2014 5-Year ACS Data				
Year Built	Lincoln County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	764	11.6%	24,514	10.9%
1940 to 1949	226	3.4%	10,454	4.6%
1950 to 1959	331	5.0%	22,142	9.8%
1960 to 1969	313	4.8%	18,728	8.3%
1970 to 1979	1,166	17.7%	49,663	22.0%
1980 to 1989	962	14.6%	32,994	14.6%
1990 to 1999	1,096	16.6%	26,751	11.9%
2000 to 2009	1,679	25.5%	35,858	15.9%
Built 2010 or Later	47	.7%	4,410	2.0%
Total	6,584	100.0%	225,514	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 1.1 percent of total housing units, while households with five and six rooms accounted for 21.3 and 16.1 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				
2010-2014 5-Year ACS Data				
Number of Rooms	Lincoln County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	103	1.1%	4,521	1.7%
Two	227	2.5%	7,349	2.8%
Three	529	5.9%	20,368	7.7%
Four	1,418	15.8%	42,809	16.1%
Five	1,916	21.3%	53,147	20.0%
Six	1,452	16.1%	41,493	15.6%
Seven	1,015	11.3%	31,612	11.9%
Eight	870	9.7%	25,739	9.7%
Nine or more	1,462	16.3%	38,157	14.4%
Total	8,992	100.0%	265,195	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 7 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 15.9 percent of total households in Lincoln County, which compared to 24.4 percent statewide. In Lincoln County, the 2,919 households with three bedrooms accounted for 44.3 percent of all households, and there were only 936 five-bedroom or more households, which accounted for 14.2 percent of all households.

Table II.12.15				
Households by Number of Bedrooms				
Lincoln County				
2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
None	8	7	15	.2%
One	128	129	257	3.9%
Two	625	423	1,048	15.9%
Three	2,502	417	2,919	44.3%
Four	1,324	85	1,409	21.4%
Five or more	836	100	936	14.2%
Total	5,423	1,161	6,584	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$160,500, while structures built between 1950 and 1959 had a median value of \$133,600 and those built between 1990 to 1999 had a median value of \$240,600. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$240,100 and \$404,800, respectively. The total average median value in Lincoln County was \$194,700, which compared to \$189,300 in the State of Wyoming.

Table II.12.16 Median Value by Year Structure Built Lincoln County 2010-2014 5-Year ACS Data		
Year Built	Lincoln County	State of Wyoming
1939 or earlier	160,500	153,700
1940 to 1949	161,700	140,900
1950 to 1959	133,600	158,200
1960 to 1969	158,300	177,300
1970 to 1979	182,200	184,100
1980 to 1989	173,200	197,900
1990 to 1999	240,600	233,600
2000 to 2009	240,100	252,800
Built 2010 or Later	404,800	258,900
Total	194,700	189,300

Household mortgage status is reported in Table II.12.17, below. In Lincoln County, households with a mortgage accounted for 57.1 percent of all households or 3,099 housing units, and the remaining 42.9 percent or 2,324 units had no mortgage. Of those units with a mortgage, 411 had either a second mortgage or home equity loan, 91 had both a second mortgage and home equity loan, and 2,597 or 83.8 percent had no second mortgage or no home equity loan.

Table II.12.17 Mortgage Status Lincoln County 2010-2014 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	3,099	57.1%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	411	13.3%	12,104	13.1%
Second mortgage only	210	51.1%	5,864	48.4%
Home equity loan only	201	48.9%	6,240	51.6%
Both second mortgage and home equity loan	91	2.9%	545	.6%
No second mortgage and no home equity loan	2,597	83.8%	80,039	86.4%
Housing units without a mortgage	2,324	42.9%	63,601	40.7%
Total	5,423	100.0%	156,289	100.00%

The median rent in Lincoln County was \$675 as compared to \$663 statewide, as seen in Table II.12.18, below.

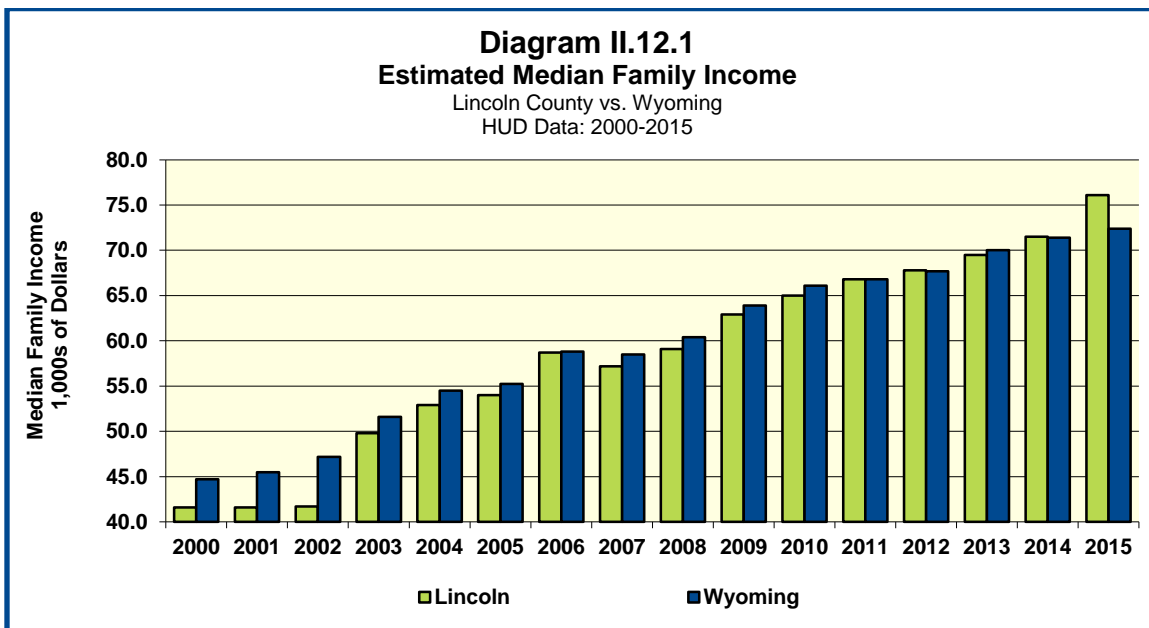
Table II.12.18 Median Rent Lincoln County 2010-2014 5-Year ACS Data	
Place	Rent
Lincoln County	\$675
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 118 persons during 2015. 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 2,028 persons over the time period.

Table II.12.19			
Driver’s Licenses Exchanged and Surrendered			
Lincoln County			
WYDOT Data, 2000 – 2015			
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
Total	8,713	6,685	2,028

Economics

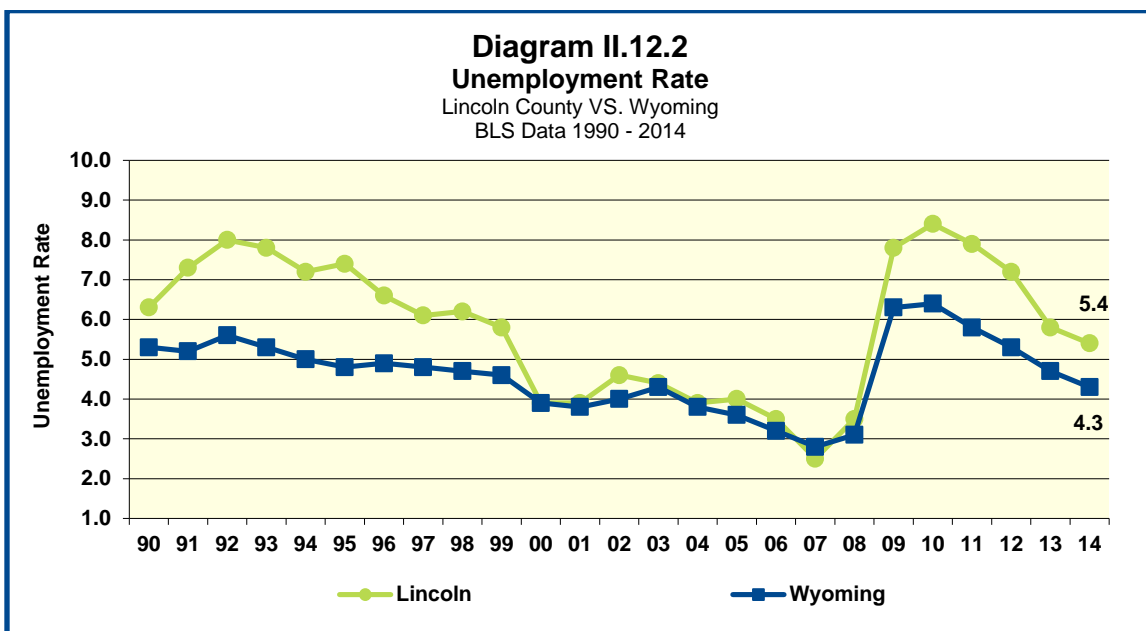
The HUD estimated MFI for Lincoln County was \$76,100 in 2015.¹⁵⁹ This compares to Wyoming’s MFI of \$72,400. Diagram II.12.1, below, illustrates the estimated MFI for 2000 through 2015.



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, increased by 33 persons, from 8,177 in 2013 to 8,210 in 2014. Employment increased by 69

¹⁵⁹ 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.

persons; unemployment decreased by 36 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.8 percent in 2013 to 5.4 in 2014, as shown below in Diagram II.12.2.



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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.12.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 5,749 persons in 2014; this figure was higher than the 2013 average by 100 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment rose from 6,199 to 6,351 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	5,473	5,758	6,415	7,217	6,218	5,676	5,775	5,548	5,425	5,456	5,677
Feb	5,518	5,707	6,374	6,856	6,141	5,723	5,821	5,442	5,416	5,449	5,647
Mar	5,553	5,809	6,599	6,624	6,223	5,726	5,900	5,494	5,446	5,469	5,651
Apr	5,695	5,936	6,722	6,610	6,472	5,820	5,882	5,569	5,485	5,526	5,786
May	5,930	6,336	7,113	6,720	6,633	6,045	6,366	5,760	5,739	5,781	6,041
Jun	6,253	6,729	7,666	6,847	6,592	6,408	6,592	6,113	6,098	6,199	6,351
Jul	5,958	6,391	7,406	6,492	6,047	6,135	6,167	5,677	5,641	5,692	
Aug	5,952	6,332	7,614	6,484	6,022	6,007	5,915	5,589	5,658	5,813	
Sep	6,135	6,808	7,742	6,691	6,381	6,391	6,358	5,809	5,855	5,950	
Oct	6,049	6,835	7,759	6,614	6,326	6,239	6,339	5,807	5,765	5,961	
Nov	5,948	6,775	7,658	6,478	6,169	6,080	6,118	5,749	5,684	5,860	
Dec	5,908	6,683	7,577	6,404	5,944	5,962	5,820	5,658	5,574	5,826	
Annual	5,864	6,342	7,220	6,670	6,264	6,018	6,088	5,685	5,649	5,749	
% Change	-1.10	8.15	13.84	-7.62	-6.09	-3.93	1.16	-6.62	-0.63	1.77	

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 \$822 in 2013. In 2014, average weekly wages saw an increase of 1.46 over the prior year, rising to \$834. These data are shown in Table II.12.21, below. Preliminary estimates show average weekly wages rose from \$862 to \$881 between the second quarter of 2014 and 2015.

Table II.12.21 Average Weekly Wages Lincoln County BLS QCEW Data, 2001–2015(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(p)	826	881				

Total business establishments reported by the QCEW are displayed in Table II.12.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming decreased by 0.38 percent to 805 establishments. Preliminary estimates show the number of establishments rose from 795 to 826 between the second quarter of 2014 and 2015.

Table II.12.22 Number of Business Establishments Lincoln County BLS QCEW Data, 2001–2015(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(p)	819	826				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Lincoln County recorded 9,823 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 \$746,714,000, and real per capita income was \$40,217 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$42,097 in 2014, while Wyoming average earnings per job was \$53,171. 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 \$488 in second quarter 2014 to \$503 in second quarter 2015, or by 3.1 percent. Detached single-family home rents increased to \$723, rising by 0.4 percent.

Lincoln County rental prices experienced average annualized decrease of 0.6 percent for apartments and an increase 0.1 percent for houses since fourth quarter 1986 through second quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot and 0.8 percent for mobile home lots over the same period. Table II.12.23, at right, presents the Lincoln County data for each rental type.¹⁶⁰

Table II.12.23 Semiannual Average Monthly Rental Prices Lincoln County EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	606	254	710	630
Q2.87	475	247	580	610
Q4.87	440	238	480	542
Q2.88	401	233	450	463
Q4.88	411	233	658	495
Q2.89	418	224	392	481
Q4.89	378	225	631	479
Q2.90	427	209	441	539
Q4.90	365	205	641	503
Q2.91	406	215	458	527
Q4.91	375	235	729	549
Q2.92	384	268	457	518
Q4.92	0	268	0	509
Q2.93	384	261	0	0
Q4.93	0	246	0	0
Q2.94	394	205	0	0
Q4.94	399	228	571	0
Q2.95	405	223	0	0
Q4.95	356	223	563	504
Q2.96	369	219	0	0
Q4.96	355	219	571	0
Q2.97	352	215	584	0
Q4.97	348	203	612	425
Q2.98	354	213	594	445
Q4.98	352	230	550	468
Q2.99	411	258	603	439
Q4.99	377	240	542	480
Q2.00	328	212	625	417
Q4.00	371	261	559	425
Q2.01	387	229	608	432
Q4.01	383	207	524	413
Q2.02	368	210	569	423
Q4.02	429	210	501	392
Q2.03	514	206	549	429
Q4.03	533	232	548	399
Q2.04	427	201	471	370
Q4.04	448	207	477	384
Q2.05	452	212	486	446
Q4.05	467	212	480	465
Q2.06	499	206	560	470
Q4.06	495	255	590	596
Q2.07	526	242	609	620
Q4.07	608	259	661	643
Q2.08	624	254	641	633
Q4.08	675	357	679	.
Q2.09	684	274	931	550
Q4.09	704	371	706	.
Q2.10	677	.	887	.
Q4.10	719	410	735	.
Q2.11	694	.	818	.
Q4.11	747	418	722	.
Q2.12	524	.	724	.
Q4.12	666	443	682	.
Q2.13	484	.	732	.
Q4.13	597	436	634	.
Q2.14	488	.	720	.
Q4.14	523	408	628	723
Q2.15	503	.	723	.

¹⁶⁰ 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 32 authorizations in 2013 to 68 in 2014.

The real value of single-family building permits increased from \$210,658 in 2013 to \$253,418 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.12.24, below.

Table II.12.24 Building Permits and Valuation Lincoln County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	30	.	.	.	30	114.3	.
1981	44	4	11	.	59	103.8	.
1982	56	.	16	.	72	104.8	.
1983	25	.	16	.	41	104.6	.
1984	36	10	.	.	46	96.6	.
1985	28	10	.	16	54	85.3	56.7
1986	11	.	.	.	11	99.7	.
1987	9	.	.	.	9	98.2	.
1988	5	.	.	.	5	117.3	.
1989	2	.	.	.	2	112.9	.
1990	3	.	.	.	3	90.3	.
1991	5	.	4	.	9	92.5	.
1992	112	.	.	.	112	137.5	.
1993	128	.	4	.	132	138.0	.
1994	160	6	4	.	170	131.7	.
1995	162	6	7	.	175	135.0	.
1996	142	.	4	.	146	150.2	.
1997	86	.	.	.	86	146.2	.
1998	103	.	.	.	103	143.7	.
1999	143	.	.	.	143	168.6	.
2000	145	.	.	.	145	177.6	.
2001	214	.	4	.	218	181.4	.
2002	192	.	4	8	204	186.6	63.6
2003	180	.	.	.	180	197.8	.
2004	206	2	4	.	212	196.8	.
2005	253	8	.	.	261	198.2	.
2006	232	4	7	.	243	202.1	.
2007	177	20	4	6	207	208.7	278.1
2008	94	2	4	.	100	233.6	.
2009	58	.	4	.	62	237.7	.
2010	49	.	.	.	49	224.5	.
2011	40	.	.	.	40	216.7	.
2012	28	.	.	.	28	221.7	.
2013	32	.	.	.	32	210.7	.
2014	68	.	.	.	68	253.4	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Lincoln County was \$246,701. This represented an decrease of 0.2 percent from the previous year. In contrast, Wyoming’s weighted average was \$263,432, or a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.12.25, on the following page.

Table II.12.25 Average Sales Prices Lincoln County and Wyoming DOR Data, 2000–2014				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2015.¹⁶¹ During December 2015, a total of 47 surveys were completed by property managers in Lincoln County. Of the 426 rental units surveyed, 68 were vacant, indicating a vacancy rate of 16.0 percent, as shown in Table II.12.26, below. This rate compares to a 9.1 percent vacancy rate one year ago and a statewide December 2015 vacancy rate of 6.9 percent.

Table II.12.26 Total Units, Vacant Units, Vacancy Rate Lincoln County RVS Data, 2001 - 2015				
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%

¹⁶¹Those 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 June 2015, rising to 17.38 percent, but fell to 8.4 percent in June 2015, spiking again in December 2015 to 16.0 percent.

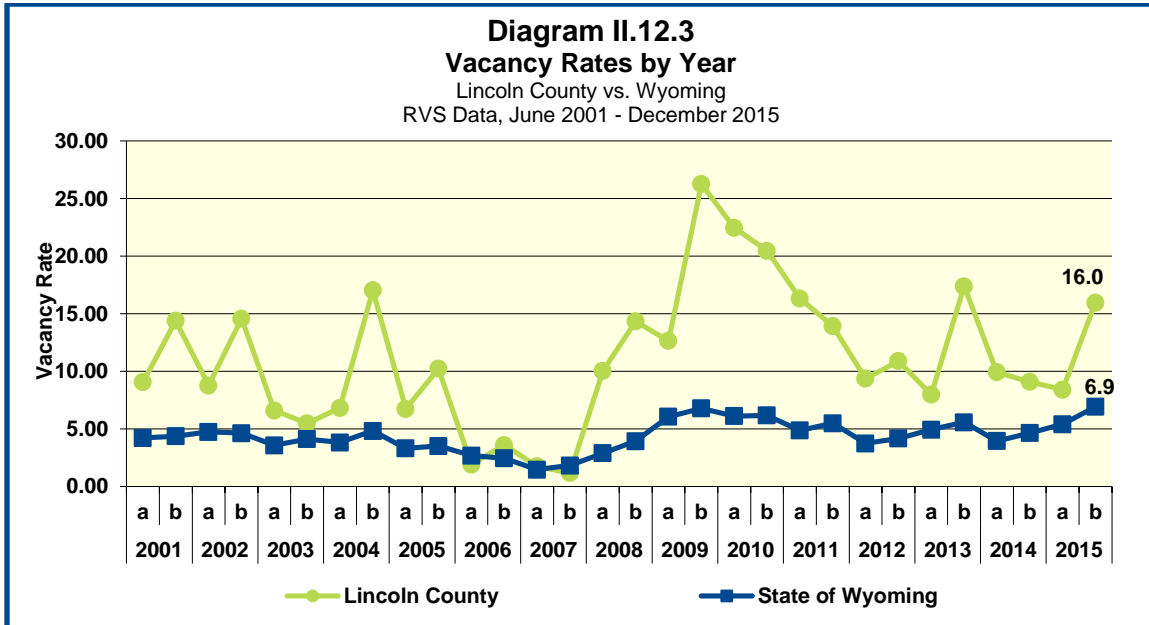


Diagram II.12.4, below, shows the average rent of single-family and apartment units in Lincoln County. In the second half of 2015, average rents for single-family units increased to \$874, and average rents for apartments rose to \$752.

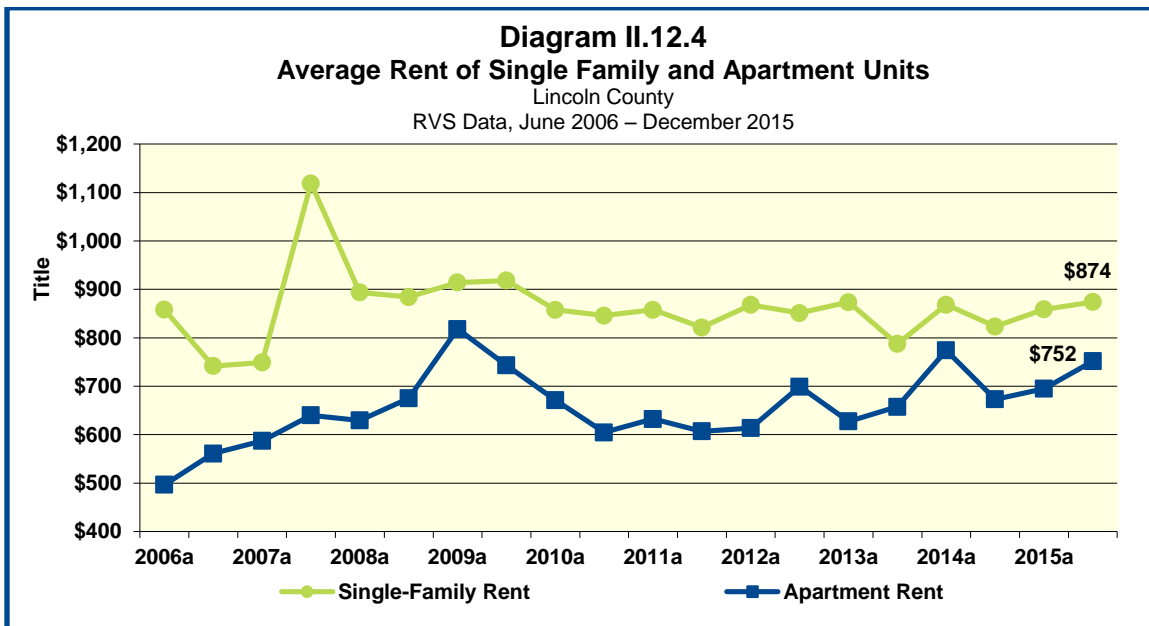


Table II.12.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 64 single family units in Lincoln County, with 3 of them available. This translates into a vacancy rate of 4.7 percent in Lincoln County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 123 apartment units reported in the survey, with 9 of them available, which resulted in a vacancy rate of 7.3 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Table II.12.27			
Rental Vacancy Survey by Type			
Lincoln County			
RVS Data, December 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	64	3	4.7%
Duplex units	12	0	.0%
Apartments	123	9	7.3%
Mobile Homes	36	4	11.1%
“Other” Units	3	0	.0%
Don’t Know	188	52	27.7%
Total	426	68	16.0%

Table II.12.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 19 units. The most common apartment units were two bedroom units, with 42 units. Additional details of unit types by bedrooms are reported below.

Table II.12.28							
Rental Units by Bedroom Size							
Lincoln County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	3	0	1	.	4
One	0	0	38	0	0	.	38
Two	12	2	42	7	2	.	65
Three	19	5	13	28	0	.	65
Four	11	1	0	1	0	.	13
Five	1	0	0	0	0	.	1
Don’t Know	21	4	27	0	0	188	240
Total	64	12	123	36	3	188	426

Table II.12.29 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 9.5 percent, with two bedroom single family units having the highest vacancy rate at 8.3 percent.

Table II.12.29 Vacancy Rates by Bedroom Size Lincoln County RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	.0%		.0%
One	%	%	5.3%	%	%		5.3%
Two	8.3%	.0%	9.5%	14.3%	.0%		9.2%
Three	5.3%	.0%	.0%	10.7%	%		6.2%
Four	.0%	.0%	%	.0%	%		.0%
Five	.0%	%	%	%	%		.0%
Don’t Know	4.8%	.0%	11.1%	%	%	27.7%	23.4%
Total	4.7%	.0%	7.3%	11.1%	.0%	27.7%	16.0%

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 Bedroom Size Lincoln County RVS Data, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$400	\$	\$	\$400
One	\$350	\$	\$490	\$	\$	\$462
Two	\$616	\$800	\$606	\$438	\$725	\$616
Three	\$825	\$900	\$750	\$675	\$	\$805
Four	\$950	\$1,200	\$1,650	\$	\$	\$1,056
Five	\$900	\$	\$	\$	\$	\$900
Total	\$874	\$875	\$752	\$565	\$725	\$785

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 1,000 to 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 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	8	0	.0%
\$500 to \$1,000	22	2	9.1%
\$1,000 to \$1,500	7	0	.0%
Above \$1,500	7	1	14.3%
Missing	20	0	.0%
Total	64	3	4.7%

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 500 to 1,000 dollars, with a vacancy rate of 7.3 percent.

Table II.12.32 Apartment Market Rate Rents by Vacancy Status Lincoln County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	96	7	7.3%
\$1,000 to \$1,500			%
Above \$1,500	3	1	33.3%
Missing	24	1	4.2%
Total	123	9	7.3%

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 percent.

Table II.12.33 Mobile Home Market Rate Rents by Vacancy Status Lincoln County RVS Data, December 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	2	0	.0%
\$500 to \$1,000	34	4	11.8%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	36	4	11.1%

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 excellent condition. Details by unit type and condition are displayed below.

Table II.12.34 Condition by Unit Type Lincoln County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	2	0	1	0	1	.	4
Average	17	2	54	7	0	.	80
Good	21	2	11	1	1	.	36
Excellent	11	6	54	28	1	.	100
Don’t Know	13	2	3	0	0	188	206
Total	64	12	123	36	3	188	426

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 good condition, with a vacancy rate of .0 percent.

Table II.12.35 Condition of Single Family Units by Vacancy Status Lincoln County RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	2	0	.0%
Average	17	2	11.8%
Good	21	0	.0%
Excellent	11	1	9.1%
Don't Know	13	0	.0%
Total	64	3	4.7%

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 good condition, and had a vacancy rate of .0 percent.

Table II.12.36 Condition of Apartment Units by Vacancy Status Lincoln County RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	54	2	3.7%
Good	11	0	.0%
Excellent	54	7	13.0%
Don't Know	3	0	.0%
Total	123	9	7.3%

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 good condition, with a vacancy rate of .0 percent.

Table II.12.37 Condition of Mobile Home Units by Vacancy Status Lincoln County RVS Data, December 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	7	1	14.3%
Good	1	0	.0%
Excellent	28	3	10.7%
Don't Know	0	0	%
Total	36	4	11.1%

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 116 more single family units, 12 more apartment units, and 17 units of all types. In total, respondents indicated they wished to own or manage an additional 157 units.

Table II.12.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Lincoln County	
RVS Data, December 2015	
Unit Type	More Units
Single family units	116
Duplex Units	12
Apartments	12
Mobile homes	0
Other	
Don't Know	
All types	17
Total	157

Table II.12.39, on the following page, shows the most common answers from the 2015 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 47 respondents, with an average persons per household of 3.4 people. Of new residents to Lincoln County, 75.6 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 53.2 percent of respondents owning their residence. The average mortgage payment in Lincoln County was \$936 and the average rent was \$713. When asked if they were satisfied with their current housing, 80.9 percent said they were satisfied with their current housing.

Table II.12.39 Most Replied Response Lincoln County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	47
Number of persons in household (Average)	3.4
Current age	25 to 34 years old (28.3%)
Marital status	Married (75.6%)
Primary reason for moving to Wyoming	Other reason (27.7%)
In which industry are you primarily employed	Other (28.3%)
Highest education level completed	Associates Degree/Trade School (23.4%)
Total household income from all sources	\$50,000 to \$74,999 dollars (20.8%)
Current Housing Characteristics	
Current Residence	Single family home (72.3%)
Do you own or rent	Own (53.2%)
How many bedrooms (Average)	3.2
How many full bathrooms (Average)	2.0
Average mortgage payment	\$936
Average rental payment	\$713
Are you satisfied with your current housing	Satisfied with current housing (80.9%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (50.0%)
Are you seeking to change your housing situation	Seeking different housing (63.6%)
What type of unit are you seeking	Single family home (57.1%)
Type of tenure seeking	Seeking to buy (60.0%)
If own, do you plan on building or buying	Build a new unit (33.3%)
Expected buying price	\$200,000 to \$249,999 dollars (100.0%)

For residents who are unsatisfied with their current housing, 50.0 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 57.1 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 60.0 percent wanted to buy and 20.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$200,000 to \$249,999 dollars if they were buying an existing unit. Additional survey data are presented in **Volume II. Technical Appendix**.¹⁶²

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 2014 5-year ACS data, 120 or 1.8 percent of households in Lincoln County were overcrowded and another 31 or .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.

¹⁶² 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				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Lincoln County				
Owner				
Households	5,295	97	31	5,423
Percentage	97.6%	1.8%	.6%	100.0%
Renter				
Households	1,138	23	0	1,161
Percentage	98.0%	2.0%	.0%	100.0%
Total				
Households	6,433	120	31	6,584
Percentage	97.7%	1.8%	.5%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 289 units or 3.2 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.12.41, at right.

Table II.12.41		
Housing Units with Incomplete Kitchen Facilities		
Lincoln County		
2010-2014 5-Year ACS Data		
Facilities	Lincoln County	State of Wyoming
Complete Kitchen Facilities	8,703	258,329
Lacking Complete Kitchen Facilities	289	6,866
Total Housing Units	8,992	265,195
Percent Lacking	3.2%	2.6%

At the time of the 2014 ACS, a total of 293 units or 3.3 percent of all housing units in Lincoln County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.12.42, below.

Table II.12.42		
Housing Units with Incomplete Plumbing Facilities		
Lincoln County		
2010-2014 5-Year ACS Data		
Facilities	Lincoln County	State of Wyoming
Complete Plumbing Facilities	8,699	259,378
Lacking Complete Plumbing Facilities	293	5,817
Total Households	8,992	265,195
Percent Lacking	3.3%	2.2%

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, 15.9 percent of households had a cost burden and 7.0 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 20.9 percent of homeowners with a mortgage in Lincoln County experienced a cost burden and 8.6 percent experienced a severe cost burden, while 17.3 percent of renters had a cost burden and 12.5 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 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Lincoln County					
Owner With a Mortgage					
Households	2,185	649	265	0	3,099
Percent	70.5%	20.9%	8.6%	.0%	100.0%
Owner Without a Mortgage					
Households	2,054	200	52	18	2,324
Percent	88.4%	8.6%	2.2%	.8%	100.0%
Renter					
Households	670	201	145	145	1,161
Percent	57.7%	17.3%	12.5%	12.5%	100.0%
Total					
Households	4,909	1,050	462	163	6,584
Percent	74.6%	15.9%	7.0%	2.5%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 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 1,437 households in Lincoln County, from 6,861 in 2010 to 8,298 in 2040. Homeowners are expected to increase from 5,410 households in 2010 to 6,611 by 2040. Renters are anticipated to increase from 1,451 households in 2010 to 1,687 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 112 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 119 households and by 161 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 37 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 64 households over the period. Table II.12.44, below, provides details of the household forecast by tenure and income.

Table II.12.44						
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	504	534	725	482	3,166	5,410
2015	509	540	733	487	3,202	5,471
2020	526	557	757	503	3,305	5,648
2025	543	575	781	520	3,413	5,832
2030	566	599	814	541	3,555	6,075
2035	590	625	849	565	3,708	6,337
2040	616	652	886	589	3,869	6,611
Renters by Percent of Median Household Income						
2010	230	393	270	112	445	1,451
2015	228	390	268	112	441	1,439
2020	233	398	273	114	451	1,468
2025	237	405	278	116	459	1,496
2030	246	421	289	120	476	1,552
2035	256	438	301	125	497	1,618
2040	267	457	314	131	518	1,687
Total Households by Percent of Median Household Income						
2010	734	927	995	595	3,611	6,861
2015	737	929	1,001	599	3,643	6,910
2020	759	955	1,030	617	3,756	7,116
2025	780	981	1,060	636	3,872	7,328
2030	812	1,020	1,103	662	4,031	7,627
2035	846	1,063	1,150	690	4,205	7,955
2040	883	1,109	1,200	720	4,386	8,298

Additional Comments

At the beginning of the year, Lincoln County experienced the second largest increase in unemployment with an increase over 1 percent over a one month period.¹⁶³ Additionally, Energy Conservation Works, an organization that has helped Teton County residents cut their energy use will be moving into Lincoln County to expand its efforts.¹⁶⁴

¹⁶³ <http://oilcitywyo.com/2015/03/18/wyo-unemployment-falls-to-four-percent-in-jan-2015/>

¹⁶⁴ http://www.jhnewsandguide.com/news/town_county/jackson-hole-energy-program-is-expanding-south/article_71a37a00-3d09-5811-ba37-f387850d20c2.html