

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 ¹³⁸	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

¹³⁸ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 4,750 family households, of which 4,076 housed married couple families and 674 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 288 families, or a female householder with no husband present, of which there were 386 families. There were also an estimated 1,495 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Lincoln County was 76.1 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Lincoln County, 85.8 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Family Type	Lincoln County		State of Wyoming	
	Lincoln County	% of Total	State of Wyoming	% of Total
Family households	4,750	76.1%	147,018	66.0%
Married-couple family	4,076	85.8%	118,096	80.3%
Owner-occupied housing units	3,641	89.3%	98,615	83.5%
Renter-occupied housing units	435	10.7%	19,481	16.5%
Other family	674	14.2%	28,922	19.7%
Male householder, no wife present	288	6.1%	9,489	32.8%
Owner-occupied housing units	204	70.8%	5,628	59.3%
Renter-occupied housing units	84	29.2%	3,861	40.7%
Female householder, no husband present	386	8.1%	19,433	67.2%
Owner-occupied housing units	265	68.7%	9,887	50.9%
Renter-occupied housing units	121	31.3%	9,546	49.1%
Nonfamily households	1,495	23.9%	75,828	34.0%
Owner-occupied housing units	1,058	70.8%	42,072	55.5%
Renter-occupied housing units	437	29.2%	33,756	44.5%
Total	6,245	100.0%	222,846	100.0%

Table II.12.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 2,474 two-person family households, 875 three-person family households and 765 four-person family households. One-person non-family households made up 90.1 percent of all non-family households, or an estimated 1,347 households. Lincoln County's two-person households made up 41.7 percent of total housing units and four-person households made up an additional 12.2 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.12.5				
Household Type by Household Size				
Lincoln County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Lincoln County				
One Person	.	1,347	1,347	21.6%
Two Person	2,474	132	2,606	41.7%
Three Person	875	16	891	14.3%
Four Person	765	0	765	12.2%
Five Person	292	0	292	4.7%
Six Person	193	0	193	3.1%
Seven Person	151	0	151	2.4%
Total	4,750	1,495	6,245	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 2,606 two-person households, 2,335 were owner-occupied and 271 were renter-occupied. Of the 765 four-person households, 607 were owner-occupied and 158 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Lincoln County				
One Person	948	399	1,347	21.6%
Two Person	2,335	271	2,606	41.7%
Three Person	724	167	891	14.3%
Four Person	607	158	765	12.2%
Five Person	227	65	292	4.7%
Six Person	193	0	193	3.1%
Seven Person or more	134	17	151	2.4%
Total	5,168	1,077	6,245	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.12.7, on the following page, Lincoln County had a total of 8,951 housing units of which 6,245, or 69.8 percent, were occupied. Of these occupied units, 82.8 percent, or 5,168 units, were owner occupied, which compares to a statewide rate of 70.1. A total of 2,706 units, or 30.2 percent of all units, were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.12.7 Housing Units by Tenure Lincoln County 2009-2013 5-Year ACS Data				
Tenure	Lincoln County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,245	69.8%	222,846	84.7
Owner-Occupied	5,168	82.8%	156,202	70.1
Renter-Occupied	1,077	17.2%	66,644	29.9
Vacant Housing Units	2,706	30.2%	40,194	15.3
Total Housing Units	8,951	100.0%	263,040	100.0

Table II.12.8, below, shows that of the 2,706 housing units in Lincoln County as reported in the 2013 ACS data, 207, or 7.6 percent, were for rent and 308, or 11.4 percent, were for sale. An estimated 1,532 units were for seasonal, recreational, or occasional use, and 569, or 21.0 percent, of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.12.8 Disposition of Vacant Housing Units Lincoln County 2009-2013 5-Year ACS Data				
Disposition	Lincoln County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	207	7.6%	5,920	14.7%
Rented, but not occupied	10	.4%	1,757	4.4%
For sale only	308	11.4%	2,733	6.8%
Sold, but not occupied	48	1.8%	774	1.9%
For seasonal, recreational, or occasional use	1,532	56.6%	17,878	44.5%
For migrant workers	32	1.2%	448	1.1%
Other vacant	569	21.0%	10,684	26.6%
Total	2,706	100.0%	40,194	100.0%

Table II.12.9, at right, presents different income statistics for Lincoln County. According to the 2013 ACS data averages, median family income for Lincoln County was \$71,523 compared to the statewide average of \$70,868. Per capita income for Lincoln County, which is calculated by dividing total income by population, was \$25,834, which compared to \$28,902 for the State of Wyoming.

Table II.12.9 Median and Per Capita Income Lincoln County 2009-2013 5-Year ACS Data		
Income Type	Lincoln County	Wyoming
Median Family Income	71,523	70,868
Median Household Income	64,205	57,406
Per Capita Income	25,834	28,902

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 434 households, or 6.9 percent, with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 711 households that had incomes between \$35,000 and \$49,999, which accounted for 11.4 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 22.4 percent of total households and numbered 1,402 in Lincoln County.

Table II.12.10 Households by Income Lincoln County 2009-2013 5-Year ACS Data				
Income	Lincoln County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	434	6.9%	21,737	9.8%
15,000 - 19,999	265	4.2%	10,770	4.8%
20,000 - 24,999	371	5.9%	10,936	4.9%
25,000 - 34,999	427	6.8%	22,748	10.2%
35,000 - 49,999	711	11.4%	30,917	13.9%
50,000 - 74,999	1,510	24.2%	43,782	19.6%
75,000 - 99,999	1,125	18.0%	32,050	14.4%
100,000 and above	1,402	22.4%	49,906	22.4%
Total	6,245	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.12.11, below. In total, the poverty rate in Lincoln County was 6.9 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Lincoln County had a poverty rate of 5.8 percent and the female population had a poverty rate of 8.1 percent. There were 64 males and 54 females in poverty under the age of 5. Overall, 9.5 percent of persons in poverty in Lincoln County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 158 individuals with incomes below the poverty level which represented 12.7 percent of the total population in poverty. In the State of Wyoming there were 4,477 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 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Lincoln County				
5 and Below	64	54	118	9.5%
6 to 18	186	130	316	25.4%
18 to 64	241	412	653	52.4%
65 and Older	49	109	158	12.7%
Total	540	705	1,245	100.0%
Poverty Rate	5.8%	8.1%	6.9%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

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 4,701 owner-occupied single-family units compared to 660 single-family rental units. In Lincoln County, single-family units comprised 85.8 percent of all households compared with 71.8 percent statewide. Lincoln County had a total of 135 apartment rental units and total apartment units accounted for 2.3 percent of all

households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 491 mobile homes in Lincoln County, which comprised 7.9 percent of all occupied housing units and compared to 13.4 statewide.

Table II.12.12 Households by Unit Type Lincoln County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
Single-Family Unit	4,701	660	5,361	85.8%
Duplex	28	113	141	2.3%
Tri- or Four-Plex	0	95	95	1.5%
Apartments	11	135	146	2.3%
Mobile Homes	417	74	491	7.9%
Boat, RV, Van, Etc.	11	0	11	.2%
Total	5,168	1,077	6,245	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.12.13, below, shows the number of households by year of construction. As shown, 14.5 percent, or 903 units, were built in 1939 or earlier in the county, and another 225 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,285, which accounted for 20.6 percent of all households, and an additional 34 households, or 0.5 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.12.13 Households by Year Built Lincoln County 2009-2013 5-Year ACS Data				
Year Built	Lincoln County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	903	14.5%	24,806	11.1%
1940 to 1949	225	3.6%	10,660	4.8%
1950 to 1959	286	4.6%	22,003	9.9%
1960 to 1969	348	5.6%	18,965	8.5%
1970 to 1979	1,050	16.8%	50,045	22.5%
1980 to 1989	911	14.6%	33,947	15.2%
1990 to 1999	1,203	19.3%	26,271	11.8%
2000 to 2004	1,285	20.6%	33,516	15.0%
Built 2005 or Later	34	.5%	2,633	1.2%
Total	6,245	100.0%	222,846	100.0%

Table II.12.14, below, displays housing units for Lincoln County and the State of Wyoming. The number of rooms in Lincoln County varied between households. Households with one room accounting for only 1.4 percent of total housing units, while households with five and six rooms accounted for 20.0 and 15.3 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				
2009-2013 5-Year ACS Data				
Number of Rooms	Lincoln County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	129	1.4%	4,380	1.7%
Two	255	2.8%	6,986	2.7%
Three	485	5.4%	19,468	7.4%
Four	1,436	16.0%	43,545	16.6%
Five	1,794	20.0%	52,356	19.9%
Six	1,369	15.3%	40,659	15.5%
Seven	1,145	12.8%	32,683	12.4%
Eight	771	8.6%	25,669	9.8%
Nine or more	1,567	17.5%	37,294	14.2%
Total	8,951	100.0%	263,040	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 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 16.8 percent of total households in Lincoln County, which compared to 24.2 percent statewide. In Lincoln County, the 2,646 households with three bedrooms accounted for 42.4 percent of all households, and there were only 918 five-bedroom or more households, which accounted for 14.7 percent of all households.

Table II.12.15				
Households by Number of Bedrooms				
Lincoln County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
None	14	0	14	.2%
One	133	127	260	4.2%
Two	602	447	1,049	16.8%
Three	2,331	315	2,646	42.4%
Four	1,298	60	1,358	21.7%
Five or more	790	128	918	14.7%
Total	5,168	1,077	6,245	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	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 \$157,900, while structures built between 1950 and 1959 had a median value of \$125,400 and those built between 1990 and 1999 had a median value of \$230,500. The newest structures tended to have the highest values and those built between 2000 and 2004 had median values of \$242,800. The total average median value in Lincoln County was \$190,900, which compared to \$185,900 in the State of Wyoming.

Table II.12.16 Median Value by Year Structure Built Lincoln County 2009-2013 5-Year ACS Data		
Year Built	Lincoln County	State of Wyoming
1939 or earlier	157,900	154,300
1940 to 1949	160,500	136,700
1950 to 1959	125,400	156,800
1960 to 1969	191,200	176,000
1970 to 1979	178,600	182,000
1980 to 1989	169,300	196,100
1990 to 1999	230,500	225,600
2000 to 2004	242,800	253,100
Built 2005 or Later		239,800
Total	190,900	185,900

Household mortgage status is reported in Table II.12.17, below. In Lincoln County, households with a mortgage accounted for 58.7 percent of all households, or 3,032 housing units, and the remaining 41.3 percent, or 2,136 units, had no mortgage. Of those units with a mortgage, 406 had either a second mortgage or home equity loan, 82 had both a second mortgage and home equity loan, and 2,544, or 83.9 percent, had no second mortgage or no home equity loan.

Table II.12.17 Mortgage Status Lincoln County 2009-2013 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	3,032	58.7%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	406	13.4%	13,352	14.3%
Second mortgage only	218	53.7%	6,691	50.1%
Home equity loan only	188	46.3%	6,661	49.9%
Both second mortgage and home equity loan	82	2.7%	598	.6%
No second mortgage and no home equity loan	2,544	83.9%	79,545	85.1%
Housing units without a mortgage	2,136	41.3%	62,707	40.1%
Total	5,168	100.0%	156,202	100.00%

The median rent in Lincoln County was \$683 as compared to \$647 statewide, as seen in Table II.12.18, below.

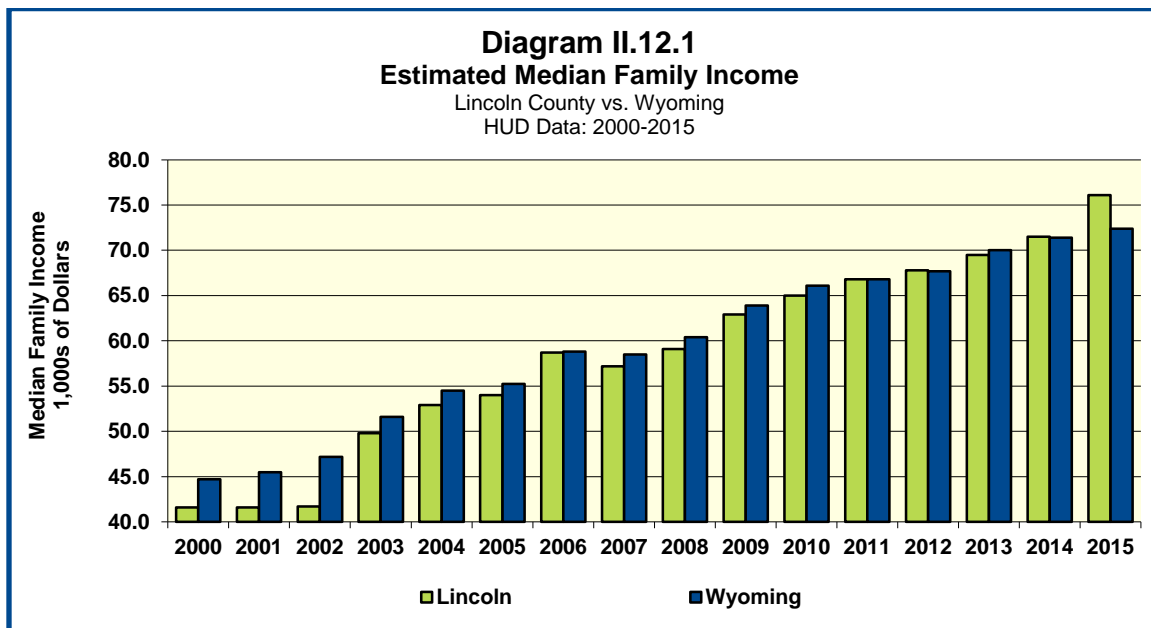
Table II.12.18 Median Rent Lincoln County 2009-2013 5-Year ACS Data	
Place	Rent
Lincoln County	\$683
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 57 persons during the first half of 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 1,967 persons over the time period.

Table II.12.19			
Driver’s Licenses Exchanged and Surrendered			
Lincoln County			
WYDOT Data, 2000– First Half of 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 – First Half	288	231	57
Total	8,409	6,442	1,967

Economics

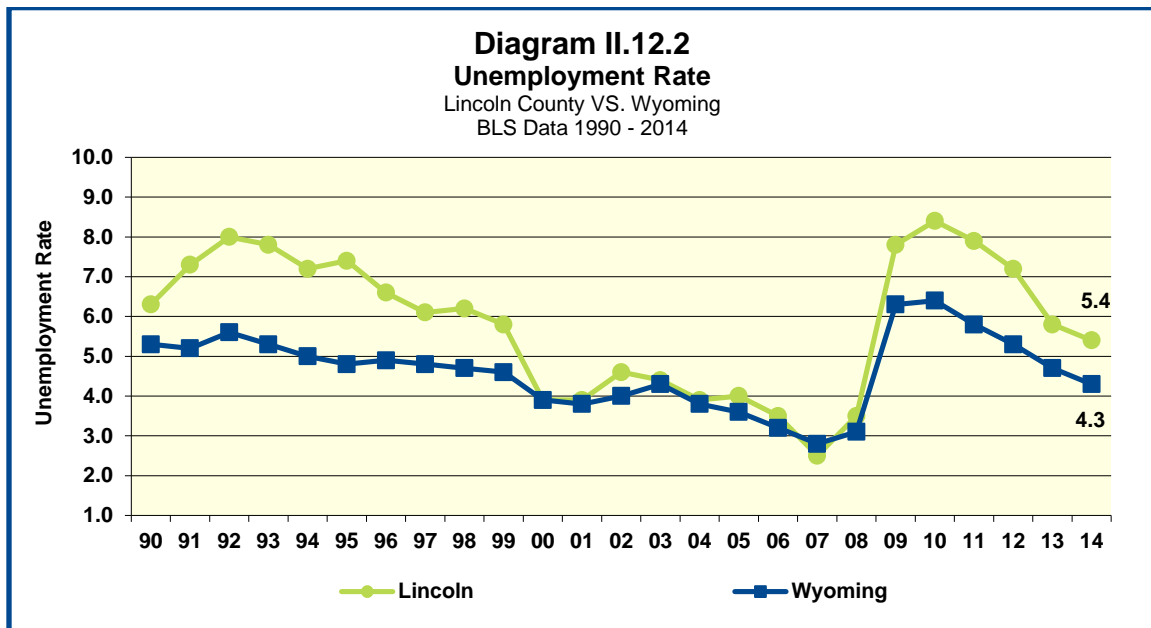
The HUD estimated MFI for Lincoln County was \$76,100 in 2015.¹³⁹ This compares to Wyoming’s MFI of \$72,400. Diagram II.12.1, below, illustrates the estimated MFI for 2000 through 2015.



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

¹³⁹ 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. As shown in Table II.12.20, below, annual total monthly employment increased by 1.65 percent between 2013 and 2014, from a total of 5,649 to 5,742 workers.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	5,684	5,473	5,758	6,415	7,217	6,218	5,676	5,775	5,548	5,425	5,456
Feb	5,782	5,518	5,707	6,374	6,856	6,141	5,723	5,821	5,442	5,416	5,449
Mar	5,761	5,553	5,809	6,599	6,624	6,223	5,726	5,900	5,494	5,446	5,469
Apr	5,971	5,695	5,936	6,722	6,610	6,472	5,820	5,882	5,569	5,485	5,526
May	6,113	5,930	6,336	7,113	6,720	6,633	6,045	6,366	5,760	5,739	5,781
Jun	6,377	6,253	6,729	7,666	6,847	6,592	6,408	6,592	6,113	6,098	6,199
Jul	6,011	5,958	6,391	7,406	6,492	6,047	6,135	6,167	5,677	5,641	5,692
Aug	5,981	5,952	6,332	7,614	6,484	6,022	6,007	5,915	5,589	5,658	5,813
Sep	6,030	6,135	6,808	7,742	6,691	6,381	6,391	6,358	5,809	5,855	5,950
Oct	5,966	6,049	6,835	7,759	6,614	6,326	6,239	6,339	5,807	5,765	5,952
Nov	5,766	5,948	6,775	7,658	6,478	6,169	6,080	6,118	5,749	5,684	5,826
Dec	5,710	5,908	6,683	7,577	6,404	5,944	5,962	5,820	5,658	5,574	5,788
Annual	5,929	5,864	6,342	7,220	6,670	6,264	6,018	6,088	5,685	5,649	5,742
% Change	-2.52	-1.10	8.15	13.84	-7.62	-6.09	-3.93	1.16	-6.62	-0.63	1.65

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.12.21, on

the following page, annual average weekly wages increased by 1.46 percent between 2013 and 2014, from a total of \$822 to \$834.

Table II.12.21 Average Weekly Wages Lincoln County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	523	528	469	532	512	.
2002	513	536	470	552	517	0.98
2003	613	594	584	640	607	17.41
2004	597	610	577	609	598	-1.48
2005	613	605	596	611	606	1.34
2006	639	636	636	740	664	9.57
2007	731	740	843	947	820	23.49
2008	909	755	698	766	783	-4.51
2009	700	783	703	764	738	-5.75
2010	737	720	728	828	754	2.17
2011	809	844	797	845	824	9.28
2012	826	823	761	851	815	-1.09
2013	791	840	771	884	822	0.86
2014(p)	801	862	786	884	834	1.46

Total business establishments reported by the QCEW are displayed below in Table II.12.22. Annual establishments decreased by 0.63 percent between 2013 and 2014, from 799 to 794 establishments.

Table II.12.22 Number of Establishments Lincoln County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	585	617	630	622	614	.
2002	623	644	657	658	646	5.21
2003	640	661	664	665	658	1.86
2004	676	693	698	710	694	5.47
2005	717	739	739	741	734	5.76
2006	763	789	798	787	784	6.81
2007	794	817	826	839	819	4.46
2008	822	838	833	833	832	1.59
2009	824	836	838	830	832	0.00
2010	804	804	809	799	804	-3.37
2011	782	783	803	800	792	-1.49
2012	782	791	793	791	789	-0.38
2013	796	801	802	796	799	1.27
2014(p)	777	795	805	799	794	-0.63

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Lincoln County recorded 9,623 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$757,490,000, and real per capita income was \$41,249 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$42,099 in 2013, while Wyoming average earnings per job was \$52,420. 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 decreased from \$590 in fourth quarter 2013 to \$518 in fourth quarter 2014, or by 12.3 percent. Detached single-family home rents decreased to \$713, falling by 0.8 percent.

Lincoln County rental prices experienced average annualized decreased of 0.5 percent for apartments and 0.4 percent for houses since fourth quarter 1986 through fourth quarter 2014. These figures compare to state average annualized increases in rental prices of 1.1 percent for apartments, 1.6 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.12.23, at right, presents the Lincoln County data for each rental type.¹⁴⁰

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, on the following page.

Table II.12.23 Semiannual Average Monthly Rental Prices Lincoln County EAD Data, 1986:Q4 – 2014:Q4, Real 2014 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	597	250	699	620
Q2.87	468	244	571	601
Q4.87	433	235	473	534
Q2.88	396	230	444	456
Q4.88	405	230	648	488
Q2.89	412	221	386	474
Q4.89	373	222	621	472
Q2.90	421	206	434	531
Q4.90	360	202	632	496
Q2.91	400	212	451	519
Q4.91	370	232	718	541
Q2.92	379	264	451	510
Q4.92	0	264	0	501
Q2.93	379	257	0	0
Q4.93	0	243	0	0
Q2.94	388	202	0	0
Q4.94	393	224	563	0
Q2.95	399	220	0	0
Q4.95	350	220	554	497
Q2.96	364	216	0	0
Q4.96	350	216	563	0
Q2.97	347	212	575	0
Q4.97	342	200	603	419
Q2.98	348	210	586	439
Q4.98	347	226	542	461
Q2.99	406	254	595	433
Q4.99	372	237	534	473
Q2.00	324	209	616	411
Q4.00	366	258	551	419
Q2.01	381	226	600	427
Q4.01	377	204	517	407
Q2.02	363	207	561	418
Q4.02	423	207	494	387
Q2.03	507	203	542	423
Q4.03	525	228	540	393
Q2.04	422	198	464	364
Q4.04	442	204	470	379
Q2.05	446	210	479	440
Q4.05	460	210	473	459
Q2.06	492	203	553	464
Q4.06	489	251	582	588
Q2.07	518	239	601	612
Q4.07	600	256	652	634
Q2.08	615	251	633	624
Q4.08	666	352	670	.
Q2.09	675	271	918	542
Q4.09	694	366	696	.
Q2.10	668	.	875	.
Q4.10	709	404	725	.
Q2.11	684	.	807	.
Q4.11	737	412	713	.
Q2.12	517	.	714	.
Q4.12	657	438	673	.
Q2.13	478	.	723	.
Q4.13	590	431	627	.
Q2.14	483	.	713	.
Q4.14	518	404	622	716

¹⁴⁰ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.12.24 Building Permits and Valuation Lincoln County Census Bureau Data, 1980–2014							
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 June 2015.¹⁴¹ During June 2015, a total of 60 surveys were completed by property managers in Lincoln County. Of the 595 rental units surveyed, 50 were vacant, indicating a vacancy rate of 8.4 percent, as shown in Table II.12.26, below. This rate compares to a 9.9 percent vacancy rate one year ago and a statewide June 2015 vacancy rate of 5.4 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%

¹⁴¹Those 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.

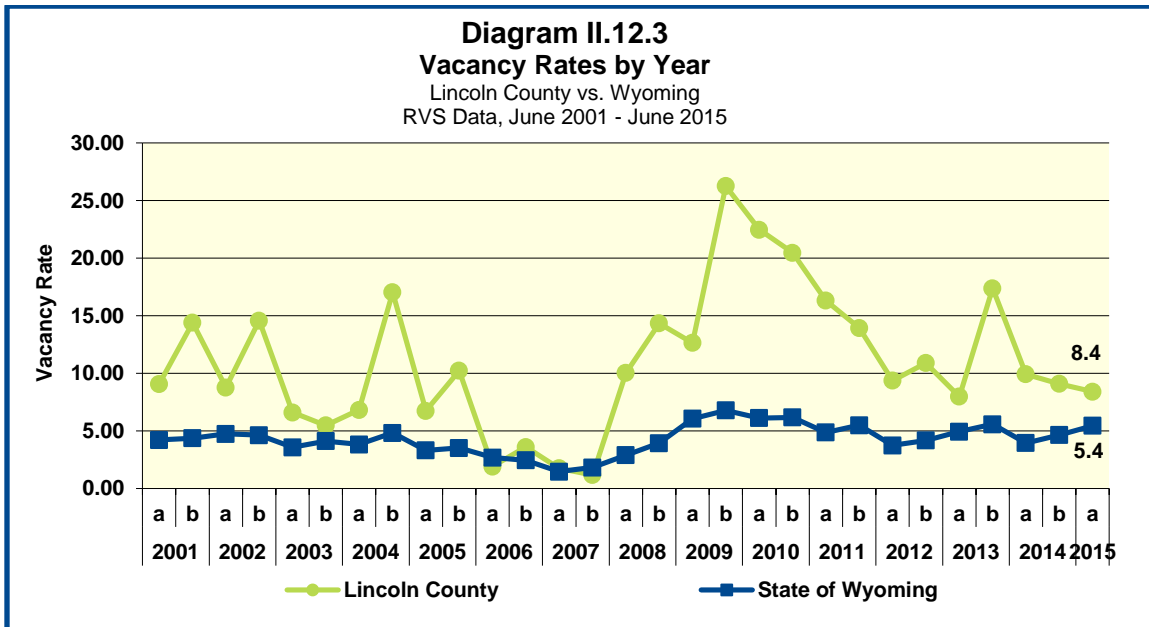


Diagram II.12.4, below, shows the average rent of single-family and apartment units in Lincoln County. In the first half of 2015, average rents for single-family units decreased to \$823, and average rents for apartments rose to \$673.

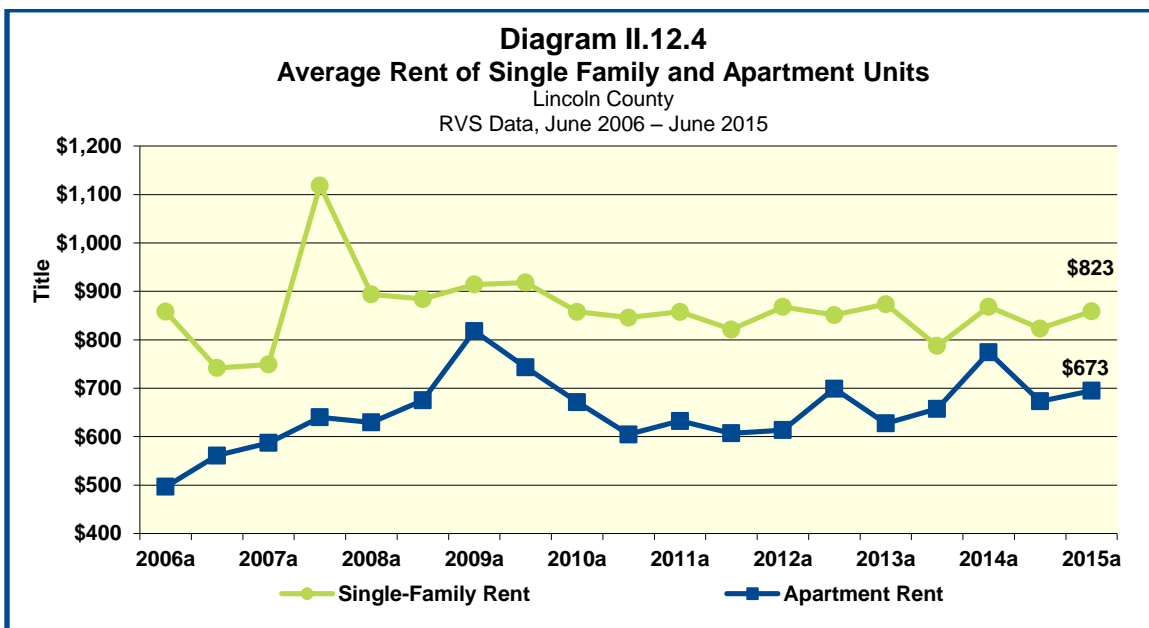


Table II.12.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 83 single family units in Lincoln County, with 3 of them available. This translates into a vacancy rate of 3.6 percent in Lincoln County, which compares to a single family vacancy rate of 4.7 percent for the State of Wyoming. There were 224 apartment units reported in the survey, with 9 of them available, which resulted in a vacancy rate of 4.0 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

Table II.12.27			
Rental Vacancy Survey by Type			
Lincoln County			
RVS Data, June 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	83	3	3.6%
Duplex units	16	0	.0%
Apartments	224	9	4.0%
Mobile Homes	36	3	8.3%
“Other” Units	3	0	.0%
Don’t Know	233	35	15.0%
Total	595	50	8.4%

Table II.12.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 30 units. The most common apartment units were two bedroom units, with 104 units. Additional details of unit types by bedrooms are reported below.

Table II.12.28							
Rental Units by Bedroom Size							
Lincoln County							
RVS Data, June 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	3	0	4	0	0	.	7
One	6	2	56	0	0	.	64
Two	11	3	104	4	1	.	123
Three	30	8	32	29	2	.	101
Four	23	1	2	1	0	.	27
Five	6	0	0	0	0	.	6
Don’t Know	4	2	26	2	0	233	267
Total	83	16	224	36	3	233	595

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.12.29, on the following page, two bedroom apartments were the most available apartment units, with four bedroom units being the most available single family units .

Table II.12.29							
Available Rental Units by Bedroom Size							
Lincoln County RVS Data, June 2015							
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	1	0	0	.	1
Two	0	0	3	1	0	.	4
Three	0	0	0	1	0	.	1
Four	2	0	0	0	0	.	2
Five	0	0	0	0	0	.	0
Don't Know	1	0	5	1	0	35	42
Total	3	0	9	3	0	35	50

Table II.12.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 2.9 percent, with four bedroom single family units having the highest vacancy rate at 8.7 percent.

Table II.12.30							
Vacancy Rates by Bedroom Size							
Lincoln County RVS Data, June 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	%	.0%	%	%		.0%
One	.0%	.0%	1.8%	%	%		1.6%
Two	.0%	.0%	2.9%	25.0%	.0%		3.3%
Three	.0%	.0%	.0%	3.4%	.0%		1.0%
Four	8.7%	.0%	.0%	.0%	%		7.4%
Five	.0%	%	%	%	%		.0%
Don't Know	25.0%	.0%	19.2%	50.0%	%	15.0%	15.8%
Total	3.6%	.0%	4.0%	8.3%	.0%	15.0%	8.4%

Average market-rate rents by unit type are shown in Table II.12.31, 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.12.31						
Average Market Rate Rents by Bedroom Size						
Lincoln County RVS Data, June 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$350	\$	\$400	\$	\$	\$375
One	\$567	\$450	\$496	\$	\$	\$514
Two	\$766	\$613	\$692	\$450	\$800	\$705
Three	\$820	\$820	\$650	\$588	\$1,200	\$787
Four	\$947	\$800	\$	\$	\$	\$933
Five	\$967	\$	\$	\$	\$	\$967
Total	\$859	\$778	\$695	\$588	\$1,000	\$805

Table II.12.32 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.12.32 Single Family Market Rate Rents by Vacancy Status Lincoln County RVS Data, June 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	42	1	2.4%
\$1,000 to \$1,500	14	1	7.1%
Above \$1,500	9	0	.0%
Missing	15	1	6.7%
Total	83	3	3.6%

The availability of apartment units by average rent is displayed in Table II.12.33 below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of .0 percent.

Table II.12.33 Apartment Market Rate Rents by Vacancy Status Lincoln County RVS Data, June 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	11	1	9.1%
\$500 to \$1,000	112	2	1.8%
\$1,000 to \$1,500	1	0	.0%
Above \$1,500			%
Missing	100	6	6.0%
Total	224	9	4.0%

Table II.12.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 3.7 percent.

Table II.12.34 Mobile Home Market Rate Rents by Vacancy Status Lincoln County RVS Data, June 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	6	2	33.3%
\$500 to \$1,000	27	1	3.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	3	0	.0%
Total	36	3	8.3%

Table II.12.35, on the following page, 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.12.35 Condition by Unit Type Lincoln County RVS Data, June 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	2	0	0	0	0	.	2
Average	8	2	11	2	0	.	23
Good	42	6	135	6	0	.	189
Excellent	25	6	67	26	3	.	127
Don’t Know	6	2	11	2	0	233	254
Total	83	16	224	36	3	233	595

The availability of single family units based on their condition is displayed in Table II.12.36, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of .0 percent.

Table II.12.36 Condition of Single Family Units by Vacancy Status Lincoln County RVS Data, June 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	2	0	.0%
Average	8	0	.0%
Good	42	2	4.8%
Excellent	25	1	4.0%
Don’t Know	6	0	.0%
Total	83	3	3.6%

Table II.12.37, 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 3.0 percent.

Table II.12.37 Condition of Apartment Units by Vacancy Status Lincoln County RVS Data, June 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	11	1	9.1%
Good	135	4	3.0%
Excellent	67	4	6.0%
Don’t Know	11	0	.0%
Total	224	9	4.0%

Table II.12.38, 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 excellent condition, with a vacancy rate of 3.8 percent.

Table II.12.38 Condition of Mobile Home Units by Vacancy Status Lincoln County RVS Data, June 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	2	1	50.0%
Good	6	1	16.7%
Excellent	26	1	3.8%
Don't Know	2	0	.0%
Total	36	3	8.3%

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.12.39, on the following page, respondents in Lincoln County said they would prefer 24 more single family units, 80 more apartment units, and 66 units of all types. In total, respondents indicated they wished to own or manage an additional 192 units.

Table II.12.39 If you had the opportunity to own/manage more units, how many would you prefer Lincoln County RVS Data, June 2015	
Unit Type	More Units
Single family units	24
Duplex Units	20
Apartments	80
Mobile homes	
Other	
Don't Know	2
All types	66
Total	192

Table, II.12.40, on the following page, shows the most common answers from the 2015 Fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Lincoln County had a total of 56 respondents, with an average persons per household of 3.0 people. Of new residents to Lincoln County, 66.1 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 55.4 percent of respondents owning their residence. The average mortgage payment in Lincoln County was \$796 and the average rent was \$674. When asked if they were satisfied with their current housing, 92.9 percent said they were satisfied with their current housing.

Table II.12.40 Most Replied Response Lincoln County HNA Survey: Fiscal Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	56
Number of persons in household (Average)	3.0
Current age	25 to 34 years old (25.0%)
Marital status	Married (66.1%)
Primary reason for moving to Wyoming	Better quality of life (26.8%)
In which industry are you primarily employed	Retired (23.6%)
Highest education level completed	College Graduate (28.6%)
Total household income from all sources	\$50,000 to \$74,999 dollars (21.9%)
Current Housing Characteristics	
Current Residence	Single family home (75.0%)
Do you own or rent	Own (55.4%)
How many bedrooms (Average)	3.1
How many full bathrooms (Average)	2.1
Average mortgage payment	\$796
Average rental payment	\$674
Are you satisfied with your current housing	Satisfied with current housing (92.9%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (60.0%)
Are you seeking to change your housing situation	Seeking different housing (37.5%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Build a new unit (33.3%)
Expected buying price	\$250,000 to \$299,999 dollars (100.0%)
Expected building price	Not sure (100.0%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 60.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$250,000 to \$299,999 dollars if they were buying an existing unit. Additional survey data are presented in **Volume II. Technical Appendix**¹⁴².

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 2013 5-year ACS data, 116, or 1.9 percent of households in Lincoln County, were overcrowded and another 35, or 0.6 percent of units, were severely overcrowded, as shown in Table II.12.41, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

¹⁴² 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.12.41				
Overcrowding and Severe Overcrowding				
Lincoln County				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Lincoln County				
Owner				
Households	5,044	89	35	5,168
Percentage	97.6%	1.7%	.7%	100.0%
Renter				
Households	1,050	27	0	1,077
Percentage	97.5%	2.5%	.0%	100.0%
Total				
Households	6,094	116	35	6,245
Percentage	97.6%	1.9%	.6%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 296 units, or 3.3 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.12.42, at right.

Table II.12.42		
Housing Units with Incomplete Kitchen Facilities		
Lincoln County		
2009-2013 5-Year ACS Data		
Facilities	Lincoln County	State of Wyoming
Complete Kitchen Facilities	8,655	256,276
Lacking Complete Kitchen Facilities	296	6,764
Total Housing Units	8,951	263,040
Percent Lacking	3.3%	2.6%

At the time of the 2013 ACS, a total of 268 units, or 3.0 percent of all housing units in Lincoln County, were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.12.41, below.

Table II.12.41		
Housing Units with Incomplete Plumbing Facilities		
Lincoln County 2009-2013 5-Year ACS Data		
Facilities	Lincoln County	State of Wyoming
Complete Plumbing Facilities	8,683	257,728
Lacking Complete Plumbing Facilities	268	5,312
Total Households	8,951	263,040
Percent Lacking	3.0%	2.0%

The third type of housing problem reported in the 2013 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, 15.2 percent of households had a cost burden and 8.0 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 21.9 percent of homeowners with a mortgage in Lincoln County experienced a cost burden and 8.6 percent experienced a severe cost burden, while 16.6 percent of renters had a cost burden and 18.4 percent had a severe cost burden, as seen in Table II.12.42, on the following page.

Table II.12.42 Cost Burden and Severe Cost Burden by Tenure Lincoln County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Lincoln County					
Owner With a Mortgage					
Households	2,107	663	262	0	3,032
Percent	69.5%	21.9%	8.6%	.0%	100.0%
Owner Without a Mortgage					
Households	1,973	110	41	12	2,136
Percent	92.4%	5.1%	1.9%	.6%	100.0%
Renter					
Households	569	179	198	131	1,077
Percent	52.8%	16.6%	18.4%	12.2%	100.0%
Total					
Households	4,649	952	501	143	6,245
Percent	74.4%	15.2%	8.0%	2.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 959 loans purchased in Lincoln County between 1979 and 2015, with 6 occurring in fiscal 2015. The average home size over the period was 1,278 square feet and 1,370 square feet in fiscal 2015. For homes receiving a WCDA loan in fiscal 2015, the average year a home was built was 1976. The average household income in fiscal 2015 in nominal terms, without the effects of inflation being taken into consideration, was \$49,354. The average purchase price in fiscal 2015 was \$172,083. In fiscal 2015, .0 percent of loans purchased were for new construction, and .0 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

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.¹⁴³ 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.¹⁴⁴

¹⁴³ <http://oilcitywyo.com/2015/03/18/wyo-unemployment-falls-to-four-percent-in-jan-2015/>

¹⁴⁴ http://www.jhnewsandguide.com/news/town_county/jackson-hole-energy-program-is-expanding-south/article_71a37a00-3d09-5811-ba37-f387850d20c2.html