

LINCOLN COUNTY

Demographics

The Census Bureau’s current census estimates indicate that Lincoln County’s population increased from 18,106 in 2010 to 19,265 in 2017, or by 6.4 percent. This compares to a statewide population change of 2.8 percent over the period. The number of people from 25 to 35 years of age decreased by 15.1 percent, and the number of people from 55 to 64 years of age increased by 20.7 percent. The white population increased by 5.4 percent, while the black population increased by 165.8 percent. The Hispanic population increased from 781 to 912 people between 2010 and 2017 or by 16.8 percent. These data are presented in Table II.12.1.

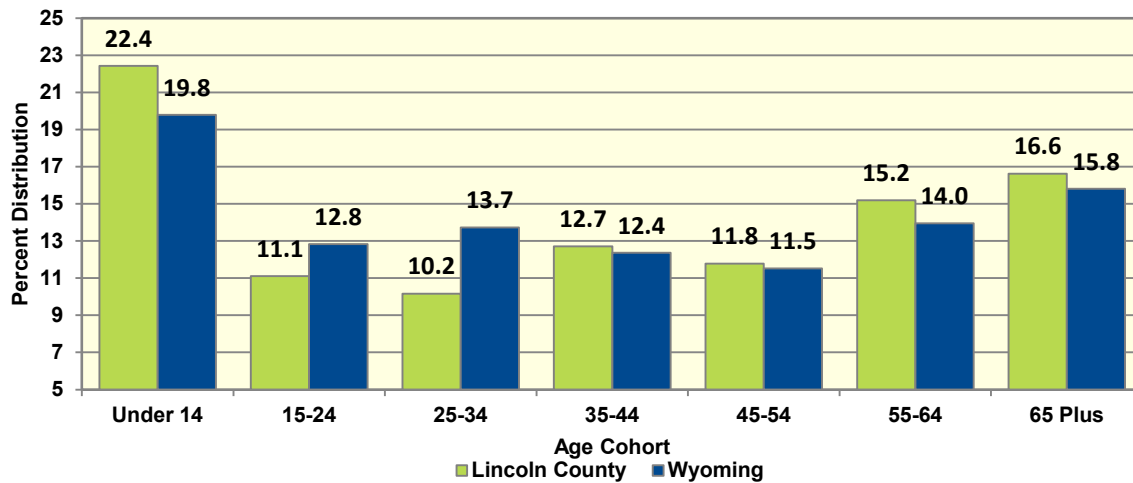
Table II.12.1						
Profile of Population Characteristics						
Lincoln County v Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Lincoln County			Wyoming		
	2010 Census	Jul-17	% Change	2010 Census	Jul-17	% Change
Population	18,106	19,265	6.4%	563,626	579,315	2.8%
Age						
Under 14 years	4,256	4,321	1.5%	113,371	114,663	1.1%
15 to 24 years	1,981	2,140	8.0%	78,460	74,359	-5.2%
25 to 34 years	2,306	1,958	-15.1%	77,649	79,514	2.4%
35 to 44 years	2,207	2,447	10.9%	66,966	71,619	6.9%
45 to 54 years	2,689	2,270	-15.6%	83,577	66,699	-20.2%
55 to 64 years	2,426	2,927	20.7%	73,513	80,854	10.0%
65 and Over	2,241	3,202	42.9%	70,090	91,607	30.7%
Race						
White	17,649	18,601	5.4%	529,110	537,396	1.6%
Black	38	101	165.8%	5,135	7,445	45.0%
American Indian and Alaskan Native	170	196	15.3%	14,457	15,743	8.9%
Asian	59	94	59.3%	4,649	5,880	26.5%
Native Hawaiian or Pacific Islander	5	9	80.0%	521	579	11.1%
Two or more races	185	264	42.7%	9,754	12,272	25.8%
Ethnicity (of any race)						
Hispanic or Latino	781	912	16.8%	50,231	58,122	15.7%

Table II.12.2, presents the population of Lincoln County by age and gender from the 2010 Census and 2017 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 2017, the number of males rose to 9,811 persons, and accounted for 50.9 percent of the population, with the remaining 49.1 percent, or 9,454 persons being female.

Table II.12.2 Population by Age and Gender Lincoln County 2010 Census and Current Census Estimates							
Age	2010 Census			2017 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,237	2,019	4,256	2,225	2,096	4,321	1.5%
15 to 24 years	1,013	968	1,981	1,121	1,019	2,140	8.0%
25 to 34 years	1,179	1,127	2,306	965	993	1,958	-15.1%
35 to 44 years	1,141	1,066	2,207	1,260	1,187	2,447	10.9%
45 to 54 years	1,365	1,324	2,689	1,148	1,122	2,270	-15.6%
55 to 64 years	1,258	1,168	2,426	1,491	1,436	2,927	20.7%
65 and Over	1,109	1,132	2,241	1,601	1,601	3,202	42.9%
Total	9,302	8,804	18,106	9,811	9,454	19,265	6.4%
% of Total	51.4%	48.6%	.	50.9%	49.1%	.	

Diagram II.12.1, displays the percentage of the population by age in Lincoln County compared to the State of Wyoming.

Diagram II.12.1
Age Cohort
 Lincoln County vs. Wyoming
 2010 Census and Current Census Estimates



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.

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 ¹⁰⁰	23	17	-26.1%
Juvenile Facilities	.	.	.
Nursing Homes	48	47	-2.1%
Other Institutions	.	.	.
Total	71	64	-9.9%
Non-Institutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Non-Institutions	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 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, shows data on household type by tenure in the 2016 5-year ACS data. Household type is broken down by family households and non-family households. In 2016, there were an estimated 4,937 family households, of which 4,117 housed married couple families and 820 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 440 families, or a female householder with no husband present, of which there were 380 families. There were also an estimated 2,065 "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 70.5 percent, which compared to the statewide rate of 65.2 percent. Of the family households in Lincoln County, 83.4 percent were married households, which compared to 79.5 percent in the State of Wyoming.

¹⁰⁰ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.12.4 Household Type by Tenure Lincoln County 2011-2016 5-Year ACS Data				
Household Type	Lincoln County		State of Wyoming	
	Lincoln County	% of Total	State of Wyoming	% of Total
Family households	4,937	70.5%	147,961	65.2%
Married-couple family	4,117	83.4%	117,587	79.5%
Owner-occupied housing units	3,658	88.9%	97,431	82.9%
Renter-occupied housing units	459	11.1%	20,156	17.1%
Other family	820	16.6%	30,374	20.5%
Male householder, no wife present	440	53.7%	11,235	37.0%
Owner-occupied housing units	287	65.2%	6,473	57.6%
Renter-occupied housing units	153	34.8%	4,762	42.4%
Female householder, no husband present	380	46.3%	19,139	63.0%
Owner-occupied housing units	265	69.7%	9,691	50.6%
Renter-occupied housing units	115	30.3%	9,448	49.4%
Nonfamily households	2,065	29.5%	79,024	34.8%
Owner-occupied housing units	1,330	64.4%	42,146	53.3%
Renter-occupied housing units	735	35.6%	36,878	46.7%
Total	7,002	100.0%	226,985	100.0%

Table II.12.5, displays the 2016 5-year ACS census data for household type by household size. In 2016, there were 2,369 two-person family households, 875 three-person family households and 830 four-person family households. One-person non-family households made up 81.5 percent of all non-family households or an estimated 1,682 households. Lincoln County’s two person households made up 39.2 percent of total housing units and four person households made up an additional 11.9 percent, which compares to 37.8 and 11.6 percent, respectively, for the State of Wyoming.

Table II.12.5 Household Type by Household Size Lincoln County 2011-2016 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Lincoln County				
One Person	.	1,682	1,682	24.0%
Two Person	2,369	379	2,748	39.2%
Three Person	875	4	879	12.6%
Four Person	830	0	830	11.9%
Five Person	436	0	436	6.2%
Six Person	228	0	228	3.3%
Seven Person	199	0	199	2.8%
Total	4,937	2,065	7,002	100.0%
State of Wyoming				
One Person	.	63,765	63,765	28.1%
Two Person	73,650	12,216	85,866	37.8%
Three Person	29,058	2,055	31,113	13.7%
Four Person	25,566	831	26,397	11.6%
Five Person	12,122	107	12,229	5.4%
Six Person	4,878	50	4,928	2.2%
Seven Person	2,687	0	2,687	1.2%
Total	147,961	79,024	226,985	100.0%

The 2016 5-year ACS census estimates also provided information on tenure by household size. According to the 2016 ACS estimates, of the 2,748 two-person households, 2,387 were owner-occupied and 361 were renter-occupied. Of the 830 four-person households, 621 were owner-occupied and 209 were renter-occupied. Further household size data by tenure are presented in Table II.12.6.

Table II.12.6 Tenure by Household Size				
Lincoln County 2011-2016 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Lincoln County				
One Person	1,132	550	1,682	24.0%
Two Person	2,387	361	2,748	39.2%
Three Person	673	206	879	12.6%
Four Person	621	209	830	11.9%
Five Person	319	117	436	6.2%
Six Person	210	18	228	3.3%
Seven Person or more	198	1	199	2.8%
Total	5,540	1,462	7,002	100.0%
State of Wyoming				
One Person	36,010	27,755	63,765	28.1%
Two Person	66,973	18,893	85,866	37.8%
Three Person	20,908	10,205	31,113	13.7%
Four Person	17,969	8,428	26,397	11.6%
Five Person	8,380	3,849	12,229	5.4%
Six Person	3,630	1,298	4,928	2.2%
Seven Person or more	1,871	816	2,687	1.2%
Total	155,741	71,244	226,985	100.0%

As seen in Table II.12.7, Lincoln County had a total of 9,042 housing units of which 7,002 or 77.4 percent were occupied. Of these occupied units, 79.1 percent, or 5,540 units were owner occupied, which compares to a statewide rate of 68.6. A total of 2,040 units or 22.6 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 2011-2016 5-Year ACS Data				
Tenure	Lincoln County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,002	77.4%	226,985	84.7
Owner-Occupied	5,540	79.1%	155,741	68.6
Renter-Occupied	1,462	20.9%	71,244	31.4
Vacant Housing Units	2,040	22.6%	41,002	15.3
Total Housing Units	9,042	100.0%	267,987	100.0

Table II.12.8, shows that of the 2,040 vacant housing units in Lincoln County as reported in the 2016 ACS data, 216 or 10.6 percent were for rent and 137 or 6.7 percent were for sale. An estimated 1,069 units were for seasonal, recreational, or occasional use, and 546 or 26.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 28.1 percent for “other vacant” units.

Table II.12.8 Disposition of Vacant Housing Units Lincoln County 2011-2016 5-Year ACS Data				
Disposition	Lincoln County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	216	10.6%	6,818	16.6%
Rented, but not occupied	22	1.1%	1,397	3.4%
For sale only	137	6.7%	2,584	6.3%
Sold, but not occupied	22	1.1%	945	2.3%
For seasonal, recreational, or occasional use	1,069	52.4%	17,395	42.4%
For migrant workers	28	1.4%	351	.9%
Other vacant	546	26.8%	11,512	28.1%
Total	2,040	100.0%	41,002	100.0%

Table II.12.9, at right, presents different income statistics for Lincoln County. According to the 2016 ACS data averages, median family income for Lincoln County was \$73,455 compared to the statewide average of \$73,654.

Table II.12.9 Median and Per Capita Income Lincoln County 2011-2016 5-Year ACS Data		
Income Type	Lincoln County	Wyoming
Median Family Income	73,455	73,654
Median Household Income	64,579	59,143

Table II.12.10, shows households by income for Lincoln County and the State of Wyoming. In Lincoln County, there were a total of 445 households or 6.4 percent with incomes under \$15,000 compared to 9.5 percent of households in Wyoming. There were another 828 households that had incomes between \$35,000 and \$49,999, which accounted for 11.8 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 26.1 percent of total households and numbered 1,825 in Lincoln County.

Table II.12.10 Households by Income Lincoln County 2011-2016 5-Year ACS Data				
Income	Lincoln County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	445	6.4%	21,545	9.5%
15,000 - 19,999	171	2.4%	10,637	4.7%
20,000 - 24,999	392	5.6%	11,410	5.0%
25,000 - 34,999	785	11.2%	22,140	9.8%
35,000 - 49,999	828	11.8%	30,946	13.6%
50,000 - 74,999	1,355	19.4%	42,533	18.7%
75,000 - 99,999	1,201	17.2%	32,162	14.2%
100,000 and above	1,825	26.1%	55,612	24.5%
Total	7,002	100.0%	226,985	100.0%

Poverty statistics were also reported in the 2016 5-year ACS estimates, and these data are displayed in Table II.12.11. In total, the poverty rate in Lincoln County was 9 percent, which compared to a statewide poverty rate of 12 percent in Wyoming. The male population in Lincoln County had a poverty rate of 7 percent and the female population had a poverty rate of 10 percent. There were 93 males and 75 females in poverty under the age of 5. Overall, 10.4 percent of persons in poverty

in Lincoln County were under the age of five, which compared to 11.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 173 individuals with incomes below the poverty level which represented 10.7 percent of the total population in poverty. In the State of Wyoming there were 5,607 individuals with incomes below the poverty level which represented 8.5 percent of the total Wyoming population in poverty.

Table II.12.11 Poverty by Age Lincoln County 2011-2016 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Lincoln County				
5 and Below	93	75	168	10.4%
6 to 17	207	191	398	24.6%
18 to 64	371	506	877	54.3%
65 and Older	22	151	173	10.7%
Total	693	923	1,616	100.0%
Poverty Rate	7%	10%	9%	.
State of Wyoming				
5 and Below	3,838	3,546	7,384	11.2%
6 to 17	5,925	5,599	11,524	17.5%
18 to 64	18,016	23,231	41,247	62.7%
65 and Older	1,819	3,788	5,607	8.5%
Total	29,598	36,164	65,762	100.0%
Poverty Rate	10%	13%	12%	.

Table II.12.12, presents the breakdown of households by unit type and tenure. Between 2010 and 2016, Lincoln County saw an average of 4,955 owner-occupied single-family units compared to 970 single-family rental units. In Lincoln County, single-family units comprised 84.6 percent of all households compared with 71.9 percent statewide. Lincoln County had a total of 114 apartment rental units and total apartment units accounted for 1.7 percent of all households. In the State of Wyoming, apartment units accounted for 8.6 percent of total households. There were also an estimated 694 mobile homes in Lincoln County, which comprised 9.9 percent of all occupied housing units and compared to 12.9 statewide.

Table II.12.12 Households by Unit Type Lincoln County 2011-2016 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
Single-Family Unit	4,955	970	5,925	84.6%
Duplex	36	128	164	2.3%
Tri- or Four-Plex	0	98	98	1.4%
Apartments	5	114	119	1.7%
Mobile Homes	542	152	694	9.9%
Boat, RV, Van, Etc.	2	0	2	.0%
Total	5,540	1,462	7,002	100.0%
State of Wyoming				
Single-Family Unit	133,249	29,842	163,091	71.9%
Duplex	491	4,362	4,853	2.1%
Tri- or Four-Plex	449	9,351	9,800	4.3%
Apartments	666	18,745	19,411	8.6%
Mobile Homes	20,529	8,737	29,266	12.9%
Boat, RV, Van, Etc.	357	207	564	.2%
Total	155,741	71,244	226,985	100.0%

Table II.12.13, shows the number of households by year of construction. As shown, 11.8 percent, or 826 units, were built in 1939 or earlier in the county, and another 328 percent were built

between 1940 and 1949. The number of households built between 2000 and 2009 was 2,023, which accounted for 28.9 percent of all households, and an additional 92 households, or 1.3 percent, were built in 2010 or later. These figures compare to 8,472 households, or 3.7 percent, that were built from 2010 or later statewide.

Table II.12.13				
Households by Year Built				
Lincoln County 2011-2016 5-Year ACS Data				
Year Built	Lincoln County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	826	11.8%	24,398	10.7%
1940 to 1949	328	4.7%	10,195	4.5%
1950 to 1959	283	4.0%	20,926	9.2%
1960 to 1969	295	4.2%	18,850	8.3%
1970 to 1979	1,170	16.7%	47,644	21.0%
1980 to 1989	1,012	14.5%	32,639	14.4%
1990 to 1999	973	13.9%	26,757	11.8%
2000 to 2009	2,023	28.9%	37,104	16.3%
Built 2010 or Later	92	1.3%	8,472	3.7%
Total	7,002	100.0%	226,985	100.0%

Table II.12.14, 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 1.9 percent of total housing units, while households with five and six rooms accounted for 20.1 and 16.6 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 2011-2016 5-Year ACS Data				
Number of Rooms	Lincoln County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	176	1.9%	4,703	1.8%
Two	270	3.0%	6,989	2.6%
Three	408	4.5%	19,621	7.3%
Four	1,485	16.4%	42,956	16.0%
Five	1,817	20.1%	52,646	19.6%
Six	1,504	16.6%	43,710	16.3%
Seven	1,125	12.4%	31,960	11.9%
Eight	873	9.7%	25,568	9.5%
Nine or more	1,384	15.3%	39,834	14.9%
Total	9,042	100.0%	267,987	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 20 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 16.7 percent of total households in Lincoln County, which compared to 23.9 percent statewide. In Lincoln County, the 3,066 households with three bedrooms accounted for 43.8 percent of all households, and there were only 975 five-bedroom or more households, which accounted for 13.9 percent of all households.

Table II.12.15				
Households by Number of Bedrooms				
Lincoln County 2011-2016 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Lincoln County				
None	7	20	27	.4%
One	124	88	212	3.0%
Two	667	500	1,167	16.7%
Three	2,523	543	3,066	43.8%
Four	1,422	133	1,555	22.2%
Five or more	797	178	975	13.9%
Total	5,540	1,462	7,002	100.0%
State of Wyoming				
None	424	2,234	2,658	1.2%
One	3,990	12,973	16,963	7.5%
Two	26,714	27,478	54,192	23.9%
Three	71,496	20,359	91,855	40.5%
Four	37,541	6,168	43,709	19.3%
Five or more	15,576	2,032	17,608	7.8%
Total	155,741	71,244	226,985	100.0%

The age of a structure influences its value. As shown in Table II.12.16, structures built in 1939 or earlier had a median value of \$164,700, while structures built between 1950 and 1959 had a median value of \$160,200 and those built between 1990 to 1999 had a median value of \$247,800. The total median value in Lincoln County was \$204,300, which compared to \$199,900 in the State of Wyoming.

Table II.12.16		
Median Value by Year Structure Built		
Lincoln County 2011-2016 5-Year ACS Data		
Year Built	Lincoln County	State of Wyoming
1939 or earlier	164,700	157,900
1940 to 1949	171,700	152,100
1950 to 1959	160,200	163,300
1960 to 1969	190,600	185,100
1970 to 1979	183,500	191,500
1980 to 1989	172,500	209,600
1990 to 1999	247,800	245,200
2000 to 2009	255,900	260,000
2010 to 2013		288,500
2014 to Later		289,400
Total	204,300	199,900

Household mortgage status is reported in Table II.12.17. In Lincoln County, households with a mortgage accounted for 57.7 percent of all households or 3,194 housing units, and the remaining 42.3 percent or 2,346 units had no mortgage. Of those units with a mortgage, 398 had either a second mortgage or home equity loan, 37 had both a second mortgage and home equity loan, and 2,759 or 86.4 percent had no second mortgage or no home equity loan.

Table II.12.17 Mortgage Status Lincoln County 2011-2016 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	3,194	57.7%	90,072	57.8%
With either a second mortgage or home equity loan, but not both	398	12.5%	9,772	10.8%
Second mortgage only	226	56.8%	3,961	40.5%
Home equity loan only	172	43.2%	5,811	59.5%
Both second mortgage and home equity loan	37	1.2%	359	.4%
No second mortgage and no home equity loan	2,759	86.4%	79,941	88.8%
Housing units without a mortgage	2,346	42.3%	65,669	42.2%
Total	5,540	100.0%	155,741	100.00%

The median rent in Lincoln County was \$674 as compared to \$686 statewide, as seen in Table II.12.18.

Table II.12.18 Median Rent Lincoln County 2011-2016 5-Year ACS Data	
Place	Rent
Lincoln County	\$674
State of Wyoming	\$686

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 56 persons during the first half of 2018. The driver’s license total exchanges since 2000 for Lincoln County are presented in Table II.12.19, and indicate a net increase of 2,250 persons over the time period.

Table II.12.19 Driver’s Licenses Exchanged and Surrendered Lincoln County WYDOT Data, 2000 – First Half 2018			
Year	In-Migrants	Out-Migrants	Net Change
2000	477	423	54
2001	539	468	71
2002	506	365	141
2003	451	333	118
2004	548	421	127
2005	569	418	151
2006	654	313	341
2007	701	411	290
2008	664	448	216
2009	516	454	62
2010	486	333	153
2011	408	435	-27
2012	512	496	16
2013	517	441	76
2014	573	452	121
2015	592	474	118
2016	604	445	159
2017	598	479	119
2018 – First Half	278	334	-56
Total	10,193	7,943	2,250

Economics

The HUD estimated MFI for Lincoln County was \$76,600 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.12.1, illustrates the estimated MFI for 2000 through 2017.

Diagram II.12.1
Estimated Median Family Income
 Lincoln County vs. Wyoming
 HUD Data: 2000-2017

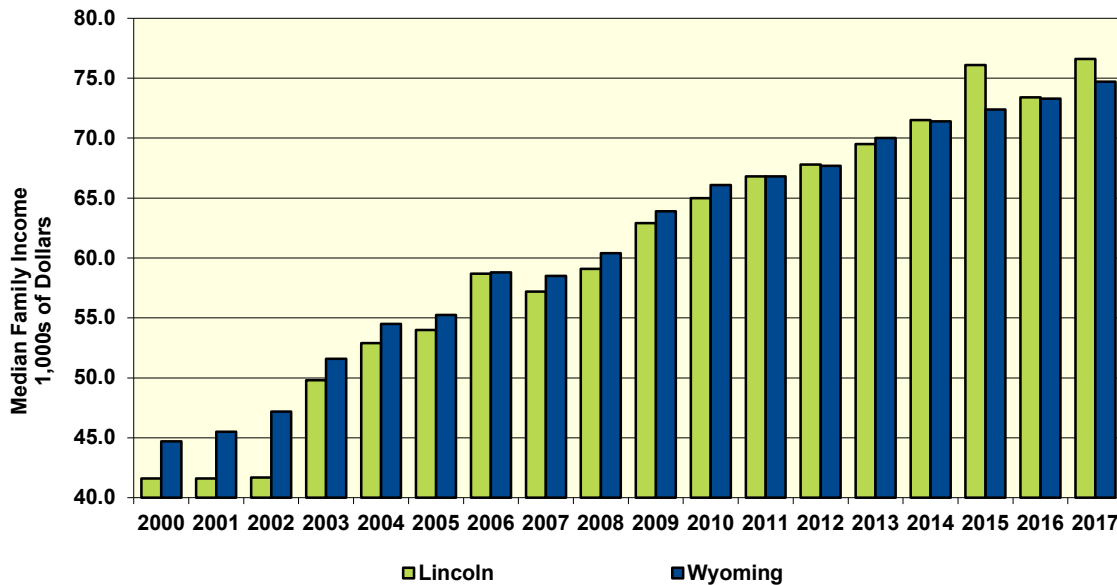


Table II.12.20, shows the labor force statistics for Lincoln County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.5 percent. The highest level of unemployment occurred during 2010 rising to a rate of 8.4. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 in 2010. Over the last year the unemployment rate in Lincoln County decreased from 4.6 percent in 2016 to 3.7 percent in 2017, which compared to a statewide decrease to 4.2 percent.

Table II.12.20 Labor Force Statistics Lincoln County 1990 - 2017 BLS Data					
Year	Lincoln County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	365	5,411	5,776	6.3%	5.3%
1991	441	5,586	6,027	7.3%	5.2%
1992	504	5,819	6,323	8.0%	5.6%
1993	480	5,695	6,175	7.8%	5.3%
1994	447	5,791	6,238	7.2%	5.0%
1995	470	5,909	6,379	7.4%	4.8%
1996	424	5,989	6,413	6.6%	4.9%
1997	385	5,908	6,293	6.1%	4.8%
1998	388	5,918	6,306	6.2%	4.7%
1999	387	6,240	6,627	5.8%	4.6%
2000	290	7,065	7,355	3.9%	3.9%
2001	296	7,248	7,544	3.9%	3.8%
2002	341	7,147	7,488	4.6%	4.0%
2003	366	8,004	8,370	4.4%	4.3%
2004	314	7,707	8,021	3.9%	3.8%
2005	316	7,491	7,807	4.0%	3.6%
2006	283	7,860	8,143	3.5%	3.2%
2007	224	8,668	8,892	2.5%	2.8%
2008	296	8,081	8,377	3.5%	3.1%
2009	659	7,757	8,416	7.8%	6.3%
2010	728	7,947	8,675	8.4%	6.4%
2011	686	8,054	8,740	7.8%	5.8%
2012	589	7,685	8,274	7.1%	5.3%
2013	468	7,697	8,165	5.7%	4.7%
2014	423	7,812	8,235	5.1%	4.1%
2015	399	8,032	8,431	4.7%	4.3%
2016	406	8,331	8,737	4.6%	5.3%
2017	325	8,402	8,727	3.7%	4.2%

Diagram II.12.2, shows the employment and labor force for Lincoln County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 8,402 persons, with the labor force reaching 8,727, indicating there were a total of 325 unemployed persons.

Diagram II.12.2
Employment and Labor Force
 Lincoln County
 1990 – 2017 BLS Data

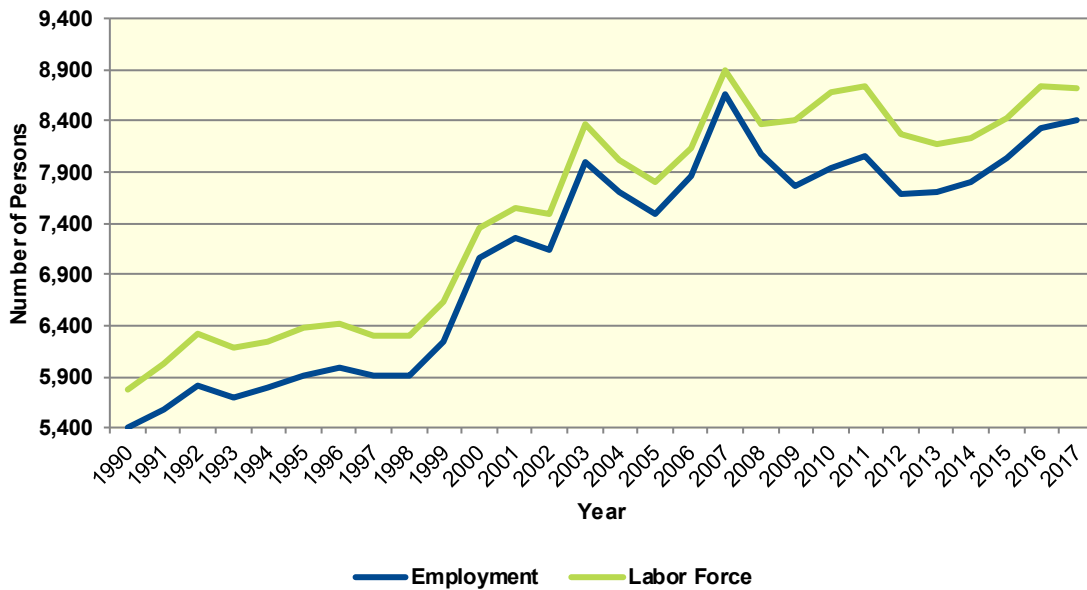
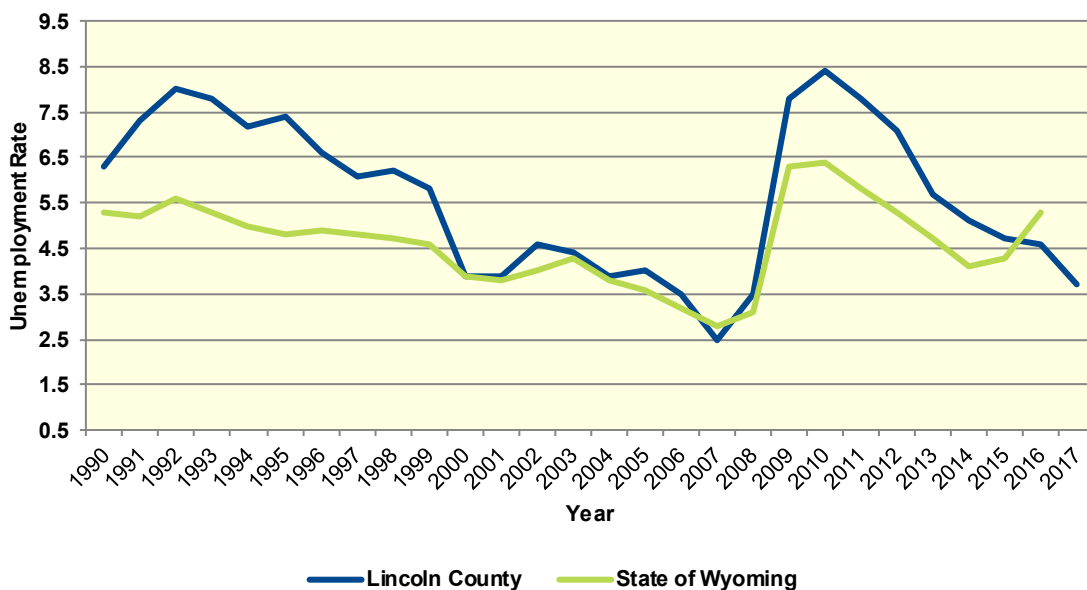


Diagram II.12.3, shows the unemployment rate for both the state and Lincoln County. During the 1990’s the average rate for Lincoln County was 6.9, which compared to 5.0 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.2, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.9. Over the course of the entire period Lincoln County had an average unemployment rate higher than the state, 5.5 percent for Lincoln County, versus 4.6 statewide.

Diagram II.12.3
Annual Unemployment Rate
 Lincoln County
 1990 – 2017 BLS Data



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2010 through December 2017 and are presented in Table II.12.21, with the 2017 information considered preliminary (p). Between 2016 and 2017, total annual employment increased from 6,114 persons in 2016 to 6,235 in 2017, a change of 2.0 percent.

Table II.12.21 Total Monthly Employment Lincoln County BLS QCEW Data, 2001–2017(p)								
Period	2010	2011	2012	2013	2014	2015	2016	2017
Jan	5,676	5,775	5,548	5,425	5,456	5,677	5,863	5,917
Feb	5,723	5,821	5,442	5,416	5,449	5,647	5,845	5,951
Mar	5,726	5,900	5,494	5,446	5,469	5,651	5,845	5,962
Apr	5,820	5,882	5,569	5,485	5,526	5,792	6,019	6,123
May	6,045	6,366	5,760	5,739	5,781	6,054	6,266	6,318
Jun	6,408	6,592	6,113	6,098	6,199	6,377	6,475	6,664
Jul	6,135	6,167	5,677	5,641	5,692	5,923	6,068	6,273
Aug	6,007	5,915	5,589	5,658	5,813	5,897	6,106	6,192
Sep	6,391	6,358	5,809	5,855	5,950	6,176	6,413	6,464
Oct	6,239	6,339	5,807	5,765	5,961	6,165	6,307	6,373
Nov	6,080	6,118	5,749	5,684	5,860	6,111	6,143	6,308
Dec	5,962	5,820	5,658	5,574	5,826	5,989	6,012	6,197
Annual	6,018	6,088	5,685	5,649	5,749	5,955	6,114	6,235
% Change	-3.9%	1.2%	-6.6%	-0.6%	1.8%	3.6%	2.7%	2.0%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 861 dollars in 2016. In 2017, average weekly wages saw an increased of 1.6 percent over the prior year, rising to 875 dollars, or by 14 percent. These data are shown in Table II.12.22.

Table II.12.22 Average Weekly Wages Lincoln County BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	523	528	469	532	512	
2002	513	536	470	552	517	1.0%
2003	613	594	584	640	607	17.4%
2004	597	610	577	609	598	-1.5%
2005	613	605	596	611	606	1.3%
2006	639	636	636	740	664	9.6%
2007	731	740	843	947	820	23.5%
2008	909	755	698	766	783	-4.5%
2009	700	783	703	764	738	-5.7%
2010	737	720	728	828	754	2.2%
2011	809	844	797	845	824	9.3%
2012	826	823	761	851	815	-1.1%
2013	791	840	771	884	822	0.9%
2014	801	862	786	885	834	1.5%
2015	806	881	795	901	847	1.6%
2016	806	904	866	864	861	1.7%
2017	897	855	852	897	875	1.6%

Total business establishments reported by the QCEW are displayed in Table II.12.23. Between 2016 and 2017, the total number of business establishments in Wyoming increased by 1.6 percent, from 845 to 853 establishments.

Table II.12.23						
Number of Business Establishments						
Lincoln County						
BLS QCEW Data, 2001–2017(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	585	617	630	622	614	
2002	623	644	657	658	646	5.2%
2003	640	661	664	665	658	1.9%
2004	676	693	698	710	694	5.5%
2005	717	739	739	741	734	5.8%
2006	763	789	798	787	784	6.8%
2007	794	817	826	839	819	4.5%
2008	822	838	833	833	832	1.6%
2009	824	836	838	830	832	0.0%
2010	804	804	809	799	804	-3.4%
2011	782	783	803	800	792	-1.5%
2012	782	791	793	791	789	-0.4%
2013	796	801	802	796	799	1.3%
2014	777	795	806	805	796	-0.4%
2015	819	828	837	839	831	4.4%
2016	843	849	844	845	845	1.7%
2017	835	849	863	867	853	0.9%

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2016, the most recent year for which data are available, Lincoln County recorded 10,379 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 \$752,105,000, and real per capita income was \$39,357 in 2016. This compares to a statewide average real per capita income of \$55,116. The average earnings per job in the county was \$40,542 in 2016, while Wyoming average earnings per job was \$52,490. 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 decreased by 0.7 percent from fourth quarter 2016 to fourth quarter 2017 from \$474 to \$479. During that same period, detached single-family home rents decreased by 2.2 percent and rents for mobile home lots decreased by 0.1 percent.

Lincoln rental prices experienced average annualized decreases of 0.8 percent for apartments, -0.3 percent for houses and 1.5 percent for mobile home lots since fourth quarter 1988 through the fourth quarter 2017. These figures compare to state average annualized increases in rental prices of 0.7 percent for apartments, 1.2 percent for houses, 0.9 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.12.24, at right, presents the Lincoln data for each rental type.¹⁰¹

Table II.12.24 Semiannual Average Monthly Rental Prices Lincoln County EAD Data, 1988:Q4 – 2017:Q2, Real 2017 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.88	425	241	680	512
Q2.89	432	232	405	497
Q4.89	391	233	652	495
Q2.90	442	216	455	557
Q4.90	377	212	662	520
Q2.91	419	222	473	544
Q4.91	388	243	753	567
Q2.92	397	276	473	535
Q4.92	0	276	0	526
Q2.93	397	270	0	0
Q4.93	0	254	0	0
Q2.94	407	212	0	0
Q4.94	412	235	590	0
Q2.95	419	230	0	0
Q4.95	367	230	581	521
Q2.96	382	226	0	0
Q4.96	367	226	590	0
Q2.97	363	222	603	0
Q4.97	359	209	632	439
Q2.98	365	220	614	460
Q4.98	364	237	568	483
Q2.99	425	266	623	453
Q4.99	390	248	560	496
Q2.00	339	219	645	431
Q4.00	384	270	578	439
Q2.01	399	237	628	447
Q4.01	395	214	542	427
Q2.02	380	217	588	437
Q4.02	443	217	518	405
Q2.03	531	213	568	443
Q4.03	551	239	566	412
Q2.04	442	207	486	382
Q4.04	463	214	493	397
Q2.05	467	219	502	461
Q4.05	482	219	496	481
Q2.06	516	213	579	486
Q4.06	512	263	610	616
Q2.07	543	251	629	641
Q4.07	628	268	683	664
Q2.08	645	263	663	654
Q4.08	697	369	702	.
Q2.09	707	284	962	568
Q4.09	727	383	729	.
Q2.10	699	.	917	.
Q4.10	743	424	760	.
Q2.11	717	.	845	.
Q4.11	772	431	747	.
Q2.12	541	.	748	.
Q4.12	688	458	705	.
Q2.13	500	.	756	.
Q4.13	617	451	656	.
Q2.14	503	.	743	.
Q4.14	540	421	648	746
Q2.15	519	.	745	.
Q4.15	513	422	691	.
Q2.16	534	.	833	.
Q4.16	483	425	678	.
Q2.17	525	.	806	.
Q4.17	479	424	663	665

¹⁰¹ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Lincoln County decreased from 136 authorizations in 2016 to 135 in 2017.

The real value of single-family building permits decreased from \$289,499 in 2016 to \$287,816 in 2017. This compares to an increase in permit value statewide, with values rising from \$359,790 in 2016 to \$324,025 in 2017. Additional details are given in Table II.12.25.

Table II.12.25 Building Permits and Valuation Lincoln County Census Bureau Data, 1980–2017							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	30	0	0	0	30	119,821	0
1981	44	4	11	0	59	108,894	0
1982	56	0	16	0	72	109,912	0
1983	25	0	16	0	41	109,720	0
1984	36	10	0	0	46	101,308	0
1985	28	10	0	16	54	89,442	59,449
1986	11	0	0	0	11	104,540	0
1987	9	0	0	0	9	102,987	0
1988	5	0	0	0	5	122,964	0
1989	2	0	0	0	2	118,372	0
1990	3	0	0	0	3	94,672	0
1991	5	0	4	0	9	96,992	0
1992	112	0	0	0	112	144,151	0
1993	128	0	4	0	132	144,706	0
1994	160	6	4	0	170	138,143	0
1995	162	6	7	0	175	141,540	0
1996	142	0	4	0	146	157,526	0
1997	86	0	0	0	86	153,268	0
1998	103	0	0	0	103	150,662	0
1999	143	0	0	0	143	176,628	0
2000	145	0	0	0	145	186,069	0
2001	214	0	4	0	218	190,070	0
2002	192	0	4	8	204	195,457	66,684
2003	180	0	0	0	180	207,261	0
2004	206	2	4	0	212	206,146	0
2005	253	8	0	0	261	207,653	0
2006	232	4	7	0	243	211,744	0
2007	198	20	4	6	228	220,482	291,307
2008	94	2	4	0	100	244,676	0
2009	58	0	4	0	62	248,977	0
2010	49	0	0	0	49	235,119	0
2011	40	0	0	0	40	226,986	0
2012	28	0	0	0	28	232,180	0
2013	32	0	0	0	32	220,309	0
2014	68	0	0	0	68	264,114	0
2015	105	0	0	0	105	284,626	0
2016	136	0	8	0	144	289,499	0
2017	135	2	0	0	137	287,816	0

Diagram II.12.4 Single Family Permits

Lincoln County
Census Bureau Data, 1980–2017

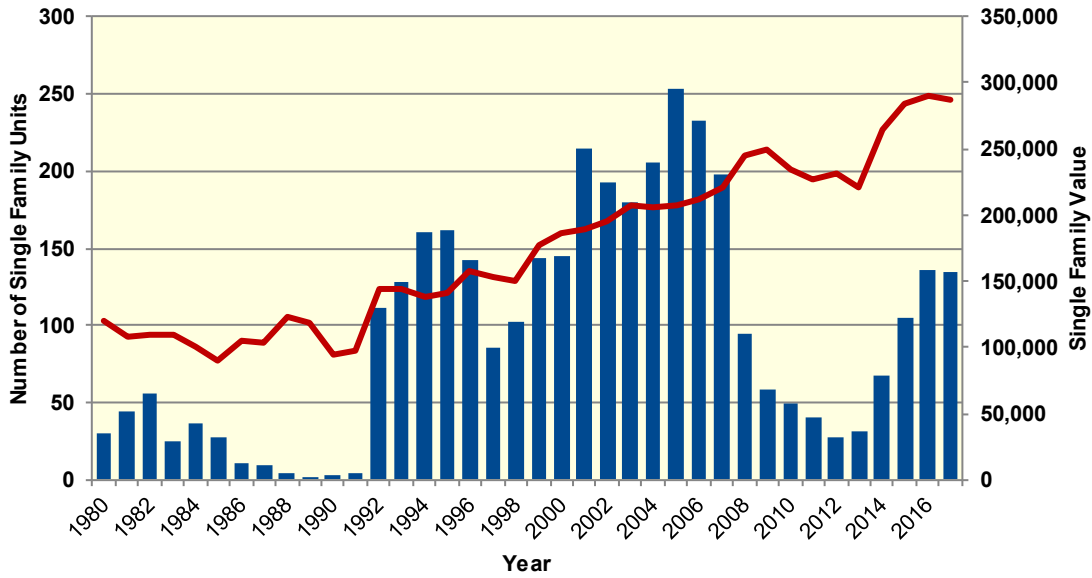
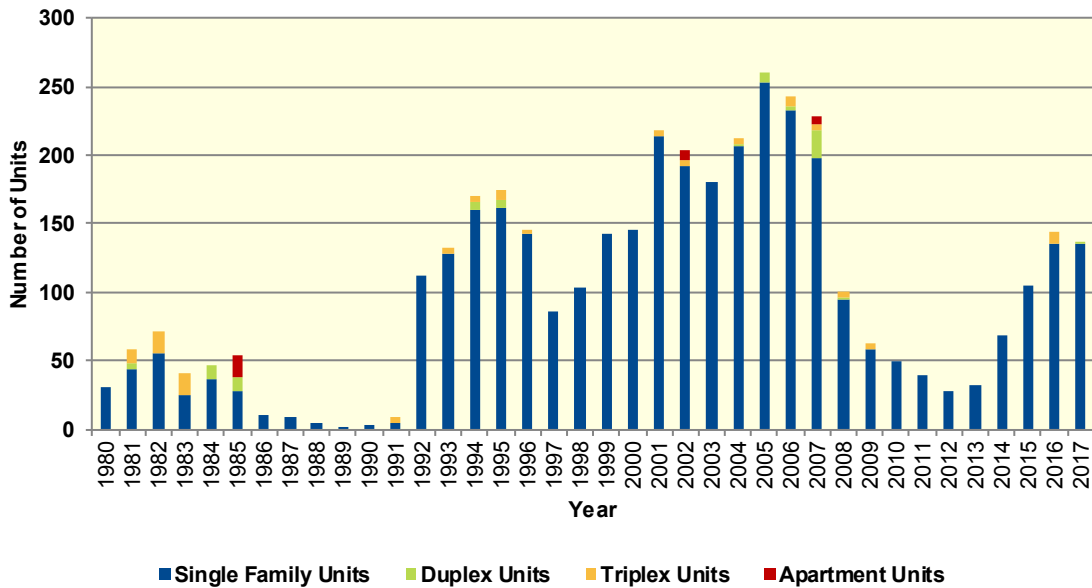


Diagram II.12.5 Total Permits by Unit Type

Lincoln County
Census Bureau Data, 1980–2017



The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2017, the average sales price in Lincoln County was \$360,349. This represented an increase of 14.6 percent from the previous year. Wyoming's average was \$292,759, an increase of 4.4 percent over the previous year. A comparison of average sales prices between 2000 and 2017 is displayed in Table II.12.26.

Year	Lincoln County Average Price (\$)	Lincoln County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	123,266	6.55	131,207	.
2001	126,611	2.71	128,771	-1.86
2002	145,630	15.02	138,295	7.40
2003	153,733	5.56	148,276	7.22
2004	170,814	11.11	159,558	7.61
2005	187,924	10.02	178,183	11.67
2006	259,458	38.07	219,438	23.15
2007	300,092	15.66	265,044	20.78
2008	246,253	-17.9	256,045	-3.40
2009	218,350	-11.3	241,622	-5.63
2010	246,864	13.06	250,958	3.86
2011	215,671	-12.6	241,301	-3.85
2012	189,290	-12.2	266,406	10.40
2013	247,160	30.6	281,345	5.6
2014	246,701	-0.2	263,432	-6.4
2015	288,084	16.8	275,611	4.6
2016	314,385	9.1	280,428	1.7
2017	360,349	14.6	292,759	4.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2018.¹⁰² During June 2018, a total of 43 surveys were completed by property managers in Lincoln County. Of the 348 rental units surveyed 56 were vacant, indicating a vacancy rate of 16.1 percent.

From June through July of 2018¹⁰³, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming. Table II.12.27, presents some basic statistics about the completed surveys.

Diagram II.12.7, shows the historical vacancy rate from Lincoln County and Wyoming over the period of June 2001 to June 2018.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2002b	7	151	22	14.6%
2003a	7	106	7	6.6%
2003b	11	201	11	5.5%
2004a	9	176	12	6.8%
2004b	8	270	46	17.0%
2005a	10	208	14	6.7%
2005b	14	137	14	10.2%
2006a	9	317	6	1.9%
2006b	12	306	11	3.6%
2007a	19	402	7	1.7%
2007b	11	258	3	1.2%
2008a	17	339	34	10.0%
2008b	32	286	41	14.3%
2009a	40	356	45	12.6%
2009b	51	354	93	26.3%
2010a	74	494	111	22.5%
2010b	71	508	104	20.5%
2011a	76	576	94	16.3%
2011b	79	581	81	13.9%
2012a	81	598	56	9.4%
2012b	66	597	65	10.9%
2013a	71	527	42	8.0%
2013b	68	489	85	17.4%
2014a	66	585	58	9.9%
2014b	54	517	47	9.1%
2015a	60	595	50	8.4%
2015b	47	426	68	16.0%
2016a	52	496	28	5.6%
2016b	39	412	56	13.6%
2017a	47	421	58	13.8%
2017b	36	365	52	14.2%
2018a	43	348	56	16.1%

¹⁰² Those signified as *a* in the “year” column of Table II.1.27 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.

¹⁰³ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.12.7
Vacancy Rates by Year
 Lincoln County vs. Wyoming
 RVS Data, June 2001 – June 2018

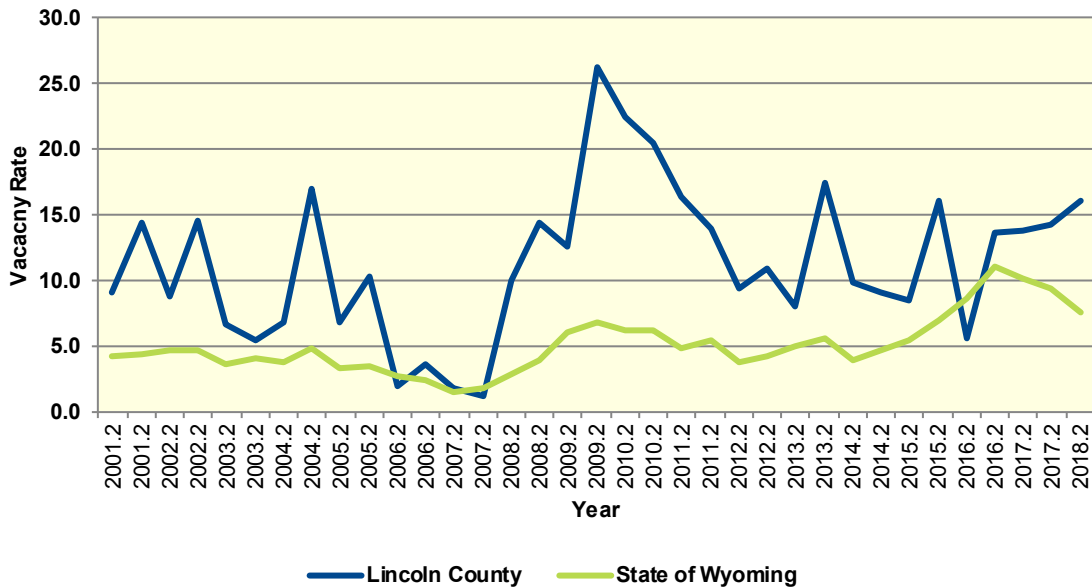


Diagram II.12.8, shows the average rent of single-family and apartment units in Lincoln County. In 2018, rents for single-family units were to \$889 and average rent for apartments were \$627.

Diagram II.12.8
Average Rent of Single Family and Apartment Units
 Lincoln County
 RVS Data, June 2006 – June 2018

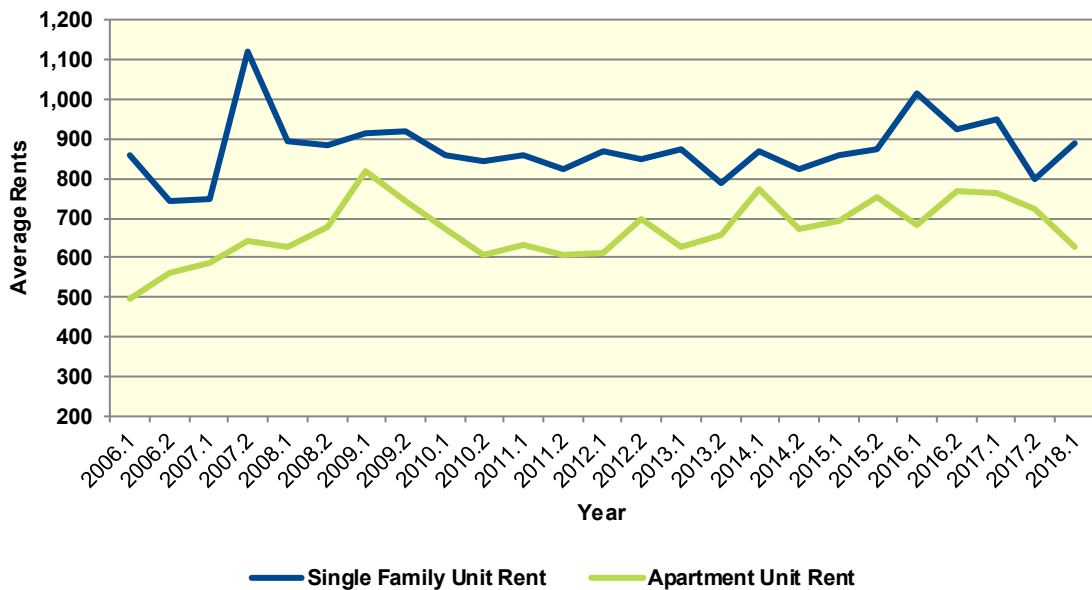


Table II.12.28, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 48 single family units in Lincoln County, with 4 of them available. This translates into a vacancy rate of 8.3 percent in Lincoln County, which

compares to a single family vacancy rate of 4.4 percent for the State of Wyoming. There were 148 apartment units reported in the survey, with 48 of them available, which resulted in a vacancy rate of 32.4 percent. This compares to a statewide vacancy rate of 4.4 percent for apartment units across the state.

Table II.12.28			
Rental Vacancy Survey by Type			
Lincoln County			
2018a Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	48	4	8.3%
Apartments	148	48	32.4%
Mobile Homes	59	2	3.4%
“Other” Units	6	0	0%
Don’t Know	79	2	2.5%
Total	348	56	16.1%

Table II.12.29, reports units by bedroom size. As can be seen there were 67 two-bedroom apartment units and 2 three bedroom units. Overall, the 76 two-bedroom units accounted for 21.8 percent of all units, and the 54 three bedroom units accounted for 15.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 144 units listed as “Don’t Know”. Additional details for additional unit types are reported below.

Table II.12.29							
Rental Units by Number of Bedrooms							
Lincoln County							
2018a Survey of Rental Properties							
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	1	1	64	0	0	.	66
Two	6	0	67	2	1	.	76
Three	18	4	2	27	3	.	54
Four	3	3	0	0	0	.	6
Five	2	0	0	0	0	.	2
Don’t Know	18	0	15	30	2	79	144
Total	48	8	148	59	6	79	348

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.12.30, One apartments were the most available apartment units, with Two units being the most available single family units.

Table II.12.30							
Available Rental Units by Number of Bedrooms							
Lincoln County							
2018a Survey of Rental Properties							
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	24	0	0	.	24
Two	1	0	23	0	0	.	24
Three	1	0	0	2	0	.	3
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don’t Know	2	0	1	0	0	2	5
Total	4	0	48	2	0	2	56

Table II.12.31, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 31.6 percent and three bedroom units had a vacancy rate of 31.6 percent.

Table II.12.31							
Vacancy Rates by Number of Bedrooms							
Lincoln County							
2018a Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		
One	0%	0%	37.5%	%	%		36.4
Two	16.7%	%	34.3%	0%	0%		31.6
Three	5.6%	0%	0%	7.4%	0%		5.6
Four	0%	0%	%	%	%		0
Five	0%	%	%	%	%		0
Don’t Know	11.1%	%	6.7%	0%	0%	2.5%	3.5
Total	8.3%	0%	32.4%	3.4%	0%	2.5%	56

Table II.12.32, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 5.6 percent.

Table II.12.32			
Single Family Units by Bedroom Size			
Lincoln County			
2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	%
One	1	0	0%
Two	6	1	16.7%
Three	18	1	5.6%
Four	3	0	0%
Don’t know	18	2	11.1%
Total	48	4	8.3%

Table II.12.33 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 34.3 percent.

Table II.12.33			
Apartment Units by Bedroom Size			
Lincoln County			
2018a Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	64	24	37.5%
Two	67	23	34.3%
Three	2	0	0%
Four	0	0	%
Don’t know	15	1	6.7%
Total	148	48	32.4%

Average market-rate rents by unit type are shown in Table II.12.34. 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.

Table II.12.34						
Average Market Rate Rents by Bedroom Size						
Lincoln County 2018a Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.	\$.
One	\$375	\$800	\$475	\$.	\$.	\$513
Two	\$730	\$.	\$599	\$585	\$795	\$658
Three	\$913	\$933	\$875	\$837	\$1,325	\$924
Four	\$663	\$1,100	\$.	\$.	\$.	\$881
Five	\$1,125	\$.	\$.	\$.	\$.	\$1125
Total	\$889.4	\$918.8	\$627.1	\$739.3	\$1211.2	\$843.1

Table II.12.35, shows vacancy rates for single family units by average rental rates for Lincoln County. The most common rent for single family units was between 1,250 and 1,500 dollars and the units in this price range had a vacancy rate of 12.5 percent.

Table II.12.35			
Single Family Market Rate Rents by Vacancy Status			
Lincoln County 2018a Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	0%
\$500 to \$750	10	0	0%
\$750 to \$1,000	14	1	7.1%
\$1,000 to \$1,250	5	1	20%
\$1,250 to \$1,500	16	2	12.5%
Above \$1,500	0	0	%
Missing	0	0	%
Total	48	4	8.3%

The average rent and availability of apartment units is displayed in Table II.12.36. The most common rent for apartments was less than 500 dollars and the units in this price range had a vacancy rate of 62.5 percent.

Table II.12.36			
Apartment Market Rate Rents by Vacancy Status			
Lincoln County 2018a Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	72	45	62.5%
\$500 to \$750	44	0	0%
\$750 to \$1,000	12	1	8.3%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	20	2	10%
Total	148	48	32.4%

Table II.12.37, displays units designed to serve elderly occupants. In the most recent survey there were 20 units designed for elderly occupants, of which 2 units were available, which indicates a vacancy rate of 10.

Table II.12.37 Units Designed for Elderly Occupants Lincoln County 2018a Survey of Rental Properties	
Elderly	Units
Elderly Units	20
Available Elderly Units	2
Elderly Vacancy Rate	10%

Table II.12.38, shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0 percent of available units are expected to be on the market for less than seven days. An additional 3 units, or 5.4 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 1 unit, or 1.8 percent are expected to be on the market for 90 days.

Table II.12.38 Number of Estimated Days to Fill a Vacant unit Lincoln County 2018a Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0%
7 to 30 days	3	5.4%
31 to 60 days	48	85.7%
61 to 90 days	1	1.8%
More than 90 days	1	1.8%
Unknown	3	5.4%
Total	56	100.0%

Respondents were asked if utilities are included in the rent and is shown in Table II.12.39, 24 respondents, or 68.6 percent, included some sort of utility in the rent.

Table II.12.39 Are there any utilities included with the rent? Lincoln County 2018a Survey of Rental Properties	
Period	Respondent
Yes	24
No	11
% Offering Utilities	68.6%

The type of utility included in the rent is shown in Table II.12.40. There were 32 respondents who included electricity, 96 respondents who included natural gas, 202 respondents who included water and sewer and 154 respondents included trash collection in the rent.

Table II.12.40 Which utilities are included with the rent? Lincoln County 2018a Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	32
Natural Gas	96
Propane	0
Water/Sewer	202
Trash Collection	154
Cable Television	0
Other	12

Table II.12.41, shows the number of survey respondents who keep a waiting list. As can be seen 3 respondents said they keep a waitlist, with an estimated 20 number of persons on the wait list.

Table II.12.41 Do you keep a waiting list? Lincoln County 2018a Survey of Rental Properties	
Period	Respondent
Yes	3
No	31
Waitlist Size	20

Table II.12.42, 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 91 units were in good condition, or 26.1 percent and 123 units, or 35.3 percent, being in average condition. Details by unit type and condition are displayed.

Table II.12.42 Condition by Unit Type Lincoln County 2018a Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	6	1.7%
Average	123	35.3%
Good	91	26.1%
Excellent	49	14.1%
Don't Know	0	0%
Total	348	100.0%

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.12.43, 1 respondent said they would prefer more single family units, 1 respondent wanted more apartment units, and 6 respondents indicated they would prefer more units of any type.

Table II.12.43 If you had the opportunity to own/manage more units, how many would you prefer Lincoln County 2018a Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	1
Mobile homes	3
Other	0
All types	6
Total	11

Table, II.12.44, shows the most common answers from the 2018 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 21 respondents, with an average persons per household of 3.1 people. Of new residents to Lincoln County, 84.2 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 66.7 percent of respondents owning thier residence. The average mortgage payment in Lincoln County was \$1,117 and the average rent was \$880.

When asked if they were satisfied with their current housing, 95.2 percent said they were satisfied with thier current housing.

Table II.12.44 Most Replied Response Lincoln County HNA Survey: Fiscal Year 2018	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	21
Number of persons in household (Average)	3.1
Current age	25 to 34 years old (26.3%)
Marital status	Married (84.2%)
Primary reason for moving to Wyoming	Better quality of life (33.3%)
In which industry are you primarily employed	Retired (35.0%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (28.6%)
Total household income from all sources	\$50,000 to \$74,999 dollars (40.0%)
Current Housing Characteristics	
Current Residence	Single family home (71.4%)
Do you own or rent	Own (66.7%)
How many bedrooms (Average)	3.4
How many full bathrooms (Average)	
Average mortgage payment	\$1,117
Average rental payment	\$880
Are you satisfied with your current housing	Satisfied with current housing (95.2%)

Additional survey data are presented 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 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 2016 5-year ACS data, 151 or 2.2 percent of households in Lincoln County were overcrowded and another 30 or .4 percent of units were severely overcrowded, as shown in Table II.12.45. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.12.45				
Overcrowding and Severe Overcrowding				
Lincoln County				
2011-2016 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Lincoln County				
Owner				
Households	5,383	134	23	5,540
Percentage	97.2%	2.4%	.4%	100.0%
Renter				
Households	1,438	17	7	1,462
Percentage	98.4%	1.2%	.5%	100.0%
Total				
Households	6,821	151	30	7,002
Percentage	97.4%	2.2%	.4%	100.0%
State of Wyoming				
Owner				
Households	153,817	1,449	475	155,741
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	68,563	1,948	733	71,244
Percentage	96.2%	2.7%	1.0%	100.0%
Total				
Households	222,380	3,397	1,208	226,985
Percentage	98.0%	1.5%	.5%	100.0%

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

At the time of the 2016 5-year ACS, a total of 346 units or 3.8 percent of all housing units in Lincoln County were lacking complete kitchen facilities. This compared to 2.7 percent of households statewide without complete kitchen facilities. These data are presented in Table II.12.46, at right.

Table II.12.46 Housing Units with Incomplete Kitchen Facilities Lincoln County 2011-2016 5-Year ACS Data		
Facilities	Lincoln County	State of Wyoming
Complete Kitchen Facilities	8,696	260,769
Lacking Complete Kitchen Facilities	346	7,218
Total Housing Units	9,042	267,987
Percent Lacking	3.8%	2.7%

At the time of the 2016 ACS, a total of 337 units or 3.7 percent of all housing units in Lincoln County were lacking complete plumbing facilities. This compared to 2.6 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.12.47.

Table II.12.47 Housing Units with Incomplete Plumbing Facilities Lincoln County 2011-2016 5-Year ACS Data		
Facilities	Lincoln County	State of Wyoming
Complete Plumbing Facilities	8,705	261,033
Lacking Complete Plumbing Facilities	337	6,954
Total Households	9,042	267,987
Percent Lacking	3.7%	2.6%

The third type of housing problem reported in the 2016 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, 13.9 percent of households had a cost burden and 6.0 percent of households had a severe cost burden, which compared to 14.2 percent with a cost burden and 9.6 percent with a severe cost burden in the State of Wyoming. Roughly 17.1 percent of homeowners with a mortgage in Lincoln County experienced a cost burden and 7.2 percent experienced a severe cost burden, while 15.4 percent of renters had a cost burden and 10.7 percent had a severe cost burden, as seen in Table II.12.48.

Table II.12.48 Cost Burden and Severe Cost Burden by Tenure Lincoln County 2011-2016 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Lincoln County					
Owner With a Mortgage					
Households	2,419	546	229	0	3,194
Percent	75.7%	17.1%	7.2%	.0%	100.0%
Owner Without a Mortgage					
Households	2,084	199	33	30	2,346
Percent	88.8%	8.5%	1.4%	1.3%	100.0%
Renter					
Households	895	225	157	185	1,462
Percent	61.2%	15.4%	10.7%	12.7%	100.0%
Total					
Households	5,398	970	419	215	7,002
Percent	77.1%	13.9%	6.0%	3.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	68,213	13,968	7,600	291	90,072
Percent	75.7%	15.5%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	58,181	4,149	2,764	575	65,669
Percent	88.6%	6.3%	4.2%	.9%	100.0%
Renter					
Households	38,117	14,103	11,510	7,514	71,244
Percent	53.5%	19.8%	16.2%	10.5%	100.0%
Total					
Households	164,511	32,220	21,874	8,380	226,985
Percent	72.5%	14.2%	9.6%	3.7%	100.0%

2017 Household Forecast

The 2017 Housing Needs Forecast reports housing demand projections from 2017 to 2050, with 2016 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2017 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table II.12.49, shows the current CHAS housing problem estimates for the period of 2010-2014. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 1,204 owner occupied and 285 renter occupied households experiencing a housing problem.

Table II.12.49			
Households with Housing Problems by Income			
Lincoln County 2010-2014 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	240	135	375
30.1-50% HAMFI	265	70	335
50.1-80% HAMFI	305	80	385
80.1-95% HAMFI	95	0	95
95 – 115% HAMFI	170	0	170
115.1% HAMFI or more	129	0	129
Total	1,204	285	1,489
Without Housing Problems			
30% HAMFI or less	155	35	190
30.1-50% HAMFI	295	170	465
50.1-80% HAMFI	440	220	660
80.1-95% HAMFI	465	75	540
95 – 115% HAMFI	315	110	425
115.1% HAMFI or more	2,520	270	2,790
Total	4,190	880	5,070
Not Computed			
30% HAMFI or less	20	0	20
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	20	0	20
Total			
30% HAMFI or less	415	170	585
30.1-50% HAMFI	560	240	800
50.1-80% HAMFI	745	300	1,045
80.1-95% HAMFI	560	75	635
95 – 115% HAMFI	485	110	595
115.1% HAMFI or more	2,649	270	2,919
Total	5,414	1,165	6,579

Table II.12.50, shows the total estimated housing by tenure for Lincoln County. As can be seen, in 2030 there are estimated to be a total of 6,094 owner and 1,549 renter occupied households or a total of 7,643 households. By 2050 there are estimated to be 7,010 owner, 1,753 renter for a total of 8,763 households in Lincoln County.

Year	Owner	Renter	Total
2016	5,496	1,301	6,797
2020	5,571	1,431	7,002
2025	5,831	1,489	7,320
2030	6,094	1,549	7,643
2035	6,344	1,606	7,950
2040	6,578	1,659	8,237
2045	6,798	1,707	8,505
2050	7,010	1,753	8,763

Table II.12.51, shows the incremental housing demand for Lincoln County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2016, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 598 owner-occupied and 248 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Lincoln County will see an additional 1,966 households, of which 182 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 325 households above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	6	26	46	65	83	100	116
30.1-50%	0	8	35	62	88	112	135	157
50.1-80%	0	10	46	82	117	149	179	208
80.1-95%	0	8	35	62	88	112	135	157
95.1-115%	0	7	30	54	76	97	117	136
115+%	0	37	164	293	415	529	637	741
Total	0	75	335	598	848	1,082	1,302	1,514
Renter								
0-30%	0	19	27	36	45	52	59	66
30.1-50%	0	27	39	51	63	74	84	93
50.1-80%	0	33	48	64	79	92	105	116
80.1-95%	0	8	12	16	20	23	26	29
95.1-115%	0	12	18	23	29	34	38	43
115+%	0	30	44	57	71	83	94	105
Total	0	130	188	248	305	358	406	452
Total								
0-30%	0	25	53	82	110	135	159	182
30.1-50%	0	35	73	113	151	186	218	250
50.1-80%	0	44	95	146	195	241	284	325
80.1-95%	0	16	47	78	107	135	161	186
95.1-115%	0	19	48	77	105	131	155	178
115+%	0	67	207	350	486	612	731	846
Total	0	205	523	846	1,153	1,440	1,708	1,966

Table II.12.52, shows the Incremental Total Housing Need Forecast for Lincoln County. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock.

In 2016, the base year, the total housing need set at the 1,541 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 2,736 owner and 770 renter occupied households for a total of 3,507 quality households.

Table II.12.52								
Incremental Total Housing Need Forecast								
Lincoln County								
Strong Growth Scenario								
Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	244	249	269	289	309	327	343	360
30.1-50%	269	277	304	331	357	381	404	426
50.1-80%	310	320	356	392	426	459	489	518
80.1-95%	96	104	131	158	184	208	231	253
95.1-115%	173	179	203	226	249	270	289	308
115+%	131	168	295	424	546	660	768	872
Total	1,222	1,297	1,557	1,820	2,070	2,304	2,524	2,736
Renter								
0-30%	151	170	178	187	195	203	210	217
30.1-50%	78	105	117	129	141	152	162	171
50.1-80%	89	123	138	153	168	182	194	206
80.1-95%	0	8	12	16	20	23	26	29
95.1-115%	0	12	18	23	29	34	38	43
115+%	0	30	44	57	71	83	94	105
Total	318	448	506	566	623	676	724	770
Total								
0-30%	394	419	448	476	504	530	553	576
30.1-50%	347	382	421	460	498	533	565	597
50.1-80%	399	443	493	545	594	640	683	724
80.1-95%	96	113	143	174	204	231	257	282
95.1-115%	173	192	220	250	277	303	328	351
115+%	131	198	338	481	617	743	862	976
Total	1,541	1,746	2,064	2,387	2,694	2,981	3,249	3,507

2018 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 968 loans purchased in Lincoln County between 1979 and 2018, with 2 occurring in fiscal 2017. The average home size over the period was 1,278 square feet and 1,154 square feet in fiscal 2018. For homes receiving a WCDA loan in fiscal 2018, the average year a home was built was 1961. The average household income in fiscal 2018 in nominal terms, without the effects of inflation being taken into consideration, was \$57,817. The average purchase price in fiscal 2018 was \$144,605. In fiscal 2018, 0.0 percent of loans purchased were for new construction, and 0.0 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.**