

City of Lovell

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

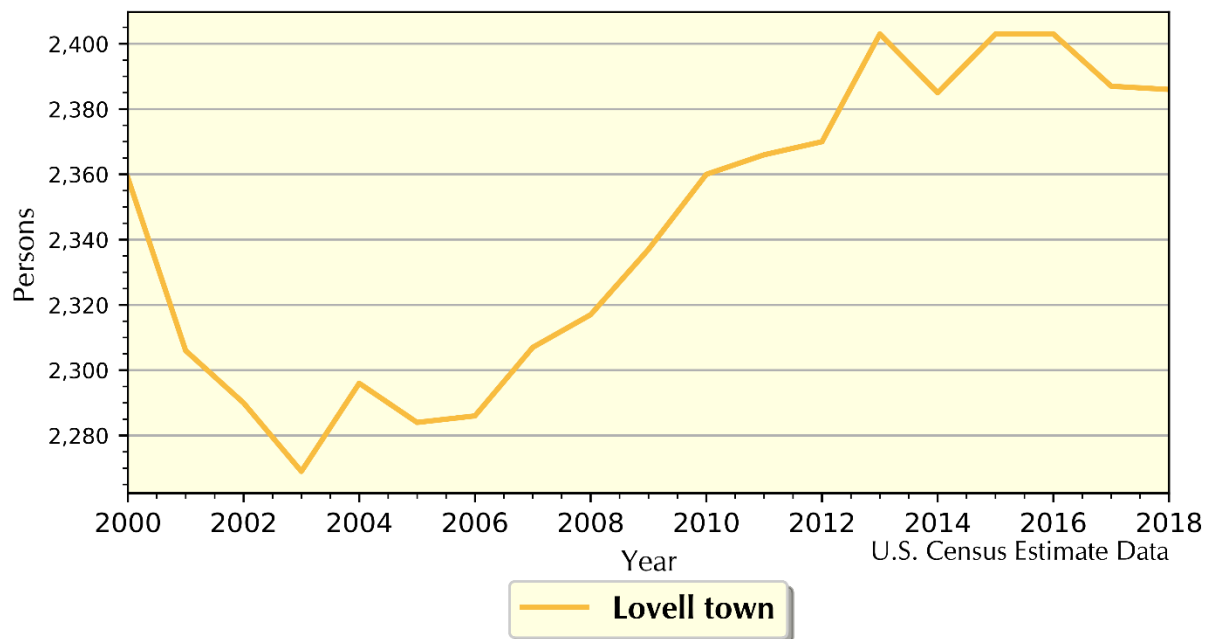
Population Estimates

Table III.16.1 shows the population estimates for the City of Lovell. In 2018, the city's population was 2,386, a 0% change from 2017. The population increased 1.1 percent since 2010, from 2,360 people to 2,386 people in 2018. This data is also displayed in Diagram III.16.1 on the following page.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of City of Lovell. Although a city may span several counties, for the county level data pieces, Big Horn County was selected. For a more in-depth county level view, please refer to Big Horn County in Volume II of this profile.

Table III.16.1 Population Estimates City of Lovell Census Population Estimates		
Year	Population	Percent Yearly Change
2000	2,359	.
2001	2,306	-2.2%
2002	2,290	-0.7%
2003	2,269	-0.9%
2004	2,296	1.2%
2005	2,284	-0.5%
2006	2,286	0.1%
2007	2,307	0.9%
2008	2,317	0.4%
2009	2,337	0.9%
2010	2,360	1.0%
2011	2,366	0.3%
2012	2,370	0.2%
2013	2,403	1.4%
2014	2,385	-0.7%
2015	2,403	0.8%
2016	2,403	0%
2017	2,387	-0.7%
2018	2,386	0%

Diagram III.16.1
Population Estimates
City of Lovell



Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver's licenses, but the data indicates the general direction of population movement.

Table III.16.2 shows in-migration between 2011 and 2019 for City of Lovell by age cohort. Because out-migration is not tracked at the city level, we use county level data from Big Horn County to display net- and out-migration.

Table III.16.2 In-Migration by Age Cohort City of Lovell Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
In									
14-17	1	1	1	2	2	1	0	0	1
18-22	4	5	10	7	14	6	3	8	4
23-25	19	4	7	8	12	10	8	2	2
26-35	12	19	16	20	19	22	17	11	4
36-45	11	13	11	9	9	12	6	14	12
46-55	5	27	11	10	10	9	18	9	4
56-65	2	9	10	5	3	7	7	6	1
66 +	0	5	4	8	7	8	10	4	5
Total	37	83	70	69	76	75	69	54	33

The shaded areas in Diagram III.16.2 and Diagram III.16.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2010 with 125 people entering and the lowest net migration occurred in 2003 with 53 leaving Big Horn County.

Diagram III.16.2

In-Migration

City of Lovell

2011 – 2019 First Half

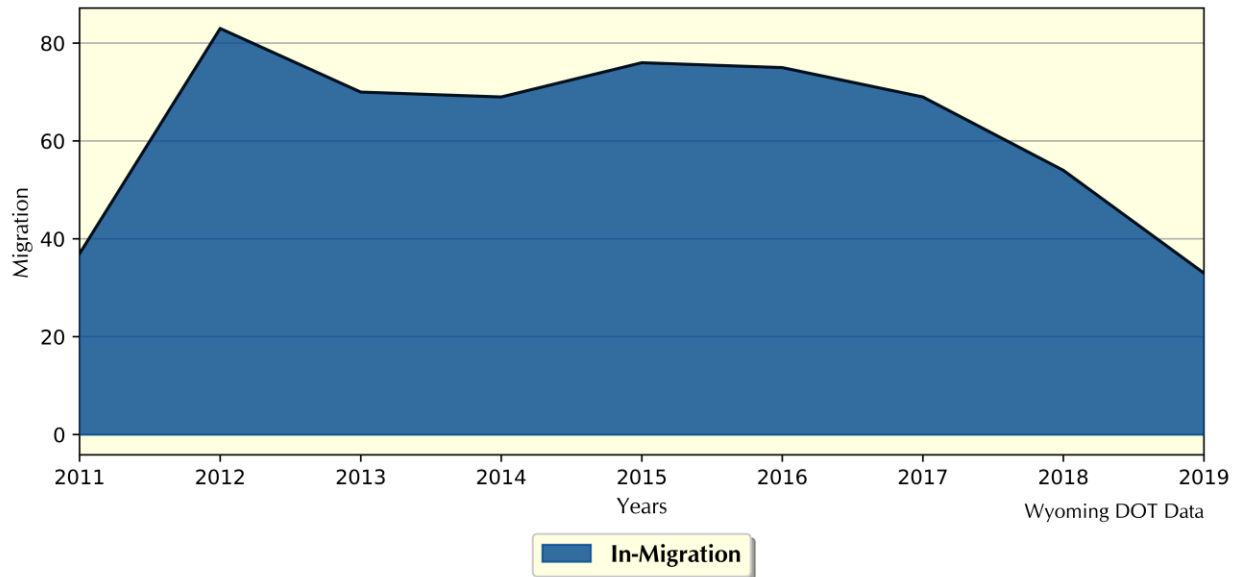


Diagram III.16.3

Migration Trends

Big Horn County

2000 – 2019 First Half

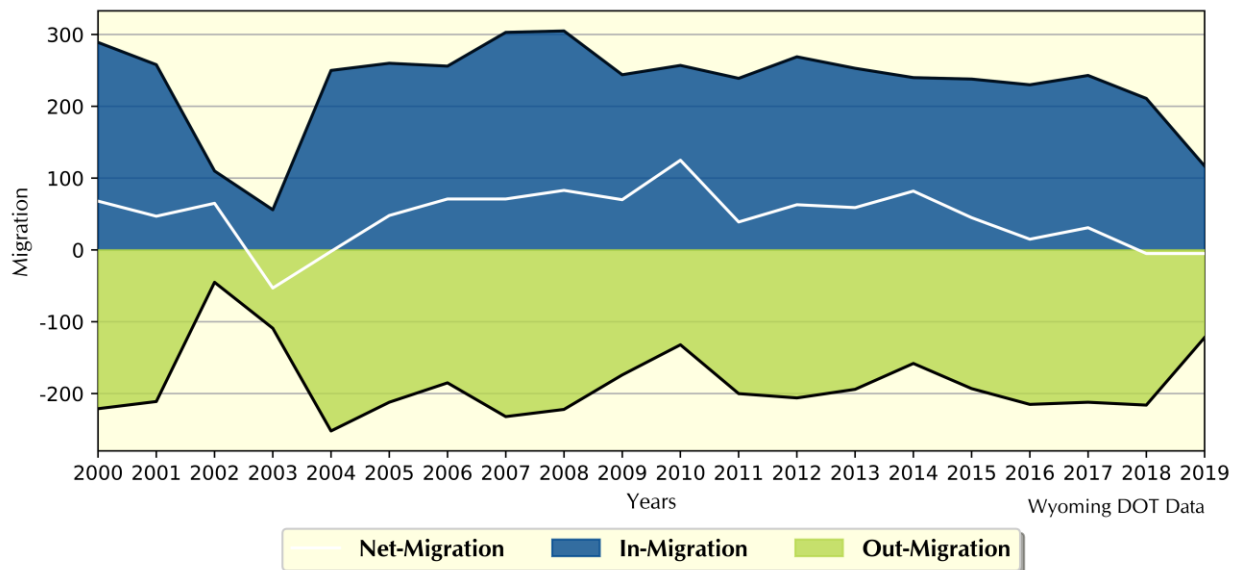


Table III.16.3 shows net-migration for Big Horn County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 46 to 55, with 6.0 persons entering Big Horn County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 12 persons leaving Big Horn County.

Table III.16.3 Net-Migration by Age Range Big Horn County Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
	Net											
14-17	3	3	-1	4	-2	3	2	2	1	-1	0	-1
18-22	-6	-12	6	2	-15	-7	5	15	-13	-18	-11	-4
23-25	2	12	10	-8	-9	-3	8	-5	0	-2	-6	-12
26-35	8	4	38	19	38	27	21	25	6	10	-7	2
36-45	33	25	41	18	22	22	14	-2	5	16	11	5
46-55	16	24	10	1	16	12	10	11	3	11	0	6
56-65	32	4	13	5	11	14	10	2	15	12	14	2
66 +	-5	10	8	-2	2	-9	12	-3	-2	3	-6	-3
Total	83	70	125	39	63	59	82	45	15	31	-5	-5

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data¹⁶, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then 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. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

The City of Lovell population by race and ethnicity is shown in Table III.16.4. The white population increased by 0.4 percent, representing 93.0 percent of the population in 2017, compared with the black population, which increased by 117.9 percent and accounted for 1.9 percent of the population. The Hispanic population represented 16.8 percent of the population, which increased from 984 to 1,097 people between 2010 and 2017, or by 11.5 percent.

Table III.16.4 Population by Race and Ethnicity City of Lovell 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	2,219	94.0%	2,439	93.0%
Black	6	0.3%	49	1.9%
American Indian	14	0.6%	42	1.6%
Asian	13	0.6%	27	1.0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	83	3.5%	17	0.6%
Two or More Races	25	1.1%	48	1.8%
Total	2,360	100.0%	2,622	100.0%
Non-Hispanic	2,104	89.2%	2,182	83.2%
Hispanic	256	10.8%	440	16.8%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.16.5. During this time, the total non-Hispanic population was 2,182 persons in 2017. The Hispanic population was 440.

Table III.16.5 Population by Race and Ethnicity City of Lovell 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	2,059	97.9%	2,026	92.9%
Black	6	0.3%	49	2.2%
American Indian	13	0.6%	40	1.8%
Asian	13	0.6%	27	1.2%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	13	0.6%	40	1.8%
Total Non-Hispanic	2,104	100.0%	2,182	100.0%
Hispanic				
White	160	62.5%	413	93.9%
Black	0	0%	0	0%
American Indian	1	0.4%	2	0.5%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	83	32.4%	17	3.9%
Two or More Races	12	4.7%	8	1.8%
Total Non-Hispanic	256	100.0	440	100.0%
Total Population	2,360	100.0%	2,622	100.0%

Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table III.16.6, between 2000 and 2010, the institutionalized population changed inf percent in City of Lovell, from 0 people in 2000 to 74 in 2010. The non-institutionalized population changed 0%, from 0 in 2000 to 0 in 2010.

Table III.16.6 Group Quarters Population City of Lovell 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	0	0%	74	100.0%	inf%
Other Institutions	0	0%	0	0%	0%
Total	0	100.0%	74	100.0%	inf%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	0	0%	0	0%	0%
Total	0	100.0%	0	100.0%	0%
Group Quarters Population	0	100.0%	74	100.0%	inf%

Foreign Born Populations

The number of foreign born persons is shown in Table III.16.7. An estimated 2.2 percent of the population was born in Mexico, some 0.9 percent were born in Kenya, and another 0.8 percent were born in Saudi Arabia .

Table III.16.7 Place of Birth for the Foreign-Born Population City of Lovell 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	58	2.2%
#2 country of origin	Kenya	24	0.9%
#3 country of origin	Saudi Arabia	20	0.8%
#4 country of origin	India	5	0.2%
#5 country of origin	Philippines	5	0.2%
#6 country of origin	Afghanistan	0	0%
#7 country of origin	Africa n.e.c	0	0%
#8 country of origin	Albania	0	0%
#9 country of origin	Argentina	0	0%
#10 country of origin	Armenia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.16.8. An estimated 2.6 percent (65 people) of the population speaks Spanish at home, followed by 0.2 percent (5 people) speaking Other Indo-European languages

Table III.16.8 Limited English Proficiency and Language Spoken at Home City of Lovell 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	65	2.6%
#2 LEP Language	Other Indo-European languages	5	0.2%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.16.9. The disability rate for females was 12.2 percent, compared to 17.8 percent for males. The disability rate grew precipitously higher with age, with 67.5 percent of those over 75 experiencing a disability.

Table III.16.9 Disability by Age City of Lovell 2017 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	7	2.5%	6	1.8%	13	2.1%
18 to 34	10	4.0%	0	0%	10	2.1%
35 to 64	66	14.2%	50	12.2%	116	13.2%
65 to 74	86	71.1%	19	23.2%	105	51.7%
75 or Older	62	70.5%	77	65.3%	139	67.5%
Total	231	17.8%	152	12.2%	383	15.1%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.16.10. Some 7.0 percent have an ambulatory disability, 6.0 percent have an independent living disability, and 2.3 percent have a self-care disability.

Table III.16.10 Total Disabilities Tallied: Aged 5 and Older City of Lovell 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	192	7.6%
Vision disability	57	2.2%
Cognitive disability	118	5.0%
Ambulatory disability	167	7.0%
Self-Care disability	55	2.3%
Independent living disability	106	6.0%

Education and Employment

Education and employment data from the City of Lovell 2017 Five-Year ACS is presented in Table III.16.11, Table III.16.12, and Table III.16.13. In 2017, 1,174 people were in the labor force, including 1,049 employed and 125 unemployed people. The unemployment rate for City of Lovell was estimated at 10.6 percent in 2017.

Table III.16.11 Employment, Labor Force and Unemployment City of Lovell 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	1,049
Unemployed	125
Labor Force	1,174
Unemployment Rate	10.6%

Table III.16.12 and Table III.16.13 show educational attainment in City of Lovell. In 2017, 91.2 percent of households had a high school education or greater, including 30.5 percent with a high school diploma or equivalent, 42.3 percent with some college, 10.7 percent with a Bachelor's Degree, and 1.7 percent with a graduate or professional degree.

Table III.16.12 High School or Greater Education City of Lovell 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	829
Total Households	909
Percent High School or Above	91.2%

Table III.16.13 Educational Attainment City of Lovell 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	272	14.7%
High School or Equivalent	564	30.5%
Some College or Associates Degree	781	42.3%
Bachelor's Degree	198	10.7%
Graduate or Professional Degree	32	1.7%
Total Population Above 18 years	1,847	100.0%

ECONOMICS

Labor Force

Table III.16.14 shows the labor force statistics for Big Horn County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 4.0 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.7 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Big Horn County increased from 4.2 percent in 2017 to 4.7 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.16.14 Labor Force Statistics Big Horn County 1990 - 2018 BLS Data					
Year	City of Lovell				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	292	4,576	4,868	6.0%	5.3%
1991	295	4,454	4,749	6.2%	5.2%
1992	326	4,498	4,824	6.8%	5.6%
1993	300	4,568	4,868	6.2%	5.3%
1994	329	4,726	5,055	6.5%	5.0%
1995	299	4,846	5,145	5.8%	4.8%
1996	317	5,045	5,362	5.9%	4.9%
1997	304	5,243	5,547	5.5%	4.8%
1998	359	5,398	5,757	6.2%	4.7%
1999	362	5,431	5,793	6.2%	4.6%
2000	272	5,044	5,316	5.1%	3.9%
2001	251	5,075	5,326	4.7%	3.8%
2002	272	4,892	5,164	5.3%	4.0%
2003	257	4,953	5,210	4.9%	4.3%
2004	246	5,067	5,313	4.6%	3.8%
2005	239	5,060	5,299	4.5%	3.6%
2006	220	5,071	5,291	4.2%	3.2%
2007	197	4,668	4,865	4.0%	2.8%
2008	198	4,732	4,930	4.0%	3.1%
2009	441	4,625	5,066	8.7%	6.3%
2010	376	5,255	5,631	6.7%	6.4%
2011	350	5,391	5,741	6.1%	5.8%
2012	317	5,320	5,637	5.6%	5.3%
2013	290	5,293	5,583	5.2%	4.7%
2014	250	5,322	5,572	4.5%	4.1%
2015	248	5,315	5,563	4.5%	4.3%
2016	276	5,268	5,544	5.0%	5.3%
2017	227	5,132	5,359	4.2%	4.2%
2018	246	5,011	5,257	4.7%	4.1%

Diagram III.16.4 shows the employment and labor force for Big Horn County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 5,011 persons, with the labor force reaching 5,257, indicating there were a total of 246 unemployed persons.

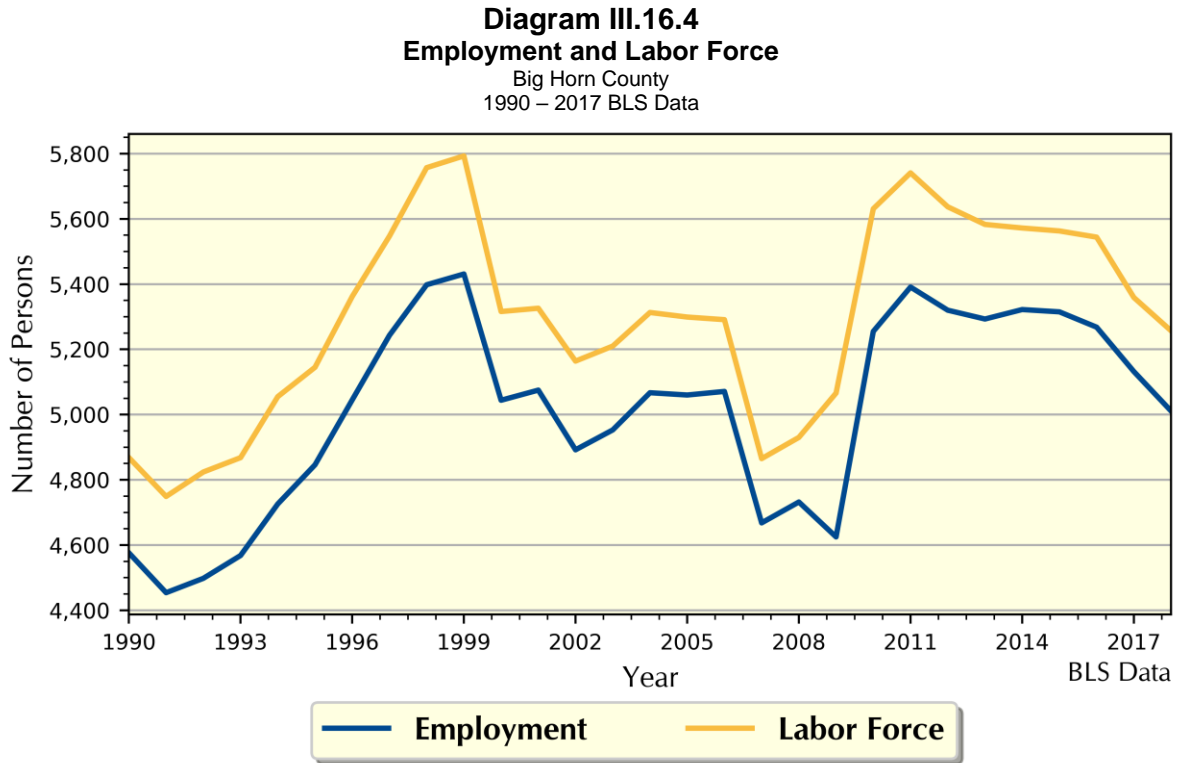
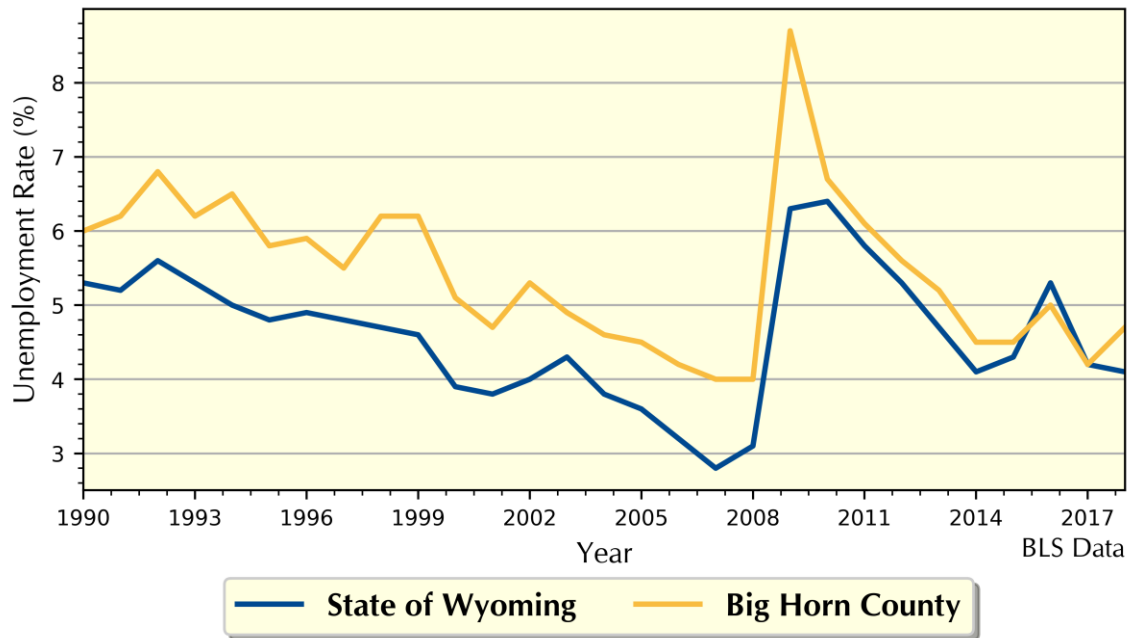


Diagram III.16.5 shows the unemployment rate for both the State and Big Horn County. During the 1990's the average rate for Big Horn County was 6.1 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5.0 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Big Horn County had an average unemployment rate that higher than the State, 5.4 percent for Big Horn County, versus 4.6 statewide.

Diagram III.16.5
Annual Unemployment Rate
 Big Horn County



County Level Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table III.16.15 shows the total employment by industry for the Big Horn County. The most recent estimates show the government and government enterprises industry was the largest employer in Big Horn County, with employment reaching 1,542 jobs in 2017. Between 2016 and 2017 the finance and insurance industry saw the largest percentage increase, rising by 4.2 percent to 224 jobs.

Table III.16.15
Employment by Industry
Big Horn County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	745	766	766	758	762	772	774	796	2.8
Forestry, fishing, related activities, and other	0	0	0	0	148	141	134	127.0	-5.2
Mining	639	681	688	685	698	602	520	533	2.5
Utilities	26	24	26	31	30	36	35	34	-2.9
Construction	477	475	483	443	464	503	488	493	1.0
Manufacturing	304	310	322	365	382	385	409	385	-5.9
Wholesale trade	165	175	148	145	161	125	114	103	-9.6
Retail trade	0	0	0	504	514	498	485	468	-3.5
Transportation and warehousing	214	207	225	214	234	240	172	169	-1.7
Information	131	123	110	93	89	92	84	83	-1.2
Finance and insurance	222	203	201	227	213	213	215	224	4.2
Real estate and rental and leasing	176	186	182	189	191	191	200	206	3.0
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	301	369	293	303	356	302	289	275	-4.8
Educational services	34	18	24	29	0	0	0	0	0
Health care and social assistance	265	254	244	230	0	0	0	0	0
Arts, entertainment, and recreation	36	55	72	59	54	75	0	55	0
Accommodation and food services	277	267	265	268	270	270	0	324	0
Other services, except public administration	274	249	271	268	308	339	350	328	-6.3
Government and government enterprises	1,579	1,582	1,601	1,586	1,560	1,576	1,582	1,542	-2.5
Total	6,750	6,815	6,798	6,773	6,926	6,891	6,719	6,633	-1.3

Table III.16.16 shows the real average earnings per job by industry for Big Horn County. In 2017, the transportation and warehousing industry had the highest average earnings reaching 108,910 dollars. Between 2016 and 2017 the transportation and warehousing industry saw the largest percentage increase, rising by 14.0 percent to 108,910 dollars.

Table III.16.16 Real Earnings Per Job by Industry Big Horn County BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	11,340	27,857	15,796	24,248	24,287	23,301	11,116	8,831	-20.6
Forestry, fishing, related activities, and other	0	0	0	0	29,169	24,901	22,869	24,800	8.4
Mining	71,917	74,693	73,913	73,330	73,235	71,700	67,792	66,903	-1.3
Utilities	78,540	83,015	73,238	75,483	79,243	66,833	85,711	82,921	-3.3
Construction	47,474	47,159	49,252	43,991	47,633	51,454	49,798	51,507	3.4
Manufacturing	42,393	44,989	51,190	52,093	52,649	49,409	51,078	52,575	2.9
Wholesale trade	48,286	49,570	53,911	55,813	50,904	45,238	49,732	50,544	1.6
Retail trade	0	0	0	22,370	20,317	19,040	18,212	17,332	-4.8
Transportation and warehousing	61,085	74,744	86,357	103,799	92,995	93,407	95,530	108,910	14.0
Information	54,988	59,661	58,295	62,454	57,837	52,773	55,263	41,816	-24.3
Finance and insurance	30,999	29,538	31,145	29,023	31,584	35,603	36,116	36,334	0.6
Real estate and rental and leasing	11,694	15,072	8,880	5,711	3,595	3,612	4,903	5,485	11.9
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	24,752	26,597	30,916	34,679	34,161	33,849	32,774	32,493	-0.9
Educational services	8,242	25,375	15,086	18,442	0	0	0	0	0
Health care and social assistance	27,620	29,183	29,583	31,488	0	0	0	0	0
Arts, entertainment, and recreation	11,932	9,675	10,502	10,683	10,074	4,143	0	6,284	0
Accommodation and food services	14,213	14,637	14,804	13,832	13,820	14,276	0	13,073	0
Other services, except public administration	29,123	25,644	26,086	28,396	33,245	36,074	32,397	27,635	-14.7
Government and government enterprises	56,984	55,881	57,399	61,652	63,579	63,573	63,938	64,720	1.2
Total	41,144	43,522	43,527	45,747	45,582	44,822	42,236	41,735	-1.2

Diagram III.16.6 shows real average earnings per job for Big Horn County from 1990 to 2017. Over this period the average earning per job for Big Horn County was 38,906 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

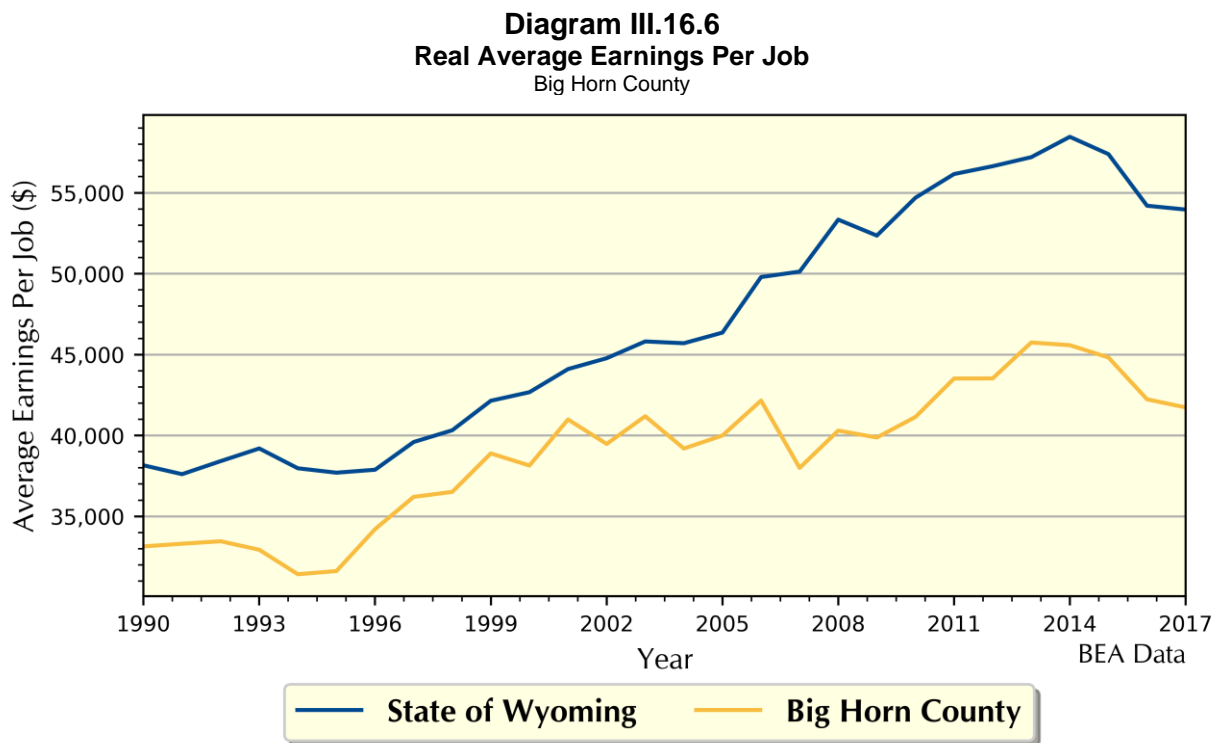
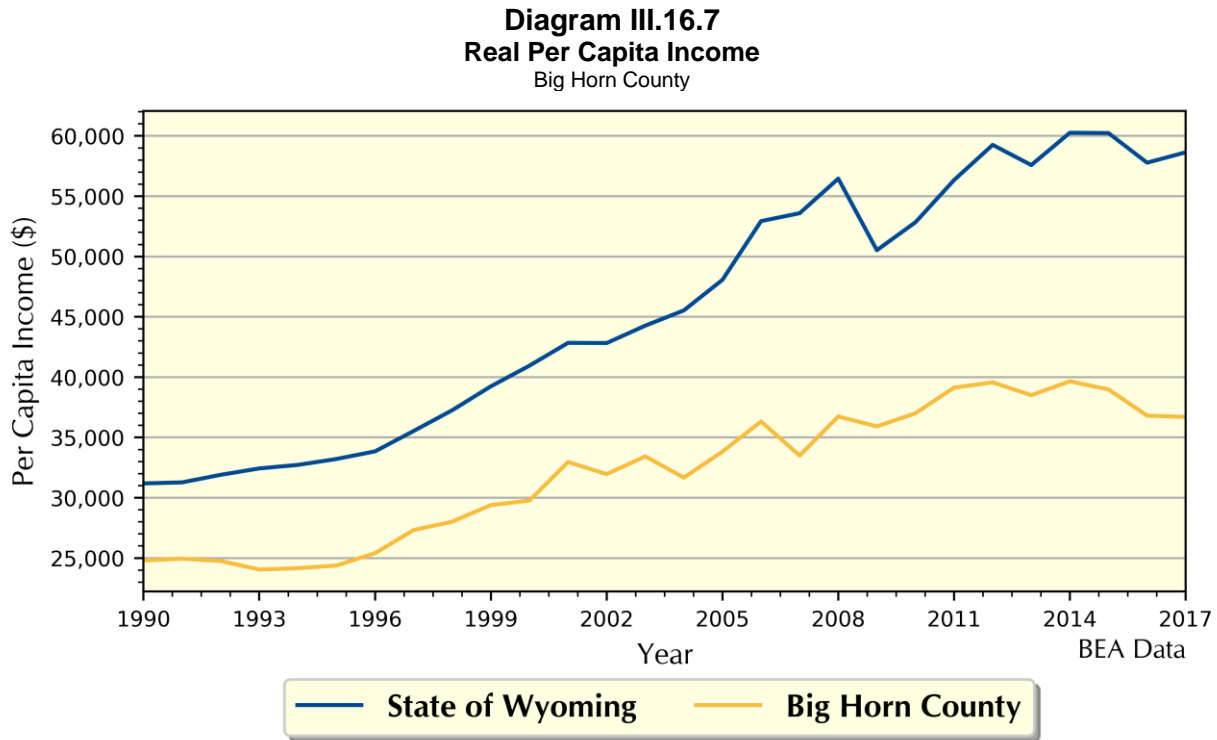


Diagram III.16.7 shows real per capita income for the Big Horn County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Big Horn County was 32,131 dollars, which was lower than the statewide average of 45,699 dollars over the same period.



Poverty

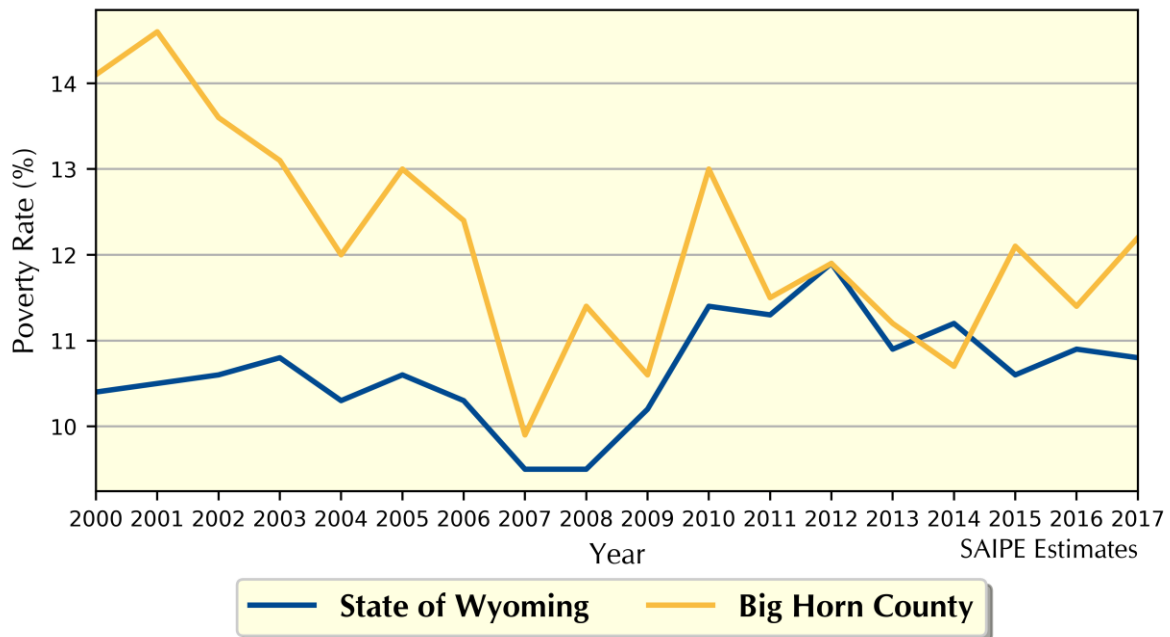
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,495 in 2010 to 1,433.0 in 2017, with the poverty rate reaching 12.2 percent in 2017. This compared to a state poverty rate of 10.8 percent and a national rate of 13.4 percent in 2017. Table III.16.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.16.8 on the following page.

The rate of poverty for Big Horn County is shown in Table III.16.18. In 2017, there were an estimated 373 people (14.9 percent) living in poverty, compared to 14.9 percent living in poverty in 2000. In 2017, some 0 percent of those in poverty were under age 6 and 17.4 percent were 65 or older.

Table III.16.17 Persons in Poverty Big Horn County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	1,564	14.1%
2001	1,615	14.6%
2002	1,508	13.6%
2003	1,475	13.1%
2004	1,338	12.0%
2005	1,433	13.0%
2006	1,377	12.4%
2007	1,090	9.9%
2008	1,265	11.4%
2009	1,200	10.6%
2010	1,495	13.0%
2011	1,332	11.5%
2012	1,375	11.9%
2013	1,323	11.2%
2014	1,251	10.7%
2015	1,437	12.1%
2016	1,342	11.4%
2017	1,433	12.2%

Table III.16.18 Poverty by Age City of Lovell 2000 Census SF3 & 2017 Five-Year ACS Data				
Age	2000 Census		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	66	19.4%	0	0%
6 to 17	74	21.8%	34	9.1%
18 to 64	169	49.7%	274	73.5%
65 or Older	31	9.1%	65	17.4%
Total	340	100.0%	373	100.0%
Poverty Rate	14.9%	.	14.9%	.

Diagram III.16.8
Poverty Rates
Big Horn County



HOUSING

Housing Production

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 City of Lovell decreased from 1 authorizations in 2017 to 0 in 2018.

The real value of single-family building permits decreased from 0 dollars in 2016 to 204,520 dollars in 2017. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.16.19, as well as in Diagram III.16.9 and Diagram III.16.10.

Table III.16.19 Building Permits and Valuation City of Lovell Census Bureau Data, 1980–2018							
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	3	0	0	6	9	132,289	43,560
1981	4	2	0	0	6	101,384	0
1982	2	0	4	6	12	85,374	74,890
1983	5	0	0	0	5	84,973	0
1984	8	0	0	0	8	101,732	0
1985	2	0	0	0	2	83,940	0
1986	3	0	0	0	3	76,674	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	2	0	0	0	2	163,669	0
1990	0	0	0	0	0	0	0
1991	3	0	0	0	3	124,099	0
1992	0	0	0	0	0	0	0
1993	1	0	0	0	1	140,935	0
1994	0	0	0	0	0	0	0
1995	2	0	0	0	2	90,232	0
1996	1	0	0	0	1	75,415	0
1997	1	0	0	0	1	173,488	0
1998	3	0	0	0	3	110,171	0
1999	1	0	0	0	1	149,045	0
2000	2	0	0	0	2	100,382	0
2001	1	0	0	0	1	138,332	0
2002	5	0	0	0	5	105,663	0
2003	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0
2006	2	0	0	0	2	106,140	0
2007	8	0	0	0	8	158,283	0
2008	6	0	0	0	6	216,187	0
2009	2	0	0	0	2	131,288	0
2010	2	0	0	0	2	74,653	0
2011	2	0	0	0	2	148,048	0
2012	2	0	0	0	2	292,527	0
2013	0	2	0	0	2	0	0
2014	3	0	0	0	3	141,240	0
2015	3	0	0	0	3	193,125	0
2016	0	0	0	0	0	0	0
2017	1	0	0	0	1	204,520	0
2018	0	0	0	0	0	0	0

Diagram III.16.9
Single-Family Permits
City of Lovell

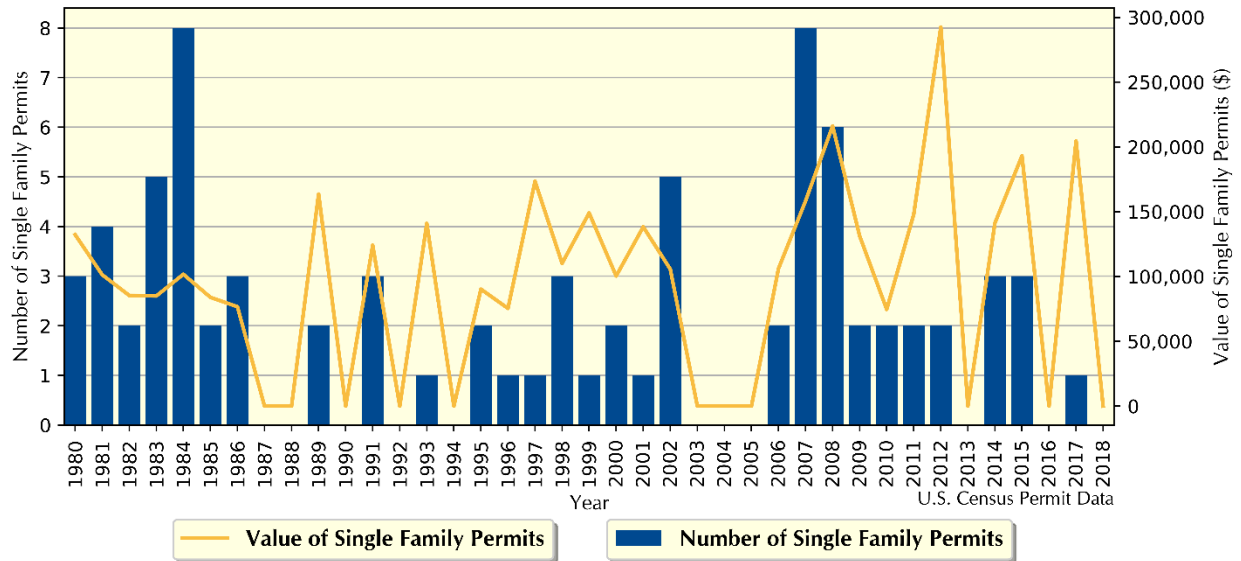
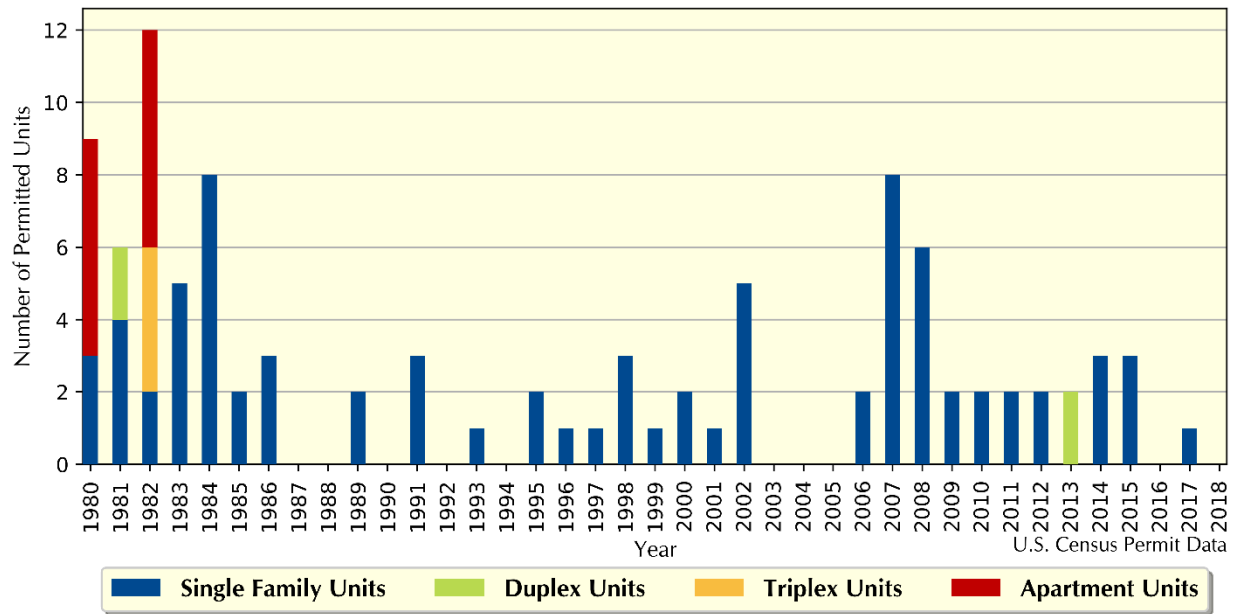


Diagram III.16.10
Total Permits by Unit Type
City of Lovell



Housing Characteristics

Households by type and tenure are shown in Table III.16.20. Family households represented 63.5 percent of households, while non-family households accounted for 36.5 percent. These changed from 66.6 percent and 33.4 percent, respectively.

Table III.16.20 Household Type by Tenure City of Lovell 2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	605	66.6%	577	63.5%
Married-Couple Family	468	77.4%	430	74.5%
Owner-Occupied	383	81.8%	339	78.8%
Renter-Occupied	85	18.2%	91	21.2%
Other Family	137	22.6%	147	23.7%
Male Householder, No Spouse Present	37	27.0%	73	25.2%
Owner-Occupied	21	56.8%	51	69.9%
Renter-Occupied	16	43.2%	22	30.1%
Female Householder, No Spouse Present	100	73.0%	74	68.0%
Owner-Occupied	49	49.0%	11	14.9%
Renter-Occupied	51	51.0%	63	85.1%
Non-Family Households	304	33.4%	332	36.5%
Owner-Occupied	152	50.0%	133	40.1%
Renter-Occupied	152	50.0%	199	59.9%
Total	909	100.0%	909	100.0%

Table III.16.21 below shows housing units by type in 2010 and 2017. In 2010, there were 1,050 housing units, compared with 1,104 in 2017. Single-family units accounted for 74.1 percent of units in 2017, compared to 77.5 in 2010. Apartment units accounted for 9.1 percent in 2017, compared to 4.7 percent in 2010.

Table III.16.21 Housing Units by Type City of Lovell 2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	814	77.5%	818	74.1%
Duplex	56	5.3%	71	6.4%
Tri- or Four-Plex	27	2.6%	35	3.2%
Apartment	49	4.7%	100	9.1%
Mobile Home	104	9.9%	73	6.6%
Boat, RV, Van, Etc.	0	0%	7	0.6%
Total	1,050	100.0%	1,104	100.0%

Table III.16.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 1,104 housing units. An estimated 58.7 percent were owner-occupied, and 17.7 percent were vacant.

Table III.16.22 Housing Units by Tenure City of Lovell 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	909	89.7%	909	82.3%
Owner-Occupied	605	66.6%	534	58.7%
Renter-Occupied	304	33.4%	375	41.3%
Vacant Housing Units	104	10.3%	195	17.7%
Total Housing Units	1,013	100.0%	1,104	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.16.23. Households earning more than 100,000 dollars per year represented 18.0 percent of households in 2017, compared to 6.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 12.8 percent of households in 2017, compared to 11.9 percent in 2000.

Table III.16.23 Households by Income City of Lovell 2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	109	11.9%	116	12.8%
\$15,000 to \$19,999	55	6.0%	81	8.9%
\$20,000 to \$24,999	37	4.0%	60	6.6%
\$25,000 to \$34,999	114	12.4%	101	11.1%
\$35,000 to \$49,999	185	20.2%	117	12.9%
\$50,000 to \$74,999	241	26.3%	163	17.9%
\$75,000 to \$99,999	116	12.6%	107	11.8%
\$100,000 or More	60	6.5%	164	18.0%
Total	917	100.0%	909	100.0%

Table III.16.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 1.3 percent of households in 2010 and 4.4 percent of households in 2017. Housing units built in 1939 or earlier represented 13.4 percent of households in 2017 and 13.8 percent of households in 2010.

Table III.16.24 Households by Year Home Built City of Lovell 2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	127	13.8%	122	13.4%
1940 to 1949	182	19.8%	184	20.2%
1950 to 1959	111	12.1%	151	16.6%
1960 to 1969	72	7.9%	175	19.3%
1970 to 1979	217	23.7%	150	16.5%
1980 to 1989	143	15.6%	55	6.1%
1990 to 1999	53	5.8%	22	2.4%
2000 to 2009	12	1.3%	40	4.4%
2010 or Later	.	.	10	1.1%
Total	917	100.0%	909	100.0%

The distribution of unit types by race are shown in Table III.16.25. An estimated 80.0 percent of white households occupy single-family homes, while 0 percent of black households do. Some 4.6 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100.0 percent of Asian, and 27.5 percent of American Indian households occupy single-family homes.

Table III.16.25 Distribution of Units in Structure by Race City of Lovell 2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	80.0%	0%	27.5%	100.0%	0%	64.7%	0%
Duplex	4.5%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	4.2%	0%	0%	0%	0%	0%	0%
Apartment	4.6%	0%	72.5%	0%	0%	0%	0%
Mobile Home	5.8%	0%	0%	0%	0%	35.3%	100.0%
Boat, RV, Van, Etc.	0.8%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2017 are shown in Table III.16.26. By 2017, for rent units accounted for 33.3 percent of vacant units, while for sale units accounted for 2.6 percent. “Other” vacant units accounted for 64.1 percent of vacant units, representing a total of 125 “other” vacant units.

Table III.16.26 Disposition of Vacant Housing Units City of Lovell 2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	25	24.0%	65	33.3%
For Sale	14	13.5%	5	2.6%
Rented Not Occupied	2	1.9%	0	0%
Sold Not Occupied	2	1.9%	0	0%
For Seasonal, Recreational, or Occasional Use	13	12.5%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	48	46.2%	125	64.1%
Total	104	100.0%	195	100.0%

Table III.16.27, below shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 15.9 percent of total households in City of Lovell. In City of Lovell the 354 households with three bedrooms accounted for 31.1 percent of all households, and there were only 48 five-bedroom or more households, which accounted for 16.7 percent of all households.

Table III.16.27 Households by Number of Bedrooms City of Lovell 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	0	100.0
One	11	76	175	0
Two	114	155	343	15.9
Three	224	99	354	31.1
Four	137	45	184	32.1
Five or more	48	0	48	16.7
Total	909	375	1,104	100.0

The age of a structure influences its value. As shown in Table III.16.28, structures built in 1939 or earlier had a median value of, 118,100 while structures built between 1950 and 1959 had a median value of 125,000 and those built between 1990 to 1999 had a median value of 0. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 0 and, 0 respectively. The total median value in City of Lovell was 143,500.

Table III.16.28 Owner Occupied Median Value by Year Structure Built City of Lovell 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	118,100
1940 to 1949	139,700
1950 to 1959	125,000
1960 to 1969	140,200
1970 to 1979	159,400
1980 to 1989	159,100
1990 to 1999	0
2000 to 2009	200,000
2010 to 2013	0
2014 or later	0
Median Value	143,500

Household mortgage status is reported in Table III.16.29. In, City of Lovell households with a mortgage accounted for 42.1 percent of all households or 225 housing units, and the remaining 40.4 percent or 216 units had no mortgage. Of those units with a mortgage, 9 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 216 or 40.4 percent had no second mortgage or no home equity loan.

Table III.16.29 Mortgage Status City of Lovell 2017 5-Year ACS Data		
Mortgage Status	City of Lovell	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	225	42.1
With either a second mortgage or home equity loan, but not both	9	1.7
Second mortgage only	2	0.4
Home equity loan only	7	1.3
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	216	40.4
Housing units without a mortgage	309	57.9
Total	534	100.0%

Table III.16.30 lists the City of Lovell median rent as \$452 and the median home value as \$143,500.

Table III.16.30 Median Rent City of Lovell 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$452
Median Home Value	\$143,500

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

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. Households with overcrowding are shown in Table III.16.31. In 2017, an estimated 3.6 percent of households were overcrowded, and an additional 2.4 percent were severely overcrowded.

Table III.16.31
Overcrowding and Severe Overcrowding
 City of Lovell
 2010 & 2017 Five-Year ACS Data

2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	574	95.0%	30	5.0%	0	0%	604
2017 Five-Year ACS	514	96.3%	20	3.7%	0	0%	534
Renter							
2010 Five-Year ACS	305	97.4%	0	0%	8	2.6%	313
2017 Five-Year ACS	340	90.7%	13	3.5%	22	5.9%	375
Total							
2010 Five-Year ACS	879	95.9%	30	3.3%	8	0.9%	917
2017 Five-Year ACS	854	93.9%	33	3.6%	22	2.4%	909

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.

There were a total of 0 households with incomplete plumbing facilities in 2017, representing 0 percent of households in City of Lovell. This is compared to 0.8 percent of households lacking complete plumbing facilities in 2010.

Table III.16.32 Households with Incomplete Plumbing Facilities City of Lovell 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	910	909
Lacking Complete Plumbing Facilities	7	0
Total Households	917	909
Percent Lacking	0.8%	0%

There were 0 households lacking complete kitchen facilities in 2017, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 0 percent in 2017.

Table III.16.33 Households with Incomplete Kitchen Facilities City of Lovell 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	917	909
Lacking Complete Kitchen Facilities	0	0
Total Households	917	909
Percent Lacking	0%	0%

Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 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 City of Lovell 6.4 percent of households had a cost burden and 11.0 percent had a severe cost burden. Some 9.3 percent of renters were cost burdened, and 24.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 0 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 10.2 percent, and severe cost burden at 4.0 percent.

Table III.16.34
Cost Burden and Severe Cost Burden by Tenure

City of Lovell
 2010 & 2017 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	256	76.6%	65	19.5%	13	3.9%	0	0%	334
2017 Five-Year ACS	193	85.8%	23	10.2%	9	4.0%	0	0%	225
Owner Without a Mortgage									
2010 Five-Year ACS	247	91.5%	23	8.5%	0	0%	0	0%	270
2017 Five-Year ACS	309	100.0%	0	0%	0	0%	0	0%	309
Renter									
2010 Five-Year ACS	221	70.6%	43	13.7%	40	12.8%	9	2.9%	313
2017 Five-Year ACS	211	56.3%	35	9.3%	91	24.3%	38	10.1%	375
Total									
2010 Five-Year ACS	724	79.0%	131	14.3%	53	5.8%	9	1.0%	917
2017 Five-Year ACS	713	78.4%	58	6.4%	100	11.0%	38	4.2%	909

Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table III.16.35 shows that the HUD estimated MFI for Big Horn County was \$62,700 in 2018. This compared to Wyoming's MFI of \$79,600. Diagram III.16.11, illustrates the estimated MFI for 2000 through 2018 in Big Horn County.

Table III.16.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 54 owner-occupied and 14 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 29 owner-occupied 85 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 669 households without a housing problem.

Table III.16.35
Median Family Income
Big Horn County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	37,800	44,700
2001	38,600	45,500
2002	41,000	47,200
2003	43,100	51,600
2004	45,500	54,500
2005	46,000	55,250
2006	49,000	58,800
2007	48,400	58,800
2008	50,000	59,450
2009	53,500	63,900
2010	55,300	66,100
2011	56,400	66,800
2012	57,200	67,700
2013	61,300	70,000
2014	63,900	71,400
2015	64,900	72,400
2016	63,500	73,300
2017	63,700	74,700
2018	62,700	79,600

Diagram III.16.11
Estimated Median Family Income

Big Horn County vs. Wyoming
HUD Data: 2000 - 2019

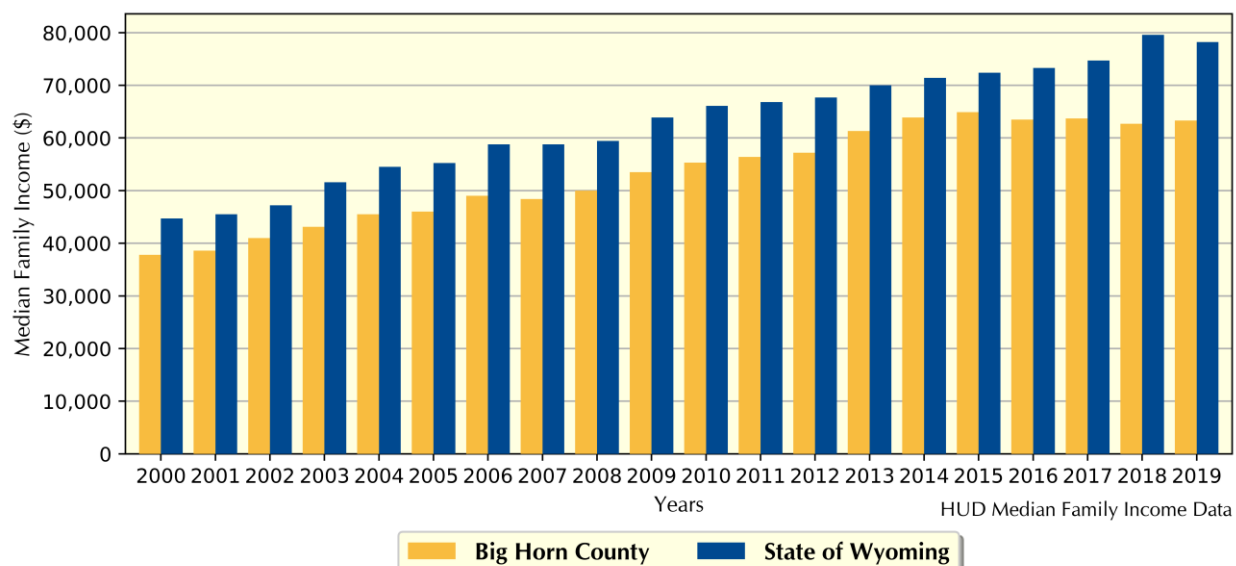


Table III.16.36
Housing Problems by Income and Tenure

City of Lovell
 2010–2018 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	4	4	0	0	8
Housing cost burden greater than 50% of income (and none of the above problems)	25	4	0	0	0	29
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	25	25	0	0	54
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	35	35	135	50	235	490
Total	64	68	164	50	235	581
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	15	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	15	0	0	15
Housing cost burden greater than 50% of income (and none of the above problems)	85	0	0	0	0	85
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	4	0	0	0	14
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	30	60	40	4	45	179
Total	125	79	55	4	45	308
Total						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	15	0	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	4	19	0	0	23
Housing cost burden greater than 50% of income (and none of the above problems)	110	4	0	0	0	114
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	14	29	25	0	0	68
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	65	95	175	54	280	669
Total	189	147	219	54	280	889

Survey of Rental Properties

From May through June of 2019, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.16.37 presents some basic statistics about the completed surveys.

Table III.16.37 Survey of Rental Properties City of Lovell 2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	5	62	6.5	4

Table III.16.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 18 single-family units in City of Lovell, with 2 of them available. This translates into a vacancy rate of 11.1 percent in City of Lovell, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 34 apartment units reported in the survey, with 2 of them available, which resulted in a vacancy rate of 5.9 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.16.38 Rental Vacancy Survey by Type City of Lovell 2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	18	2	11.1%
Apartments	34	2	5.9%
Mobile Homes	5	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
Total	62	4	6.5%

Table III.16.39, reports units by bedroom size. As can be seen there were 16 two bedroom apartment units and 6 three bedroom units. Overall, the 28 two bedroom units accounted for 45.2 percent of all units, and the 13 three bedroom units accounted for 21.0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 7 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.16.39 Rental Units by Bedroom Size City of Lovell 2019 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	5	5	2	0	.	12
Two	8	16	2	0	.	28
Three	3	6	1	0	.	13
Four	2	0	0	0	.	2
Don't Know	0	7	0	0	0	7
Total	18	34	5	0	0	62

Table III.16.40 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.16.41 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 0 percent.

Table III.16.40 Single-Family Units by Bedroom Size City of Lovell 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	5	1	20.0%
Two	8	0	0%
Three	3	1	33.3%
Four	2	0	0%
Don't know	0	0	0%
Total	18	2	11.1%

Table III.16.41 Apartment Units by Bedroom Size City of Lovell 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	5	1	20.0%
Two	16	0	0%
Three	6	1	16.7%
Four	0	0	0%
Don't know	7	0	0%
Total	34	2	5.9%

Average market-rate rents by unit type are shown in Table III.16.42. 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 III.16.42 Average Market Rate Rents by Bedroom Size City of Lovell 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.
One	\$500	\$548	\$.	\$.	\$524
Two	\$.	\$.	\$.	\$.	\$650
Three	\$.	\$.	\$.	\$.	\$850
Four	\$.	\$.	\$.	\$.	\$.
Total	\$500.0	\$548.0	\$0	\$0	\$524.0

Table III.16.43 shows vacancy rates for single-family units by average rental rates for City of Lovell. The most common rent for single-family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.16.43 Single-Family Market Rate Rents by Vacancy Status City of Lovell 2019 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	1	0	0%
\$500 to \$749	0	0	0%
\$750 to \$999	0	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	17	2	11.8%
Total	18	2	11.1%

The average rent and availability of apartment units is displayed in Table III.16.44. The most common rent for apartment rents was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 10.5 percent.

Table III.16.44 Apartment Market Rate Rents by Vacancy Status City of Lovell 2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	19	2	10.5%
\$750 to \$999	0	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	15	0	0%
Total	34	2	5.9%

Respondents were asked if utilities are included in the rent and as shown in Table III.16.45, 3 respondents, or 75.0 percent, included some sort of utility in the rent.

Table III.16.45 Are there any utilities included with the rent? City of Lovell 2019 Survey of Rental Properties	
Period	Respondent
Yes	3
No	1
% Offering Utilities	75.0%

The type of utility included in the rent is shown in Table III.16.46. There were 30 respondents who included electricity, 30 respondents who included natural gas, 50 respondents who included water and sewer and 49 respondents included trash collection in the rent.

Table III.16.46 Which utilities are included with the rent? City of Lovell 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	30
Natural Gas	30
Water/Sewer	50
Trash Collection	49

Perceived Need for Housing Units

Table III.16.47 shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 6 number of persons on the wait list.

Table III.16.47 Do you keep a waiting list? City of Lovell 2019A Survey of Rental Properties	
Period	Respondent
Yes	2
No	2
Waitlist Size	6

Table III.16.48 shows the condition of rental units by unit type for City of Lovell. 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 54 units were in good condition, or 87.1 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.16.48 Condition by Unit Type City of Lovell 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	0	0%
Good	54	87.1%
Excellent	1	1.6%
Don't Know	0	0%
Total	62	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 III.16.49, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table III.16.49 If you had the opportunity to own/manage more units, how many would you prefer City of Lovell 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	2
Total	2

2018 Household Forecast

The 2018 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2017 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 III.16.50 shows the current CHAS housing problem estimates for the period of 2011-2015. 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

Table III.16.50 Households with Housing Problems by Income City of Lovell 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	29	90	119
30.1-50% HAMFI	35	20	55
50.1-80% HAMFI	30	15	45
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	94	125	219
Without Housing Problems			
30% HAMFI or less	35	30	65
30.1-50% HAMFI	35	65	100
50.1-80% HAMFI	130	40	170
80.1-95% HAMFI	35	4	39
95 – 115% HAMFI	80	4	84
115.1% HAMFI or more	164	35	199
Total	479	178	657
Not Computed			
30% HAMFI or less	0	0	0
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	0	0	0
Total			
30% HAMFI or less	64	120	184
30.1-50% HAMFI	70	85	155
50.1-80% HAMFI	160	55	215
80.1-95% HAMFI	35	4	39
95 – 115% HAMFI	80	4	84
115.1% HAMFI or more	164	35	199
Total	573	303	876

horizon. As can be seen there were a total of 94 owner occupied and 125 renter occupied households experiencing a housing problem.

Table III.16.51 shows the total estimated housing by tenure for City of Lovell. As can be seen, in 2030 there are estimated to be a total of 629 owner and 328 renter occupied households or a total of 957 households. By 2050 there are estimated to be 668 owner, 345 renter for a total of 1,013 households in City of Lovell.

Table III.16.52, below shows the incremental housing demand for City of Lovell. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2017, 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.

Table III.16.51 Total Estimated Housing Forecast City of Lovell Strong Growth Scenario			
Year	Owner	Renter	Total
2017	581	318	899
2020	595	312	907
2025	613	321	934
2030	629	328	957
2035	643	334	977
2040	653	339	992
2045	661	342	1,003
2050	668	345	1,013

As can be seen in 2030 an estimated additional 48 owner-occupied and 10 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 City of Lovell will see an additional 114 households, of which 20 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 29 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.16.52
Incremental Housing Demand Forecast
 City of Lovell
 Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	2.0	4.0	5	7	8	9	10
30.1-50%	0	2.0	4.0	6	8	9	10	11
50.1-80%	0	4.0	9	13	17	20	22	24
80.1-95%	0	1.0	2.0	3	4	4	5	5
95.1-115%	0	2.0	4	7	9	10	11	12
115+%	0	4	9	14	18	21	23	25
Total	0	14	32	48	62	72	80	87
Renter								
0-30%	0	0	1	4	6	8	10	11
30.1-50%	0	0	1	3	4	6	7	8
50.1-80%	0	0	1	2	3	4	4	5
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	0	0	0	0	0	0	0	0
115+%	0	0	0	1	2	2	3	3
Total	0	0	3	10	16	21	24	27
Total								
0-30%	0	2.0	5	9	13	16	18	20
30.1-50%	0	2.0	5	9	12	15	17	18
50.1-80%	0	4	9	15	20	24	27	29
80.1-95%	0	1.0	2	3	4	5	5	6
95.1-115%	0	2.0	5	7	9	10	11	13
115+%	0	4	10	15	20	23	26	28
Total	0	14	35	58	78	93	104	114

Table III.16.53 shows the Incremental Total Housing Need Forecast for City of Lovell. 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. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2017, the base year, the total housing need set at the 227 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 182 owner and 158 renter occupied households for a total of 341 quality households.

Table III.16.53
Incremental Total Housing Need Forecast
 City of Lovell
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	29	31	33	35	36	37	38	39
30.1-50%	35	37	39	41	43	44	45	46
50.1-80%	30	34	39	44	48	51	53	55
80.1-95%	0	1	2	3	4	4	5	5
95.1-115%	0	2	4	7	9	10	11	12
115+%	0	4	9	14	18	21	23	25
Total	95	109	127	143	157	167	175	182
Renter								
0-30%	94	93	96	98	101	103	104	105
30.1-50%	21	21	22	24	25	27	28	29
50.1-80%	16	15	16	18	19	20	20	21
80.1-95%	0	0	0	0	0	0	0	0
95.1-115%	0	0	0	0	0	0	0	0
115+%	0	0	0	1	2	2	3	3
Total	131	129	134	141	147	152	155	158
Total								
0-30%	124	124	129	133	137	140	142	144
30.1-50%	56	58	61	65	69	71	73	75
50.1-80%	46	50	56	61	66	70	73	75
80.1-95%	0	1	2	3	4	5	5	6
95.1-115%	0	2	5	7	9	10	11	13
115+%	0	4	10	15	20	23	26	28
Total	227	238	261	285	305	320	331	341