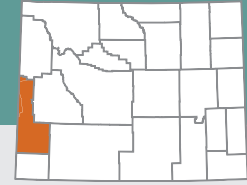




2018



LINCOLN COUNTY HOUSING REPORT



Lincoln County's housing report is a tool to help the community understand its current housing picture.

Lincoln County has the fewest rental units in Wyoming, and has a relatively low need for rentals. There are no low income tax credit units, however that is the county's greatest need.

A lack of the right type of housing for the people who live in an area can lead to issues of affordability, quality and suitable space for family size. The chart below is an estimate of demand resulting from these issues.



Area Median Income (AMI) is the middle income in an area. Half of the households in the area make more than the AMI and half make less.

- Most federal housing assistance is available to people who are at 50% or lower of AMI, or half the average income.
- Some assistance is available at 80% of AMI or lower.
- Generally, those families who earn over 120% of AMI have enough disposable income to have housing choices both in quality and cost.
- The missing middle are those families who earn 80-120% of AMI - this is generally referred to as "workforce" housing, keeping in mind that many families who are below 80% of AMI work several jobs to be able to afford housing and work in industries that are vital to our communities, such as accommodations, food service and retail.

RENTER RATE^[1]
20.9%

Lincoln County has the 23rd highest percentage of renters in Wyoming.

POVERTY RATE^[2]
8.6%
Wyoming 11.1%

Lincoln County has the 19th highest poverty rate in Wyoming.

HOUSEHOLD INCOME^[2]
\$5,382/MO.
Wyoming Average: \$4,930

Lincoln County has the 6th highest household income in Wyoming.

UNEMPLOYMENT^[3]
3.7%
Wyoming unemployment rate: 4.2%

Want to know more?
Check out the full report at
wyomingcda.com/demographics

HOUSING DEMAND^[4]

Affordable housing is spending 30% or less on mortgage or rent.

Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment*	Shortage Rental Units Needed**	Affordable Housing Purchase Price*	Shortage Units for Purchase
0% - 30%	\$0-\$551	151	\$0-\$83,316	244
31% - 50%	\$551-\$918	78	\$83,316-\$142,142	269
51% - 80%	\$918-\$1,469	89	\$142,142-\$227,458	310
81% - 95%	\$1,469-\$1,745	—	\$227,458-\$270,194	96
96% - 115%	\$1,745-\$2,112	—	\$270,194-\$327,019	173
115%	\$2,112	—	\$327,019	131

*Estimations by the Wyoming Business Council
** No figures indicates no data available.

[1] US Census Bureau, American Community Survey; [2] US Census Bureau, Quick Facts; [3] Department of Employment, Labor Market Statistics; [4] 2018 WCDA Housing Needs Forecast



1,349

NET COMMUTER OUTFLOW

Commuting ^[6]

Outflow indicates a possible lack of jobs that fit the skillsets and needs of commuters.

Commuting Out	
to Teton Cty., WY	1,387
to Sublette Cty., WY	231
to Caribou Cty., ID	86
to Sweetwater Cty., WY	79
to Bannock Cty., ID	58

Commuting In	
from Uinta Cty., WY	172
from Caribou Cty., ID	97
from Sweetwater Cty., WY	87
from Sublette Cty., WY	65
from Teton Cty., WY	64

TOP 5 EMPLOYERS ^[5]



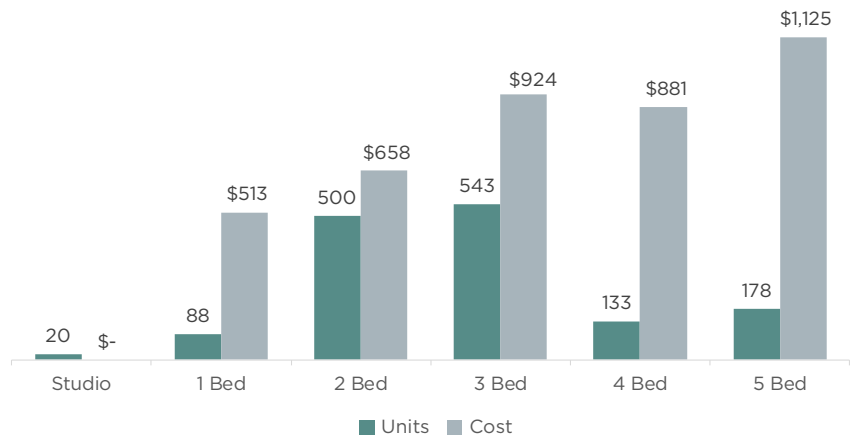
HEALTH CARE & SOCIAL ASSISTANCE

845
EMPLOYEES

\$3,455
MONTHLY WAGE

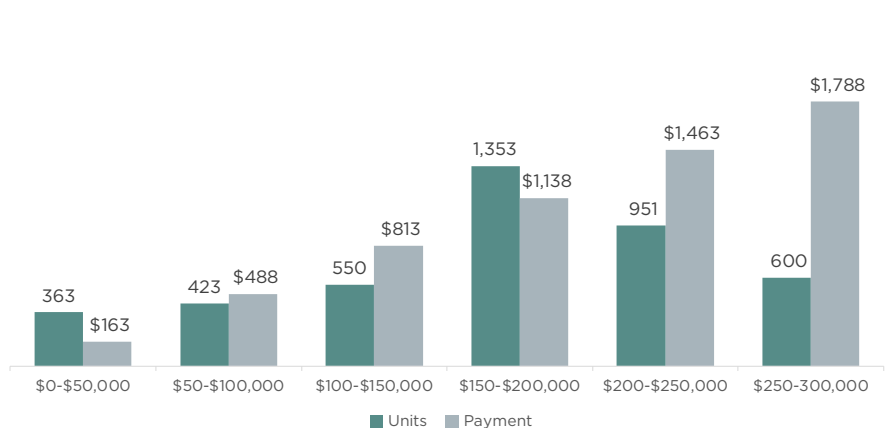
	EMPLOYEES	MONTHLY WAGE
1. HEALTH CARE & SOCIAL ASSISTANCE	845	\$3,455
2. CONSTRUCTION	784	\$3,563
3. EDUCATIONAL SERVICES	755	\$3,429
4. RETAIL TRADE	710	\$2,043
5. MINING	615	\$8,368

HOW AFFORDABLE IS RENTAL HOUSING? ^[7]



*No cost figure represents unavailable data.

HOW AFFORDABLE IS IT TO OWN YOUR OWN HOME? ^[8]



Housing Stock



LINCOLN COUNTY
AVERAGE HOUSING AGE ^[9]
36

WYOMING
AVERAGE HOUSING AGE ^[9]
42

41.4% of housing in Lincoln County was built before 1980

Pre-1980 housing may not meet current construction standards.

Lincoln County ranks 5th in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

How does Lincoln County's housing mix compare to other counties? ^[9]

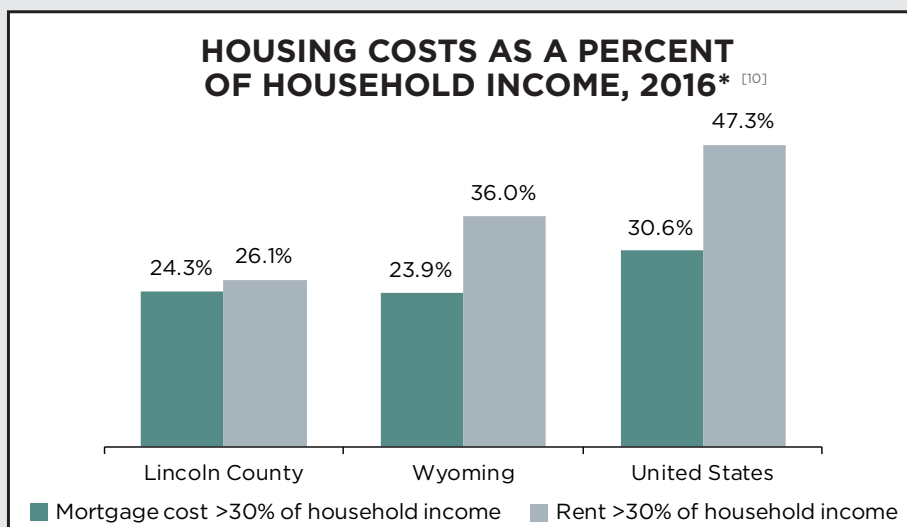
Unit Type	Number of Units	Percent of Mix
Single Family	5,925	84.6%, (3)
Duplex	164	2.3%, (5)
Tri or Four Plex	98	1.4%, (20)
Apartment	119	1.7%, (22)
Trailer/Other	696	9.9%, (15)

Age of housing** ^[9]		
Year Built	Value*	Percent of Mix
<1939	164,700	11.8%
1940-49	171,700	4.7%
1950-59	160,200	4.0%
1960-69	190,600	4.2%
1970-79	183,500	16.7%
1980-89	172,500	14.5%
1990-99	247,800	13.9%
2000-09	255,900	28.9%
2010-Present	—	1.3%

***No figure represents unavailable data.*

Careers and Cost Burden

Lincoln County is No. 21 in the state for people spending more than half their income on housing (6%) and 9th for those spending 31-50% of income on housing (14%). Lincoln County ranks 7th in the state for access to affordable housing.



** ACS five-year estimates used. 2016 represents average characteristics from 2012-2016; 2010 represents 2006-2010.*

How much can households afford? ^[11]

Max Monthly Payment	Number of Households
\$0-313	445
\$314-563	563
\$564-813	785
\$814-1,063	587
\$1,064-1,375	737
\$1,376-2,188	2,060
\$2,189-3,438	1,130
\$3,439-5,000	695

^[9] 2018 WCDA Housing Needs Forecast; ^[10] Head Water Economics, Populations at Risk 2015; ^[11] datausa.io, Housing & Living Data

Community Demographics

How much monthly income does a family need to

LIVE WITHOUT ASSISTANCE?^[12]



ONE ADULT
\$1,566



TWO ADULTS,
1 CHILD
\$3,857



Calculate your situation at
wywf.org/self-sufficiency-calculator



22%

OF CHILDREN ARE IN SINGLE-PARENT FAMILIES^[13]

Lincoln County has the 17th highest amount of children in single-parent families.

VULNERABLE POPULATIONS

SUPPLEMENTAL SECURITY INCOME (DISABILITY)^[14]

1.7%

CASH PUBLIC ASSISTANCE INCOME^[14]

1.3%

FOOD STAMP/SNAP^[14]

3%



POPULATION OVER 65^[15]
3,198

16.6% of Lincoln County's population is over 65.

LOW INCOME TAX CREDIT UNITS^[14]

0

Lincoln County has no units.

ASSISTED LIVING BEDS^[16]

29

Lincoln County has the 16th most assisted living beds per capita.

NURSING HOME BEDS^[16]

48

Lincoln County has the 22nd most nursing home beds per capita.