

## LINCOLN COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Lincoln County's population decreased from 18,106 in 2010 to 18,071 in 2011, or by 0.2 percent. This compares to a statewide population growth of 0.8 percent over the period.<sup>121</sup> The number of people from 15 to 24 years of age decreased by 0.6 percent, and the number of people from 55 to 64 years of age increased by 7.6 percent. The white population decreased by 0.6 percent, while the black population increased by 100 percent. The Hispanic population increased from 781 to 741 people between 2010 and 2011 or by 5.1 percent. These data are presented in Table II.12.1, below.

| Subject                             | Lincoln County |               |              | Wyoming        |                |             |
|-------------------------------------|----------------|---------------|--------------|----------------|----------------|-------------|
|                                     | 2010 Census    | Jul-11        | % Change     | 2010 Census    | Jul-11         | % Change    |
| <b>Population</b>                   | <b>18,106</b>  | <b>18,071</b> | <b>-0.2%</b> | <b>563,626</b> | <b>568,158</b> | <b>0.8%</b> |
| <b>Age</b>                          |                |               |              |                |                |             |
| Under 14 years                      | 4,256          | 4,145         | -2.6%        | 113,371        | 113,462        | 0.1%        |
| 15 to 24 years                      | 1,981          | 1,969         | -0.6%        | 78,460         | 78,704         | 0.3%        |
| 25 to 44 years                      | 4,513          | 4,419         | -2.1%        | 144,615        | 145,669        | 0.7%        |
| 45 to 54 years                      | 2,689          | 2,592         | -3.6%        | 83,577         | 80,936         | -3.2%       |
| 55 to 64 years                      | 2,426          | 2,611         | 7.6%         | 73,513         | 77,120         | 4.9%        |
| 65 and Over                         | 2,241          | 2,335         | 4.2%         | 70,090         | 72,267         | 3.1%        |
| <b>Race</b>                         |                |               |              |                |                |             |
| White                               | 17,649         | 17,544        | -0.6%        | 529,110        | 531,484        | 0.4%        |
| Black                               | 38             | 76            | 100.0%       | 5,135          | 6,024          | 17.3%       |
| American Indian and Alaskan Native  | 170            | 175           | 2.9%         | 14,457         | 14,774         | 2.2%        |
| Asian                               | 59             | 68            | 15.3%        | 4,649          | 4,965          | 6.8%        |
| Native Hawaiian or Pacific Islander | 5              | 7             | 40.0%        | 521            | 551            | 5.8%        |
| Two or more races                   | 185            | 201           | 8.6%         | 9,754          | 10,360         | 6.2%        |
| <b>Ethnicity (of any race)</b>      |                |               |              |                |                |             |
| Hispanic or Latino                  | 781            | 741           | -5.1%        | 50,231         | 51,760         | 3.0%        |

The Census Bureau's most recent census count indicated that Lincoln County's population increased from 14,573 persons in 2000 to 18,106 in 2010, or by 24.2 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 22.1 percent, while the black population increased by 120 percent. The Hispanic population increased from 315 to 781 persons between 2000 and 2010, or by 147.9 percent. These data are presented in Table II.12.2, on the following page.

<sup>121</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

| <b>Table II.12.2</b>                    |               |               |               |               |                |
|---|---------------|---------------|---------------|---------------|----------------|
| <b>Population by Race and Ethnicity</b> |               |               |               |               |                |
| Lincoln County                          |               |               |               |               |                |
| 2000 SF1 and 2010 Census Data           |               |               |               |               |                |
| Race                                    | 2000 Census   |               | 2010 Census   |               | % Change 00-10 |
|   | Population    | % of Total    | Population    | % of Total    |                |
| White                                   | 14,157        | 97.1%         | 17,281        | 95.4%         | 22.1%          |
| Black                                   | 15            | 0.1%          | 33            | 0.2%          | 120.0%         |
| American Indian                         | 83            | 0.6%          | 146           | 0.8%          | 75.9%          |
| Asian                                   | 33            | 0.2%          | 57            | 0.3%          | 72.7%          |
| Native Hawaiian/Pacific Islander        | 8             | 0.1%          | 4             | 0.0%          | -50.0%         |
| Other                                   | 103           | 0.7%          | 363           | 2.0%          | 252.4%         |
| Two or More Races                       | 174           | 1.2%          | 222           | 1.2%          | 27.6%          |
| <b>Total</b>                            | <b>14,573</b> | <b>100.0%</b> | <b>18,106</b> | <b>100.0%</b> | <b>24.2%</b>   |
| Hispanic (Ethnicity)                    | 315           | 2.2%          | 781           | 4.3%          | 147.9%         |

Table II.12.3, below, presents the population of Lincoln County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 24.2 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,025 persons, or by 73.2 percent. In 2010, the largest age group in Lincoln County was the group aged 35 to 54, which accounted for 27 percent of the entire population. 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.

| <b>Table II.12.3</b>                |              |              |               |              |              |               |                |
|-------------------------------------|--------------|--------------|---------------|--------------|--------------|---------------|----------------|
| <b>Population by Age and Gender</b> |              |              |               |              |              |               |                |
| Lincoln County                      |              |              |               |              |              |               |                |
| 2000 SF1 and 2010 Census Data       |              |              |               |              |              |               |                |
| Age                                 | 2000 Census  |              |               | 2010 Census  |              |               | % Change 00-10 |
|                                     | Male         | Female       | Total         | Male         | Female       | Total         |                |
| Under 5                             | 493          | 495          | 988           | 761          | 688          | 1,449         | 46.7%          |
| 5 to 19                             | 2,031        | 1,901        | 3,932         | 2,108        | 1,906        | 4,014         | 2.1%           |
| 20 to 24                            | 333          | 294          | 627           | 381          | 393          | 774           | 23.4%          |
| 25 to 34                            | 671          | 757          | 1,428         | 1,179        | 1,127        | 2,306         | 61.5%          |
| 35 to 54                            | 2,254        | 2,143        | 4,397         | 2,506        | 2,390        | 4,896         | 11.3%          |
| 55 to 64                            | 716          | 685          | 1,401         | 1,258        | 1,168        | 2,426         | 73.2%          |
| 65 and Over                         | 862          | 938          | 1,800         | 1,109        | 1,132        | 2,241         | 24.5%          |
| <b>Total</b>                        | <b>7,360</b> | <b>7,213</b> | <b>14,573</b> | <b>9,302</b> | <b>8,804</b> | <b>18,106</b> | <b>24.2%</b>   |

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.12.4, on the following page.

| <b>Table II.12.4</b>                     |                    |                    |                       |
|--|--------------------|--------------------|-----------------------|
| <b>Group Quarters Population</b>         |                    |                    |                       |
| Lincoln County                           |                    |                    |                       |
| 2000 SF1 and 2010 Census Data            |                    |                    |                       |
| <b>Group Quarters</b>                    | <b>2000 Census</b> | <b>2010 Census</b> | <b>% Change 00-10</b> |
| <b>Institutionalized</b>                 |                    |                    |                       |
| Correctional Institutions <sup>122</sup> | 23                 | 17                 | -26.1%                |
| Juvenile Facilities                      | .                  | .                  | .                     |
| Nursing Homes                            | 48                 | 47                 | -2.1%                 |
| Other Institutions                       | .                  | .                  | .                     |
| <b>Total</b>                             | <b>71</b>          | <b>64</b>          | <b>-9.9%</b>          |
| <b>Noninstitutionalized</b>              |                    |                    |                       |
| College Dormitories                      | .                  | .                  | .                     |
| Military Quarters                        | .                  | .                  | .                     |
| Other Noninstitutions                    | 5                  | 7                  | 40.0%                 |
| <b>Total</b>                             | <b>5</b>           | <b>7</b>           | <b>40.0%</b>          |
| <b>Group Quarters Population</b>         | <b>76</b>          | <b>71</b>          | <b>-6.6%</b>          |

Table II.12.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 4,957 family households, 4,334 of which housed married couple families and 623 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 259 families, or a female householder with no husband present, of which there were 364 families. There were also an estimated 1,904 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 25.6 percent, and the number of married couple families increased by 23.3 percent. The number of male households with no wife present increased by 57.9 percent, the number of female households with no husband present increased by 34.8 percent, and non-family households increased by 44.5 percent.

| <b>Table II.12.5</b>                   |              |              |                       |
|--|--------------|--------------|-----------------------|
| <b>Household Type by Tenure</b>        |              |              |                       |
| Lincoln County                         |              |              |                       |
| 2000 SF1 and 2010 Census Data          |              |              |                       |
| <b>Family Type</b>                     | <b>2000</b>  | <b>2010</b>  | <b>% Change 00-10</b> |
| Family households                      | 3,948        | 4,957        | 25.6%                 |
| Married couple family                  | 3,514        | 4,334        | 23.3%                 |
| Owner-occupied housing units           | 3,076        | 3,753        | 22.0%                 |
| Renter-occupied housing units          | 438          | 581          | 32.6%                 |
| Other family                           | 434          | 623          | 43.5%                 |
| Male householder, no wife present      | 164          | 259          | 57.9%                 |
| Owner-occupied housing units           | 110          | 166          | 50.9%                 |
| Renter-occupied housing units          | 54           | 93           | 72.2%                 |
| Female householder, no husband present | 270          | 364          | 34.8%                 |
| Owner-occupied housing units           | 181          | 206          | 13.8%                 |
| Renter-occupied housing units          | 89           | 158          | 77.5%                 |
| Non-family households                  | 1,318        | 1,904        | 44.5%                 |
| Owner-occupied housing units           | 913          | 1,285        | 40.7%                 |
| Renter-occupied housing units          | 405          | 619          | 52.8%                 |
| <b>Total</b>                           | <b>5,266</b> | <b>6,861</b> | <b>30.3%</b>          |

<sup>122</sup> In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.12.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 2,352 two-person family households, 925 three-person family households, and 817 four-person family households. One-person non-family households made up 82.1 percent of all non-family households, or an estimated 1,564 households. Between 2000 and 2010, the number of four-person households increased by 16.7 percent, or from 705 to 823 households.

| Household Size | 2000              |                       |              | 2010              |                       |              | % Change 00-10 |
|----------------|-------------------|-----------------------|--------------|-------------------|-----------------------|--------------|----------------|
|                | Family Households | Non-Family Households | Total        | Family Households | Non-Family Households | Total        |                |
| One Person     | .                 | 1,104                 | 1,104        | .                 | 1,564                 | 1,564        | 41.7%          |
| Two Person     | 1,793             | 179                   | 1,972        | 2,352             | 295                   | 2,647        | 34.2%          |
| Three Person   | 675               | 22                    | 697          | 925               | 31                    | 956          | 37.2%          |
| Four Person    | 696               | 9                     | 705          | 817               | 6                     | 823          | 16.7%          |
| Five Person    | 428               | 4                     | 432          | 451               | 8                     | 459          | 6.3%           |
| Six Person     | 213               | 0                     | 213          | 248               | .                     | 248          | 16.4%          |
| Seven Person   | 143               | 0                     | 143          | 164               | .                     | 164          | 14.7%          |
| <b>Total</b>   | <b>3,948</b>      | <b>1,318</b>          | <b>5,266</b> | <b>4,957</b>      | <b>1,904</b>          | <b>6,861</b> | <b>30.3%</b>   |

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 2,647 two-person households, 2,264 were owner-occupied and 383 were renter-occupied. Of the 823 four-person households, 624 were owner-occupied and 199 were renter-occupied. Further household size data by tenure are presented in Table II.12.7, below.

| Household Size       | 2000         |            |              | 2010         |              |              | % Change 00-10 |
|----------------------|--------------|------------|--------------|--------------|--------------|--------------|----------------|
|                      | Own          | Rent       | Total        | Own          | Rent         | Total        |                |
| One Person           | 774          | 330        | 1,104        | 1,081        | 483          | 1,564        | 41.7%          |
| Two Person           | 1,704        | 268        | 1,972        | 2,264        | 383          | 2,647        | 34.2%          |
| Three Person         | 559          | 138        | 697          | 745          | 211          | 956          | 37.2%          |
| Four Person          | 572          | 133        | 705          | 624          | 199          | 823          | 16.7%          |
| Five Person          | 357          | 75         | 432          | 348          | 111          | 459          | 6.3%           |
| Six Person           | 188          | 25         | 213          | 210          | 38           | 248          | 16.4%          |
| Seven Person or More | 126          | 17         | 143          | 138          | 26           | 164          | 14.7%          |
| <b>Total</b>         | <b>4,280</b> | <b>986</b> | <b>5,266</b> | <b>5,410</b> | <b>1,451</b> | <b>6,861</b> | <b>30.3%</b>   |

<sup>123</sup> To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.12.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 26.4 percent, or from 4,280 to 5,410 households. The number of renter units increased from 986 to 1,451 households, or by 47.2 percent. In 2010, Lincoln County had a total of 8,946 housing units, of which 6,861, or 76.7 percent, were occupied. A total of 2,085 units, or 23.3 percent of all units, were vacant, which was an increase of 31 percent from the 2000 Census.

| <b>Table II.12.8<br/>Housing Units by Tenure</b><br>Lincoln County<br>2000 SF1 and 2010 Census Data |              |              |                           |
|---|--------------|--------------|---------------------------|
| <b>Tenure</b>   | <b>2000</b>  | <b>2010</b>  | <b>% Change<br/>00-10</b> |
| Occupied Housing Units  | 5,266        | 6,861        | 30.3%                     |
| Owner-Occupied  | 4,280        | 5,410        | 26.4%                     |
| Renter-Occupied   | 986          | 1,451        | 47.2%                     |
| Vacant Housing Units  | 1,565        | 2,085        | 33.2%                     |
| <b>Total Housing Units</b>  | <b>6,831</b> | <b>8,946</b> | <b>31.0%</b>              |
| Homeownership Rate  | 81.3%        | 78.9%        | .                         |

Table II.12.9, below, shows that, of the 2,085 vacant housing units in Lincoln County at the time of the 2010 Census, 319, or 15.3 percent, were for rent and 238, or 11.4 percent, were for sale. An estimated 1,186 units were for seasonal, recreational, or occasional use, and 291, or 14 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 75 to 45 units, or by 43.8 percent, and units listed as “other vacant” increased from 172 to 291 units, or by 69.2 percent.

| <b>Table II.12.9<br/>Disposition of Vacant Housing Units</b><br>Lincoln County<br>2000 SF1 and 2010 Census Data |              |              |                           |
|---|--------------|--------------|---------------------------|
| <b>Disposition</b>  | <b>2000</b>  | <b>2010</b>  | <b>% Change<br/>00-10</b> |
| For rent  | 275          | 319          | 16.0%                     |
| For sale only   | 122          | 238          | 95.1%                     |
| Rented or sold but not occupied   | 75           | 45           | -40.0%                    |
| For seasonal, recreational, or occasional use   | 912          | 1,186        | 30.0%                     |
| For migrant workers   | 9            | 6            | -33.3%                    |
| Other vacant  | 172          | 291          | 69.2%                     |
| <b>Total</b>  | <b>1,565</b> | <b>2,085</b> | <b>33.2%</b>              |

*2010 Five-Year ACS Data*

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.12.10, below, presents different income statistics for Lincoln County. According to the 2010 ACS data averages, Median Family Income (MFI) for Lincoln County was \$65,347 compared to the statewide average of \$65,964. Per capita income for Lincoln County, which is calculated by dividing total income by population, was \$24,421, which compared to \$27,860 for the State of Wyoming.

| <b>Table II.12.10</b>  |                       |                |
|--|-----------------------|----------------|
| <b>Median and Per Capita Income</b>                                |                       |                |
| Lincoln County and the State of Wyoming<br>2010 Five-Year ACS Data |                       |                |
| <b>Income Type</b>   | <b>Lincoln County</b> | <b>Wyoming</b> |
| Median Family Income   | 65,347                | 65,964         |
| Median Household Income  | 57,794                | 53,802         |
| Per Capita Income  | 24,421                | 27,860         |

Table II.12.11, below, shows households by income for Lincoln County and the State of Wyoming in 2010. In Lincoln County, there were a total of 450 households, or 7 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 944 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 14.6 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 15.7 percent of total households and numbered 1,017 in Lincoln County.

| <b>Table II.12.11</b>  |                       |                   |                         |                   |
|--|-----------------------|-------------------|-------------------------|-------------------|
| <b>Households by Income</b>  |                       |                   |                         |                   |
| Lincoln County and the State of Wyoming<br>2010 Five-Year ACS Data |                       |                   |                         |                   |
| <b>Income</b>  | <b>Lincoln County</b> |                   | <b>State of Wyoming</b> |                   |
|  | <b>Total</b>          | <b>% of Total</b> | <b>Total</b>            | <b>% of Total</b> |
| Under \$15,000   | 450                   | 7.0%              | 21,963                  | 10.1%             |
| \$15,000–\$19,999  | 352                   | 5.4%              | 10,477                  | 4.8%              |
| \$20,000–\$24,999  | 398                   | 6.1%              | 11,850                  | 5.4%              |
| \$25,000–\$34,999  | 625                   | 9.7%              | 23,902                  | 11.0%             |
| \$35,000–\$49,999  | 944                   | 14.6%             | 32,677                  | 15.0%             |
| \$50,000–\$74,999  | 1,364                 | 21.1%             | 44,279                  | 20.3%             |
| \$75,000–\$99,999  | 1,324                 | 20.5%             | 30,595                  | 14.1%             |
| \$100,000 and Above  | 1,017                 | 15.7%             | 41,945                  | 19.3%             |
| <b>Total</b>   | <b>6,474</b>          | <b>100.0%</b>     | <b>217,688</b>          | <b>100.0%</b>     |

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.12.12, on the following page. In total, the poverty rate in Lincoln County was 8.1 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Lincoln County had a poverty rate of 6.5 percent, and the female population had a poverty rate of 9.7 percent. There were 104 males and 68 females in poverty aged 5 and under. Overall, 12.3

percent of persons in poverty in Lincoln County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 128 persons, which represented 9.1 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

| <b>Table II.12.12</b>                   |               |               |               |                   |
|---|---------------|---------------|---------------|-------------------|
| <b>Poverty by Age</b>                   |               |               |               |                   |
| Lincoln County and the State of Wyoming |               |               |               |                   |
| 2010 Five-Year ACS Data                 |               |               |               |                   |
| <b>Age</b>                              | <b>Male</b>   | <b>Female</b> | <b>Total</b>  | <b>% of Total</b> |
| <b>Lincoln County</b>                   |               |               |               |                   |
| 5 and Under                             | 104           | 68            | 172           | 12.3%             |
| 6 to 17                                 | 264           | 259           | 523           | 37.3%             |
| 18 to 64                                | 194           | 386           | 580           | 41.3%             |
| 65 and Older                            | 26            | 102           | 128           | 9.1%              |
| <b>Total</b>                            | <b>588</b>    | <b>815</b>    | <b>1,403</b>  | <b>100.0%</b>     |
| Poverty Rate                            | 6.5%          | 9.7%          | 8.1%          | .                 |
| <b>State of Wyoming</b>                 |               |               |               |                   |
| 5 and Under                             | 3,563         | 3,127         | 6,690         | 12.8%             |
| 6 to 17                                 | 4,890         | 4,368         | 9,258         | 17.7%             |
| 18 to 64                                | 13,136        | 19,208        | 32,344        | 61.8%             |
| 65 and Older                            | 1,203         | 2,802         | 4,005         | 7.7%              |
| <b>Total</b>                            | <b>22,792</b> | <b>29,505</b> | <b>52,297</b> | <b>100.0%</b>     |
| Poverty Rate                            | 8.4%          | 11.3%         | 9.8%          | .                 |

Table II.12.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Lincoln County saw an average of 4,396 owner-occupied single-family units compared to 798 single-family rental units. In Lincoln County, single-family units represented 80.2 percent of all households compared to 70.8 percent statewide. Lincoln County had a total of 239 apartment rental units, and total apartment units accounted for 4 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 758 mobile homes in Lincoln County, which made up 11.7 percent of all occupied housing units and compared to 14.3 percent statewide.

| <b>Table II.12.13</b>                   |                |               |                |               |
|---|----------------|---------------|----------------|---------------|
| <b>Households by Unit Type</b>          |                |               |                |               |
| Lincoln County and the State of Wyoming |                |               |                |               |
| 2010 Five-Year ACS Data                 |                |               |                |               |
| Unit Type                               | Tenure         |               |                | % of Total    |
|   | Own            | Rent          | Total          |               |
| <b>Lincoln County</b>                   |                |               |                |               |
| Single-Family Unit                      | 4,396          | 798           | 5,194          | 80.2%         |
| Duplex                                  | 10             | 32            | 42             | .6%           |
| Tri- or Four-Plex                       | 6              | 174           | 180            | 2.8%          |
| Apartment                               | 22             | 239           | 261            | 4.0%          |
| Mobile Home                             | 498            | 260           | 758            | 11.7%         |
| Boat, RV, Van, Etc.                     | 39             | 0             | 39             | 0.6%          |
| <b>Total</b>                            | <b>4,971</b>   | <b>1,503</b>  | <b>6,474</b>   | <b>100.0%</b> |
| <b>State of Wyoming</b>                 |                |               |                |               |
| Single-Family Unit                      | 127,389        | 26,664        | 154,053        | 70.8%         |
| Duplex                                  | 785            | 4,825         | 5,610          | 2.6%          |
| Tri- or Four-Plex                       | 442            | 9,354         | 9,796          | 4.5%          |
| Apartment                               | 863            | 15,833        | 16,696         | 7.7%          |
| Mobile Home                             | 23,076         | 8,153         | 31,229         | 14.3%         |
| Boat, RV, Van, Etc.                     | 251            | 53            | 304            | 0.1%          |
| <b>Total</b>                            | <b>152,806</b> | <b>64,882</b> | <b>217,688</b> | <b>100.0%</b> |

Table II.12.14, below, shows the number of households by year of construction. As shown, 12.4 percent, or 806 units, were built in 1939 or earlier in the county, and another 4.9 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 499, which accounted for 7.7 percent of all households, and an additional 301 households, or 4.6 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

| <b>Table II.12.14</b>                   |                |               |                  |               |
|---|----------------|---------------|------------------|---------------|
| <b>Households by Year Built</b>         |                |               |                  |               |
| Lincoln County and the State of Wyoming |                |               |                  |               |
| 2010 Five-Year ACS Data                 |                |               |                  |               |
| Year Built                              | Lincoln County |               | State of Wyoming |               |
|   | Households     | % of Total    | Households       | % of Total    |
| 1939 or Earlier                         | 806            | 12.4%         | 25,116           | 11.5%         |
| 1940 to 1949                            | 316            | 4.9%          | 11,481           | 5.3%          |
| 1950 to 1959                            | 284            | 4.4%          | 21,920           | 10.1%         |
| 1960 to 1969                            | 438            | 6.8%          | 19,433           | 8.9%          |
| 1970 to 1979                            | 1,159          | 17.9%         | 53,519           | 24.6%         |
| 1980 to 1989                            | 1,230          | 19.0%         | 34,949           | 16.1%         |
| 1990 to 1999                            | 1,441          | 22.3%         | 26,791           | 12.3%         |
| 2000 to 2004                            | 499            | 7.7%          | 14,090           | 6.5%          |
| 2005 or Later                           | 301            | 4.6%          | 10,389           | 4.8%          |
| <b>Total</b>                            | <b>6,474</b>   | <b>100.0%</b> | <b>217,688</b>   | <b>100.0%</b> |

Table II.12.15, on the following page, 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 percent of total housing units, while households with five and six rooms accounted for 21.3 and 13.4 percent, respectively, in the county. The median number of rooms in Lincoln County was six rooms, the same as the statewide median number of rooms.



| <b>Table II.12.15</b>  |                |               |                  |               |
|--|----------------|---------------|------------------|---------------|
| <b>Housing Units by Number of Rooms</b>                            |                |               |                  |               |
| Lincoln County and the State of Wyoming<br>2010 Five-Year ACS Data |                |               |                  |               |
| Number of Rooms  | Lincoln County |               | State of Wyoming |               |
|  | Housing Units  | % of Total    | Housing Units    | % of Total    |
| One  | 86             | 1.0%          | 3,804            | 1.5%          |
| Two  | 230            | 2.7%          | 6,391            | 2.5%          |
| Three  | 433            | 5.0%          | 18,634           | 7.3%          |
| Four   | 1,525          | 17.6%         | 45,335           | 17.8%         |
| Five   | 1,852          | 21.3%         | 52,421           | 20.5%         |
| Six  | 1,160          | 13.4%         | 39,475           | 15.5%         |
| Seven  | 1,194          | 13.8%         | 31,509           | 12.4%         |
| Eight  | 671            | 7.7%          | 25,135           | 9.9%          |
| Nine or More   | 1,526          | 17.6%         | 32,392           | 12.7%         |
| <b>Total</b>   | <b>8,677</b>   | <b>100.0%</b> | <b>255,096</b>   | <b>100.0%</b> |
| Median Rooms   | 6              | .             | 6                | .             |

Table II.12.16, below, shows households in the county by number of bedrooms and tenure. There were 38 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.9 percent of total households in Lincoln County, which compared to 25.5 percent statewide. In Lincoln County, the 2,409 households with three bedrooms accounted for 37.2 percent of all households, and there were only 1,002 five-bedroom or more households, which accounted for 15.5 percent of all households.

| <b>Table II.12.16</b>  |                |               |                |               |
|--|----------------|---------------|----------------|---------------|
| <b>Households by Number of Bedrooms</b>                            |                |               |                |               |
| Lincoln County and the State of Wyoming<br>2010 Five-Year ACS Data |                |               |                |               |
| Number of Bedrooms   | Tenure         |               |                | % of Total    |
|  | Own            | Rent          | Total          |               |
| <b>Lincoln County</b>  |                |               |                |               |
| None   | 0              | 38            | 38             | 0.6%          |
| One  | 160            | 207           | 367            | 5.7%          |
| Two  | 969            | 579           | 1,548          | 23.9%         |
| Three  | 2,000          | 409           | 2,409          | 37.2%         |
| Four   | 978            | 132           | 1,110          | 17.1%         |
| Five or More   | 864            | 138           | 1,002          | 15.5%         |
| <b>Total</b>   | <b>4,971</b>   | <b>1,503</b>  | <b>6,474</b>   | <b>100.0%</b> |
| <b>State of Wyoming</b>  |                |               |                |               |
| None   | 275            | 1,668         | 1,943          | 0.9%          |
| One  | 3,986          | 12,861        | 16,847         | 7.7%          |
| Two  | 29,100         | 26,511        | 55,611         | 25.5%         |
| Three  | 69,433         | 17,375        | 86,808         | 39.9%         |
| Four   | 35,651         | 4,613         | 40,264         | 18.5%         |
| Five or More   | 14,361         | 1,854         | 16,215         | 7.4%          |
| <b>Total</b>   | <b>152,806</b> | <b>64,882</b> | <b>217,688</b> | <b>100.0%</b> |

The age of a structure influences its value. As shown in Table II.12.17, at right, structures built in 1939 or earlier had a median value of \$131,100, while structures built between 1950 and 1959 had a median value of \$172,400, and those built between 1990 and 1999 had a median value of \$238,200. The newest structures tended to have the highest values, and those built between 2000 and 2004 and from 2005 or later had median values of \$262,900 and \$244,700, respectively. The median value in Lincoln County was \$196,400, which compared to \$174,000 in the State of Wyoming.

| <b>Table II.12.17</b>                       |                       |                         |
|---|-----------------------|-------------------------|
| <b>Median Value by Year Structure Built</b> |                       |                         |
| Lincoln County and the State of Wyoming     |                       |                         |
| 2010 Five-Year ACS Data                     |                       |                         |
| <b>Year Built</b>                           | <b>Lincoln County</b> | <b>State of Wyoming</b> |
| 1939 or Earlier                             | 131,100               | 141,200                 |
| 1940 to 1949                                | 137,800               | 129,500                 |
| 1950 to 1959                                | 172,400               | 151,800                 |
| 1960 to 1969                                | 195,200               | 166,500                 |
| 1970 to 1979                                | 191,200               | 169,900                 |
| 1980 to 1989                                | 202,400               | 187,000                 |
| 1990 to 1999                                | 238,200               | 224,000                 |
| 2000 to 2004                                | 262,900               | 243,500                 |
| 2005 or Later                               | 244,700               | 244,600                 |
| <b>Median Value</b>                         | <b>196,400</b>        | <b>174,000</b>          |

Household mortgage status is reported in Table II.12.18, below. In Lincoln County, households with a mortgage accounted for 58.2 percent of all households, or 2,891 housing units, and the remaining 41.8 percent, or 2,080 units, had no mortgage. Of those units with a mortgage, 432 had either a second mortgage or home equity loan, 13 had both a second mortgage and home equity loan, and 2,446, or 84.6 percent of units with a mortgage, had no second mortgage and no home equity loan.

| <b>Table II.12.18</b>  |                       |                        |                         |                        |
|--|-----------------------|------------------------|-------------------------|------------------------|
| <b>Mortgage Status</b>   |                       |                        |                         |                        |
| Lincoln County and the State of Wyoming                              |                       |                        |                         |                        |
| 2010 Five-Year ACS Data  |                       |                        |                         |                        |
| <b>Mortgage Status</b>   | <b>Lincoln County</b> |                        | <b>State of Wyoming</b> |                        |
|  | <b>Households</b>     | <b>% of Households</b> | <b>Households</b>       | <b>% of Households</b> |
| Housing units with a mortgage, contract to purchase, or similar debt | 2,891                 | 58.2%                  | 93,761                  | 61.4%                  |
| With either a second mortgage or home equity loan, but not both      | 432                   | 14.9%                  | 17,932                  | 19.1%                  |
| Second mortgage only   | 137                   | 31.7%                  | 8,629                   | 48.1%                  |
| Home equity loan only  | 295                   | 68.3%                  | 9,303                   | 51.9%                  |
| Both second mortgage and home equity loan                            | 13                    | 0.4%                   | 741                     | 0.8%                   |
| No second mortgage and no home equity loan                           | 2,446                 | 84.6%                  | 75,088                  | 80.1%                  |
| Housing units without a mortgage                                     | 2,080                 | 41.8%                  | 59,045                  | 38.6%                  |
| <b>Total</b>   | <b>4,971</b>          | <b>100.0%</b>          | <b>152,806</b>          | <b>100.00%</b>         |

The median rent in Lincoln County was \$639 compared to \$552 statewide, as shown in Table II.12.19, below. These figures show that rents were comparable.

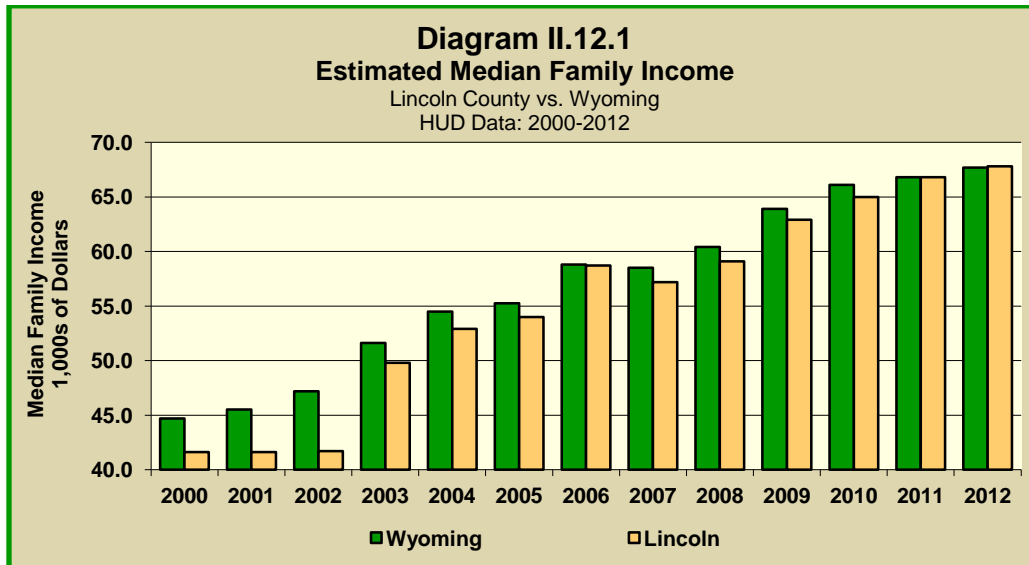
| <b>Table II.12.19</b>                   |             |
|---|-------------|
| <b>Median Rent</b>                      |             |
| Lincoln County and the State of Wyoming |             |
| 2010 Five-Year ACS Data                 |             |
| <b>Place</b>                            | <b>Rent</b> |
| Lincoln County                          | \$639       |
| State of Wyoming                        | \$552       |

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 32 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Lincoln County are presented in Table II.12.20, below, and indicate a net increase of 1,729 persons over the time period.

| <b>Table II.12.20</b>                              |                    |                     |                   |
|--|--------------------|---------------------|-------------------|
| <b>Driver’s Licenses Exchanged and Surrendered</b> |                    |                     |                   |
| Lincoln County                                     |                    |                     |                   |
| WYDOT Data, 2000–Second Quarter 2012               |                    |                     |                   |
| <b>Year</b>  | <b>In-Migrants</b> | <b>Out-Migrants</b> | <b>Net Change</b> |
| 2000   | 477                | 423                 | 54                |
| 2001   | 539                | 468                 | 71                |
| 2002   | 506                | 365                 | 141               |
| 2003   | 451                | 333                 | 118               |
| 2004   | 548                | 421                 | 127               |
| 2005   | 569                | 418                 | 151               |
| 2006   | 654                | 313                 | 341               |
| 2007   | 701                | 411                 | 290               |
| 2008   | 664                | 448                 | 216               |
| 2009   | 516                | 454                 | 62                |
| 2010   | 486                | 333                 | 153               |
| 2011   | 408                | 435                 | -27               |
| 2012 – First Half                                  | 238                | 206                 | 32                |
| <b>Total</b>                                       | <b>6,757</b>       | <b>5,028</b>        | <b>1,729</b>      |

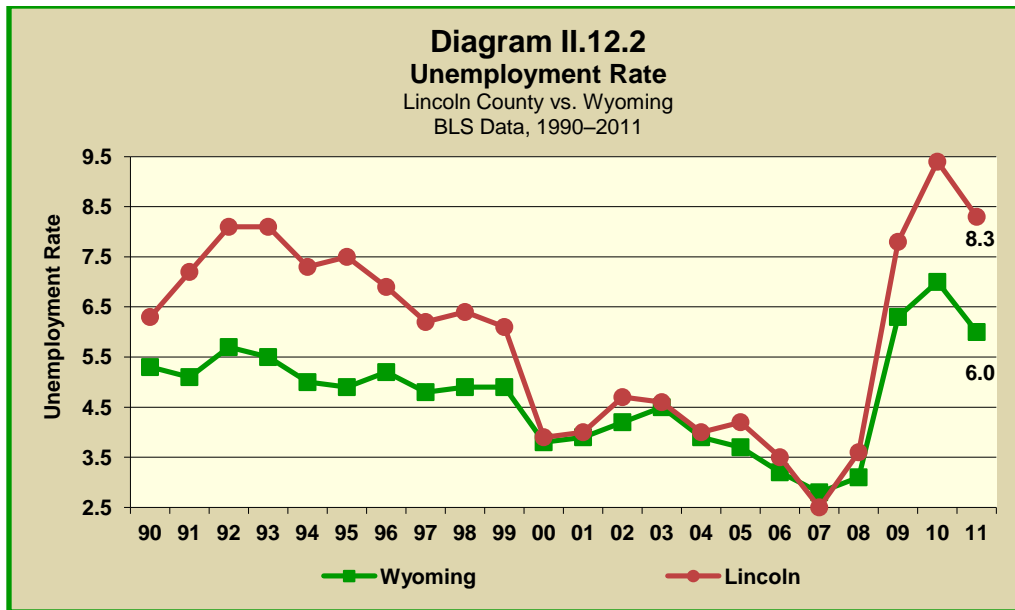
**Economics**

The HUD estimated MFI for Lincoln County was \$67,800 in 2011.<sup>124</sup> This compares to Wyoming’s MFI of \$67,700. Diagram II.12.1, below, illustrates the estimated MFI for 2000 through 2012.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Lincoln County’s labor force, defined as the number of persons working or actively seeking work, decreased by 52 persons, from 8,393 in 2010 to 8,341 in 2011. Employment increased by 42 persons; unemployment decreased by 94 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 9.4 percent in 2010 to 8.3 in 2011, as shown on the following page in Diagram II.12.2.

<sup>124</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.12.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 1.15 percent between 2010 and 2011, from a total of 6,018 to 6,087 workers.

| Year          | 2001         | 2002         | 2003         | 2004         | 2005         | 2006         | 2007         | 2008         | 2009         | 2010         | 2011(p)      |
|---------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Jan           | 4,722        | 4,928        | 5,466        | 5,684        | 5,473        | 5,758        | 6,415        | 7,217        | 6,218        | 5,676        | 5,775        |
| Feb           | 4,687        | 4,823        | 5,502        | 5,782        | 5,518        | 5,707        | 6,374        | 6,856        | 6,141        | 5,723        | 5,821        |
| Mar           | 4,746        | 4,797        | 5,594        | 5,761        | 5,553        | 5,809        | 6,599        | 6,624        | 6,223        | 5,726        | 5,900        |
| Apr           | 5,032        | 5,058        | 5,765        | 5,971        | 5,695        | 5,936        | 6,722        | 6,610        | 6,472        | 5,820        | 5,882        |
| May           | 5,326        | 5,422        | 6,094        | 6,113        | 5,930        | 6,336        | 7,113        | 6,720        | 6,633        | 6,045        | 6,366        |
| Jun           | 5,553        | 5,551        | 6,398        | 6,377        | 6,253        | 6,729        | 7,666        | 6,847        | 6,592        | 6,408        | 6,592        |
| Jul           | 5,532        | 5,647        | 6,339        | 6,011        | 5,958        | 6,391        | 7,406        | 6,492        | 6,047        | 6,135        | 6,167        |
| Aug           | 5,757        | 5,734        | 6,643        | 5,981        | 5,952        | 6,332        | 7,614        | 6,484        | 6,022        | 6,007        | 5,915        |
| Sep           | 5,604        | 5,521        | 6,672        | 6,030        | 6,135        | 6,808        | 7,742        | 6,691        | 6,381        | 6,391        | 6,358        |
| Oct           | 5,391        | 5,443        | 6,494        | 5,966        | 6,049        | 6,835        | 7,759        | 6,614        | 6,326        | 6,239        | 6,333        |
| Nov           | 5,249        | 5,172        | 6,083        | 5,766        | 5,948        | 6,775        | 7,658        | 6,478        | 6,169        | 6,080        | 6,114        |
| Dec           | 5,088        | 5,099        | 5,933        | 5,710        | 5,908        | 6,683        | 7,577        | 6,404        | 5,944        | 5,962        | 5,819        |
| <b>Annual</b> | <b>5,224</b> | <b>5,266</b> | <b>6,082</b> | <b>5,929</b> | <b>5,864</b> | <b>6,342</b> | <b>7,220</b> | <b>6,670</b> | <b>6,264</b> | <b>6,018</b> | <b>6,087</b> |
| % Change      | .            | 0.80         | 15.50        | -2.52        | -1.10        | 8.15         | 13.84        | -7.62        | -6.09        | -3.93        | 1.15         |

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.12.22, on the following page, annual average weekly wages increased by 9.28 percent between 2010 and 2011, from a total of \$754 to \$824.

| <b>Table II.12.22</b>       |                      |                       |                      |                       |               |                 |
|-----------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| <b>Average Weekly Wages</b> |                      |                       |                      |                       |               |                 |
| Lincoln County              |                      |                       |                      |                       |               |                 |
| BLS QCEW Data, 2001–2011(p) |                      |                       |                      |                       |               |                 |
| <b>Year</b>                 | <b>First Quarter</b> | <b>Second Quarter</b> | <b>Third Quarter</b> | <b>Fourth Quarter</b> | <b>Annual</b> | <b>% Change</b> |
| 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(p)                     | 809                  | 844                   | 797                  | 845                   | 824           | 9.28            |

Total business establishments reported by the QCEW are displayed below in Table II.12.23. Annual establishments decreased by 1.37 percent between 2010 and 2011, from 804 to 793 establishments.

| <b>Table II.12.23</b>           |                      |                       |                      |                       |               |                 |
|---------------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| <b>Number of Establishments</b> |                      |                       |                      |                       |               |                 |
| Lincoln County                  |                      |                       |                      |                       |               |                 |
| BLS QCEW Data, 2001–2011(p)     |                      |                       |                      |                       |               |                 |
| <b>Year</b>                     | <b>First Quarter</b> | <b>Second Quarter</b> | <b>Third Quarter</b> | <b>Fourth Quarter</b> | <b>Annual</b> | <b>% Change</b> |
| 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(p)                         | 782                  | 783                   | 803                  | 804                   | 793           | -1.37           |

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Lincoln County recorded 9,931 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 \$648,791,000, and real per capita income was \$35,845 in 2010. Average earnings per job in the county was \$40,135 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

### Housing

According to the Wyoming cost of living index, average apartment rent in Lincoln County increased from \$663 in fourth quarter 2010 to \$703 in fourth quarter 2011, or by 6 percent. Detached single-family home rents increased by 0.3 percent and mobile home lots increased 4 percent.

Lincoln County rental prices experienced average annualized increases of 3.2 percent for apartments and 2.4 percent for houses since fourth quarter 1986 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot and 3.1 percent for mobile home lots over the same period. Table II.12.24, at right, presents the Lincoln County data for each rental type.<sup>125</sup>

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Lincoln County decreased from 49 authorized units in 2010 to 40 in 2011. Total residential authorizations decreased from 49 units in 2010 to 40 in 2011.

The real value of single-family building permits decreased from \$214,300 in 2010 to \$206,800 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$226,800 in 2010 to a low of \$171,600 in 2000. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.12.25, on the following page.

| Quarter Year | Apartments | Mobile Home Lot | House | Mobile Home |
|--------------|------------|-----------------|-------|-------------|
| Q4.86        | 323        | 135             | 378   | 335         |
| Q2.87        | 259        | 135             | 316   | 333         |
| Q4.87        | 240        | 130             | 262   | 296         |
| Q2.88        | 227        | 132             | 254   | 261         |
| Q4.88        | 232        | 132             | 371   | 280         |
| Q2.89        | 245        | 132             | 230   | 282         |
| Q4.89        | 222        | 132             | 370   | 281         |
| Q2.90        | 260        | 127             | 268   | 328         |
| Q4.90        | 222        | 125             | 390   | 306         |
| Q2.91        | 255        | 135             | 288   | 331         |
| Q4.91        | 236        | 148             | 458   | 345         |
| Q2.92        | 247        | 172             | 294   | 333         |
| Q4.92        | .          | 172             | .     | 327         |
| Q2.93        | 253        | 172             | .     | .           |
| Q4.93        | .          | 162             | .     | .           |
| Q2.94        | 265        | 138             | .     | .           |
| Q4.94        | 268        | 153             | 384   | .           |
| Q2.95        | 278        | 153             | .     | .           |
| Q4.95        | 244        | 153             | 386   | 346         |
| Q2.96        | 258        | 153             | .     | .           |
| Q4.96        | 248        | 153             | 399   | .           |
| Q2.97        | 250        | 153             | 415   | .           |
| Q4.97        | 247        | 144             | 435   | 302         |
| Q2.98        | 254        | 153             | 427   | 320         |
| Q4.98        | 253        | 165             | 395   | 336         |
| Q2.99        | 300        | 188             | 440   | 320         |
| Q4.99        | 275        | 175             | 395   | 350         |
| Q2.00        | 245        | 158             | 466   | 311         |
| Q4.00        | 277        | 195             | 417   | 317         |
| Q2.01        | 295        | 175             | 464   | 330         |
| Q4.01        | 292        | 158             | 400   | 315         |
| Q2.02        | 285        | 163             | 441   | 328         |
| Q4.02        | 332        | 163             | 388   | 304         |
| Q2.03        | 406        | 163             | 434   | 339         |
| Q4.03        | 421        | 183             | 433   | 315         |
| Q2.04        | 347        | 163             | 382   | 300         |
| Q4.04        | 364        | 168             | 387   | 312         |
| Q2.05        | 379        | 178             | 407   | 374         |
| Q4.05        | 391        | 178             | 402   | 390         |
| Q2.06        | 431        | 178             | 484   | 406         |
| Q4.06        | 428        | 220             | 510   | 515         |
| Q2.07        | 466        | 215             | 540   | 550         |
| Q4.07        | 539        | 230             | 586   | 570         |
| Q2.08        | 564        | 230             | 580   | 572         |
| Q4.08        | 610        | 323             | 614   | .           |
| Q2.09        | 623        | 250             | 848   | 501         |
| Q4.09        | 641        | 338             | 643   | .           |
| Q2.10        | 624        | .               | 818   | .           |
| Q4.10        | 663        | 378             | 678   | .           |
| Q2.11        | 653        | .               | 770   | .           |
| Q4.11        | 703        | 393             | 680   | .           |

<sup>125</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

| <b>Table II.12.25</b><br><b>Building Permits and Valuation</b><br>Lincoln County<br>Census Bureau Data, 1980–2011 |   |              |                          |                    |             |                     |               |  |
|---|---|--------------|--------------------------|--------------------|-------------|---------------------|---------------|--|
| Year  | Authorized Construction in Permit Issuing Areas |              |                          |                    |             | WCDA                |               | Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars |
|   | Single-Family Units                             | Duplex Units | Tri- and Four-Plex Units | Multi-Family Units | Total Units | Tax Credit Projects | HOME Projects |  |
| 1980  | 30  | .            | .                        | .                  | 30          | .                   | .             | 111.2  |
| 1981  | 44  | 4            | 11                       | .                  | 59          | .                   | .             | 101.0  |
| 1982  | 56  | .            | 16                       | .                  | 72          | .                   | .             | 102.1  |
| 1983  | 25  | .            | 16                       | .                  | 41          | .                   | .             | 101.9  |
| 1984  | 36  | 10           | .                        | .                  | 46          | .                   | .             | 93.9   |
| 1985  | 28  | 10           | .                        | 16                 | 54          | .                   | .             | 83.0   |
| 1986  | 11  | .            | .                        | .                  | 11          | .                   | .             | 96.9   |
| 1987  | 9   | .            | .                        | .                  | 9           | .                   | .             | 95.1   |
| 1988  | 5   | .            | .                        | .                  | 5           | .                   | .             | 113.6  |
| 1989  | 2   | .            | .                        | .                  | 2           | .                   | .             | 109.5  |
| 1990  | 3   | .            | .                        | .                  | 3           | .                   | .             | 87.4   |
| 1991  | 5   | .            | 4                        | .                  | 9           | .                   | .             | 89.4   |
| 1992  | 112   | .            | .                        | .                  | 112         | .                   | .             | 132.7  |
| 1993  | 128   | .            | 4                        | .                  | 132         | .                   | .             | 133.5  |
| 1994  | 160   | 6            | 4                        | .                  | 170         | .                   | .             | 127.4  |
| 1995  | 162   | 6            | 7                        | .                  | 175         | .                   | .             | 130.6  |
| 1996  | 142   | .            | 4                        | .                  | 146         | .                   | .             | 145.2  |
| 1997  | 86  | .            | .                        | .                  | 86          | .                   | .             | 141.2  |
| 1998  | 103   | .            | .                        | .                  | 103         | .                   | .             | 138.8  |
| 1999  | 143   | .            | .                        | .                  | 143         | .                   | .             | 162.8  |
| 2000  | 145   | .            | .                        | .                  | 145         | .                   | .             | 171.6  |
| 2001  | 214   | .            | 4                        | .                  | 218         | .                   | .             | 175.4  |
| 2002  | 192   | .            | 4                        | 8                  | 204         | .                   | .             | 180.2  |
| 2003  | 180   | .            | .                        | .                  | 180         | .                   | .             | 190.9  |
| 2004  | 206   | 2            | 4                        | .                  | 212         | .                   | .             | 189.7  |
| 2005  | 253   | 8            | .                        | .                  | 261         | .                   | .             | 190.9  |
| 2006  | 232   | 4            | 7                        | .                  | 243         | .                   | .             | 194.4  |
| 2007  | 177   | 20           | 4                        | 6                  | 207         | .                   | .             | 200.2  |
| 2008  | 94  | 2            | 4                        | .                  | 100         | .                   | .             | 223.5  |
| 2009  | 58  | .            | 4                        | .                  | 62          | .                   | .             | 226.8  |
| 2010  | 49  | .            | .                        | .                  | 49          | .                   | .             | 214.3  |
| 2011  | 40  | .            | .                        | .                  | 40          | .                   | .             | 206.8  |

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Lincoln County was \$215,671. This represented a decrease of 12.6 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, or a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.12.26, below.

| <b>Table II.12.26</b><br><b>Average Sales Prices</b><br>Lincoln County and Wyoming<br>DOR Data, 1999–2011 |                                   |                                |                       |                         |
|---|-----------------------------------|--------------------------------|-----------------------|-------------------------|
| Year  | Lincoln County Average Price (\$) | Lincoln County Annual % Change | Wyoming Average Price | Wyoming Annual % Change |
| 1999  | 115,692                           | 16.78                          | 101,517               | 4.76                    |
| 2000  | 123,266                           | 6.55                           | 111,437               | 9.77                    |
| 2001  | 126,611                           | 2.71                           | 116,469               | 4.52                    |
| 2002  | 145,630                           | 15.02                          | 121,140               | 4.01                    |
| 2003  | 153,733                           | 5.56                           | 132,708               | 9.55                    |
| 2004  | 170,814                           | 11.11                          | 142,501               | 7.38                    |
| 2005  | 187,924                           | 10.02                          | 159,776               | 12.12                   |
| 2006  | 259,458                           | 38.07                          | 187,869               | 17.58                   |
| 2007  | 300,092                           | 15.66                          | 265,044               | 41.08                   |
| 2008  | 246,253                           | -17.9                          | 256,045               | -3.4                    |
| 2009  | 218,350                           | -11.3                          | 241,622               | -5.6                    |
| 2010  | 246,864                           | 13.06                          | 250,958               | 3.9                     |
| 2011  | 215,671                           | -12.6                          | 241,301               | -3.8                    |

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.<sup>126</sup> During June 2012, a total of 81 surveys were completed by property managers in Lincoln County. Of the 598 rental units surveyed, 56 were vacant, indicating a vacancy rate of 9.36 percent, as shown in Table II.12.27, below. This rate compares to a 16.32 percent vacancy rate one year ago and a statewide June 2011 vacancy rate of 3.74 percent. The vacancy rate has been steadily decreasing from a high of 26.27 in December 2009, which indicates a strengthening in the rental market.

| Year  | Sample | Total Units | Vacant Units | Vacancy Rate |
|-------|--------|-------------|--------------|--------------|
| 2001a | 13     | 287         | 26           | 9.06         |
| 2001b | 9      | 132         | 19           | 14.39        |
| 2002a | 8      | 114         | 10           | 8.77         |
| 2002b | 7      | 151         | 22           | 14.57        |
| 2003a | 7      | 106         | 7            | 6.60         |
| 2003b | 11     | 201         | 11           | 5.47         |
| 2004a | 9      | 176         | 12           | 6.82         |
| 2004b | 8      | 270         | 46           | 17.04        |
| 2005a | 10     | 208         | 14           | 6.73         |
| 2005b | 14     | 137         | 14           | 10.22        |
| 2006a | 9      | 317         | 6            | 1.89         |
| 2006b | 12     | 306         | 11           | 3.59         |
| 2007a | 19     | 402         | 7            | 1.74         |
| 2007b | 11     | 258         | 3            | 1.16         |
| 2008a | 17     | 339         | 34           | 10.03        |
| 2008b | 32     | 286         | 41           | 14.34        |
| 2009a | 40     | 356         | 45           | 12.64        |
| 2009b | 51     | 354         | 93           | 26.27        |
| 2010a | 74     | 494         | 111          | 22.47        |
| 2010b | 71     | 508         | 104          | 20.47        |
| 2011a | 76     | 576         | 94           | 16.32        |
| 2011b | 79     | 581         | 81           | 13.94        |
| 2012a | 81     | 598         | 56           | 9.36         |

Diagram II.12.3, on the following page, shows the historical vacancy rate for Lincoln County and Wyoming. As can be seen, the vacancy rate in Lincoln County has been higher than that statewide rate, especially since 2008 where the vacancy rate spiked upward, reaching a high of 26.3 in the second half of 2009.

<sup>126</sup>Those signified as a in the "year" column of Table II.12.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.



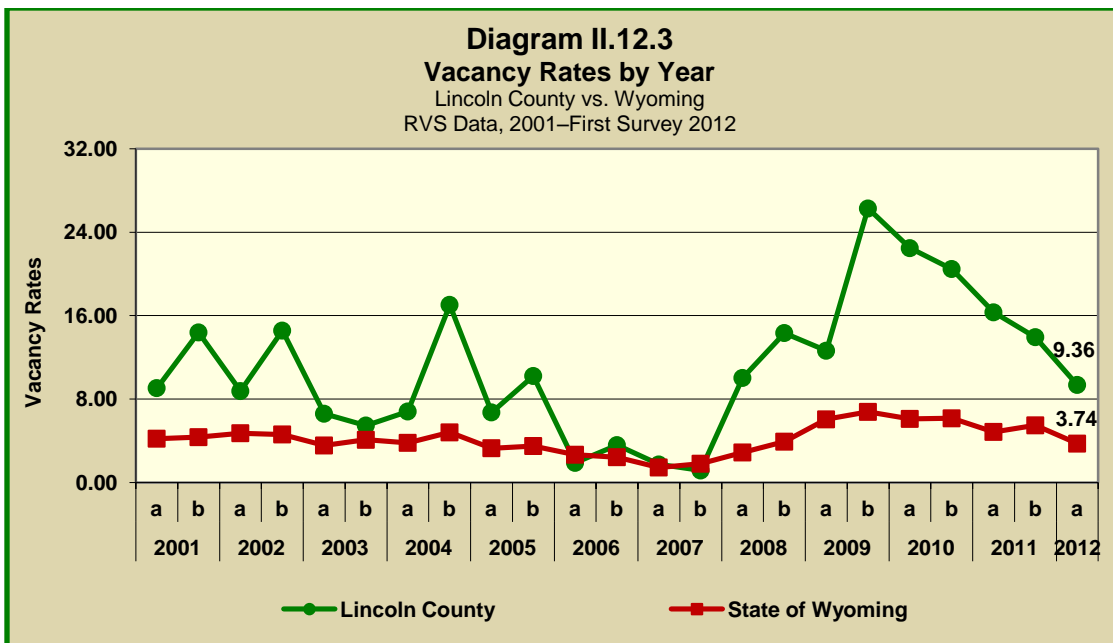
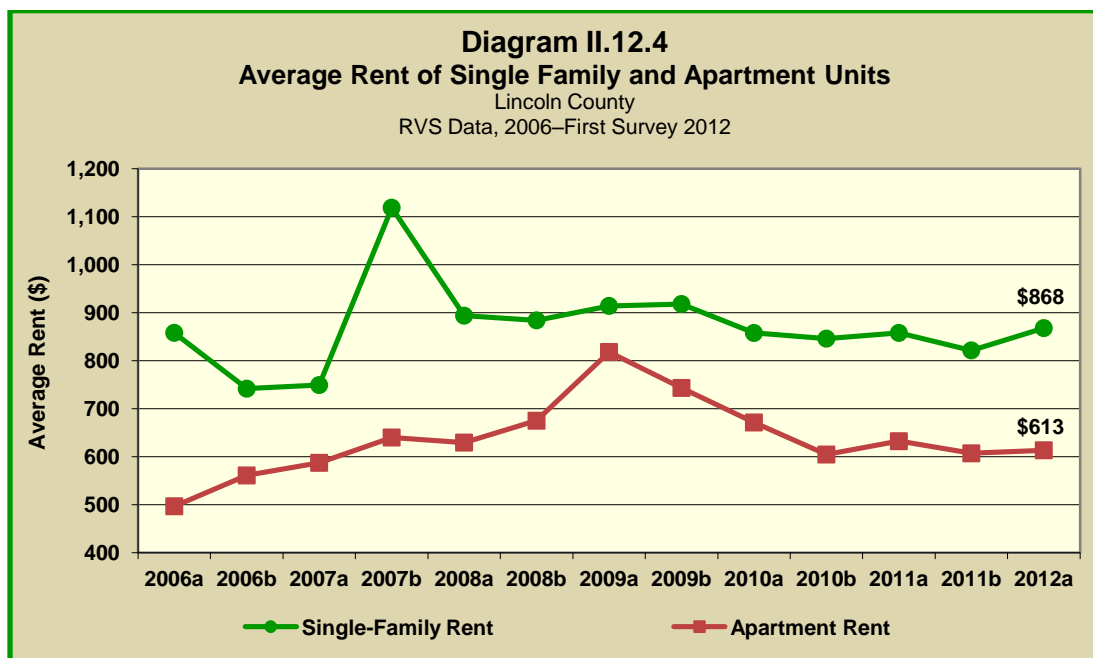


Diagram II.12.4, below, shows the average rent of single-family and apartment units in Lincoln County. In the first half of 2012, average rents for single-family units increased to \$868, and average rents for apartments fell to \$613.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 23 respondents in Lincoln County. Of the incoming persons who were unsatisfied with their current housing, 25 percent said they sought to own a home and 75 percent wished to rent. Of those persons currently renting or seeking to rent 100 percent anticipated spending between \$475 to \$849. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 946 loans purchased in Hot

Spring County between 1979 and 2012, with ten occurring in fiscal 2012. The average home size over the period was 1,273 square feet and 1,403 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1984. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$53,493. The average purchase price in fiscal 2012 was \$142,500. In fiscal 2012 10 percent were for new construction. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

### *Housing Problems*

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 82, or 1.3 percent of households in Lincoln County, were overcrowded and another 38, or 0.6 percent of units, were severely overcrowded, as shown in Table II.12.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

| <b>Table II.12.28</b>                       |                        |                     |                            |              |
|---|------------------------|---------------------|----------------------------|--------------|
| <b>Overcrowding and Severe Overcrowding</b> |                        |                     |                            |              |
| Lincoln County and the State of Wyoming     |                        |                     |                            |              |
| 2010 Five-Year ACS Data                     |                        |                     |                            |              |
| <b>Household</b>                            | <b>No Overcrowding</b> | <b>Overcrowding</b> | <b>Severe Overcrowding</b> | <b>Total</b> |
| <b>Lincoln County</b>                       |                        |                     |                            |              |
| <b>Owner</b>                                |                        |                     |                            |              |
| Households                                  | 4,929                  | 30                  | 12                         | 4,971        |
| Percentage                                  | 99.2%                  | 0.6%                | 0.2%                       | 100.0%       |
| <b>Renter</b>                               |                        |                     |                            |              |
| Households                                  | 1,425                  | 52                  | 26                         | 1,503        |
| Percentage                                  | 94.8%                  | 3.5%                | 1.7%                       | 100.0%       |
| <b>Total</b>                                |                        |                     |                            |              |
| Households                                  | 6,354                  | 82                  | 38                         | 6,474        |
| Percentage                                  | 98.1%                  | 1.3%                | 0.6%                       | 100.0%       |
| <b>State of Wyoming</b>                     |                        |                     |                            |              |
| <b>Owner</b>                                |                        |                     |                            |              |
| Households                                  | 150,753                | 1,744               | 309                        | 152,806      |
| Percentage                                  | 98.7%                  | 1.1%                | 0.2%                       | 100.0%       |
| <b>Renter</b>                               |                        |                     |                            |              |
| Households                                  | 62,557                 | 1,827               | 498                        | 64,882       |
| Percentage                                  | 96.4%                  | 2.8%                | 0.8%                       | 100.0%       |
| <b>Total</b>                                |                        |                     |                            |              |
| Households                                  | 213,310                | 3,571               | 807                        | 217,688      |
| Percentage                                  | 98.0%                  | 1.6%                | 0.4%                       | 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 2010 ACS, a total of 195 units, or 2.2 percent of all housing units in Lincoln County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.12.29, below.

| <b>Table II.12.29</b>                                   |                       |                         |
|---|-----------------------|-------------------------|
| <b>Housing Units with Incomplete Kitchen Facilities</b> |                       |                         |
| Lincoln County and the State of Wyoming                 |                       |                         |
| 2010 Five-Year ACS Data                                 |                       |                         |
| <b>Facilities</b>                                       | <b>Lincoln County</b> | <b>State of Wyoming</b> |
| Complete Kitchen Facilities                             | 8,482                 | 247,608                 |
| Lacking Complete Kitchen Facilities                     | 195                   | 7,488                   |
| <b>Total Housing Units</b>                              | <b>8,677</b>          | <b>255,096</b>          |
| Percent Lacking   | 2.2%                  | 2.9%                    |

At the time of the 2010 ACS, a total of 234 units, or 2.7 percent of all housing units in Lincoln County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.12.30, on the following page.

| <b>Table II.12.30</b><br><b>Housing Units with Incomplete Plumbing Facilities</b><br>Lincoln County and the State of Wyoming<br>2010 Five-Year ACS Data |                |                  |
|---|----------------|------------------|
| Facilities  | Lincoln County | State of Wyoming |
| Complete Plumbing Facilities  | 8,443          | 249,046          |
| Lacking Complete Plumbing Facilities  | 234            | 6,050            |
| <b>Total Households</b>   | <b>8,677</b>   | <b>255,096</b>   |
| Percent Lacking   | 2.7%           | 2.4%             |

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Lincoln County, 14.1 percent of households had a cost burden and 7.9 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 22.2 percent of homeowners with a mortgage in Lincoln County experienced a cost burden and 9.3 percent experienced a severe cost burden, while 14.4 percent of renters had a cost burden and 12 percent had a severe cost burden, as shown in Table II.12.31, below.

| <b>Table II.12.31</b><br><b>Cost Burden and Severe Cost Burden by Tenure</b><br>Lincoln County and the State of Wyoming<br>2010 Five-Year ACS Data |               |           |               |              |         |
|--|---------------|-----------|---------------|--------------|---------|
| Households   | Less Than 30% | 30%–49.9% | 50% and Above | Not Computed | Total   |
| <b>Lincoln County</b>  |               |           |               |              |         |
| <b>Owner with a Mortgage</b>   |               |           |               |              |         |
| Households   | 1,981         | 642       | 268           | 0            | 2,891   |
| Percent  | 68.5%         | 22.2%     | 9.3%          | 0.0%         | 100.0%  |
| <b>Owner without a Mortgage</b>  |               |           |               |              |         |
| Households   | 1,958         | 58        | 62            | 2            | 2,080   |
| Percent  | 94.1%         | 2.8%      | 3.0%          | 0.1%         | 100.0%  |
| <b>Renter</b>  |               |           |               |              |         |
| Households   | 924           | 216       | 181           | 182          | 1,503   |
| Percent  | 61.5%         | 14.4%     | 12.0%         | 12.1%        | 100.0%  |
| <b>Total</b>   |               |           |               |              |         |
| Households   | 4,863         | 916       | 511           | 184          | 6,474   |
| Percent  | 75.1%         | 14.1%     | 7.9%          | 2.8%         | 100.0%  |
| <b>State of Wyoming</b>  |               |           |               |              |         |
| <b>Owner with a Mortgage</b>   |               |           |               |              |         |
| Households   | 68,900        | 16,318    | 8,364         | 179          | 93,761  |
| Percent  | 73.5%         | 17.4%     | 8.9%          | 0.2%         | 100.0%  |
| <b>Owner without a Mortgage</b>  |               |           |               |              |         |
| Households   | 53,589        | 3,131     | 2,014         | 311          | 59,045  |
| Percent  | 90.8%         | 5.3%      | 3.4%          | 0.5%         | 100.0%  |
| <b>Renter</b>  |               |           |               |              |         |
| Households   | 36,080        | 10,470    | 10,028        | 8,304        | 64,882  |
| Percent  | 55.6%         | 16.1%     | 15.5%         | 12.8%        | 100.0%  |
| <b>Total</b>   |               |           |               |              |         |
| Households   | 158,569       | 29,919    | 20,406        | 8,794        | 217,688 |
| Percent  | 72.8%         | 13.7%     | 9.4%          | 4.0%         | 100.0%  |