

City of Lusk

VOLUME III:

Wyoming

State Profile

DEMOGRAPHICS

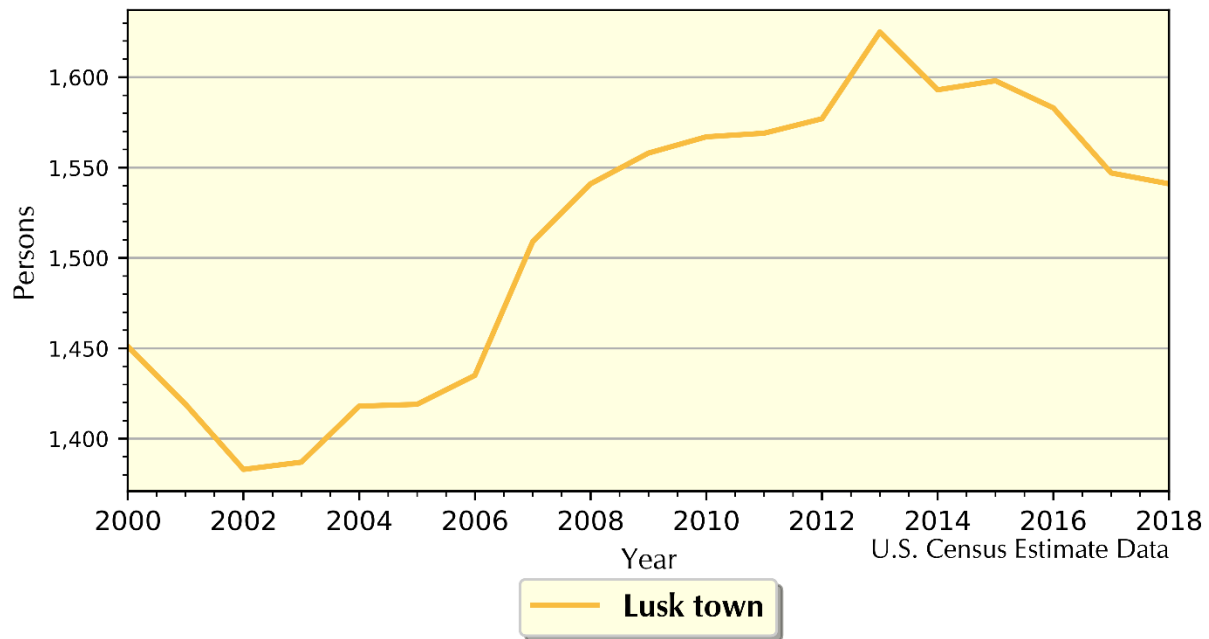
Population Estimates

Table III.17.1 shows the population estimates for the City of Lusk. In 2018, the city's population was 1,541, a -0.4% change from 2017. The population decreased -1.7 percent since 2010, from 1,567 people to 1,541 people in 2018. This data is also displayed in Diagram III.17.1 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 Lusk. Although a city may span several counties, for the county level data pieces, Niobrara County was selected. For a more in-depth county level view, please refer to Niobrara County in Volume II of this profile.

Table III.17.1 Population Estimates City of Lusk Census Population Estimates		
Year	Population	Percent Yearly Change
2000	1,451	.
2001	1,419	-2.2%
2002	1,383	-2.5%
2003	1,387	0.3%
2004	1,418	2.2%
2005	1,419	0.1%
2006	1,435	1.1%
2007	1,509	5.2%
2008	1,541	2.1%
2009	1,558	1.1%
2010	1,567	0.6%
2011	1,569	0.1%
2012	1,577	0.5%
2013	1,625	3.0%
2014	1,593	-2.0%
2015	1,598	0.3%
2016	1,583	-0.9%
2017	1,547	-2.3%
2018	1,541	-0.4%

Diagram III.17.1
Population Estimates
City of Lusk



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.17.2 shows in-migration between 2011 and 2019 for City of Lusk by age cohort. Because out-migration is not tracked at the city level, we use county level data from Niobrara County to display net- and out-migration.

Table III.17.2 In-Migration by Age Cohort City of Lusk Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
In									
14-17	0	1	0	0	3	2	0	1	0
18-22	5	6	5	4	7	2	6	8	2
23-25	3	11	7	3	7	3	4	6	1
26-35	9	13	17	12	13	12	15	18	11
36-45	3	11	3	12	10	15	13	4	4
46-55	5	4	7	7	5	8	15	17	5
56-65	6	8	6	8	6	9	9	12	2
66 +	0	1	8	5	6	4	3	3	1
Total	30	55	53	51	57	55	65	69	26

The shaded areas in Diagram III.17.2 and Diagram III.17.3 represents in and out-migration, with the white line depicting net migration. The maximum net migration occurred in 2009 with 45 people entering and the lowest net migration occurred in 2016 with 9 leaving Niobrara County.

Diagram III.17.2

In-Migration

City of Lusk
2011 – 2019 First Half

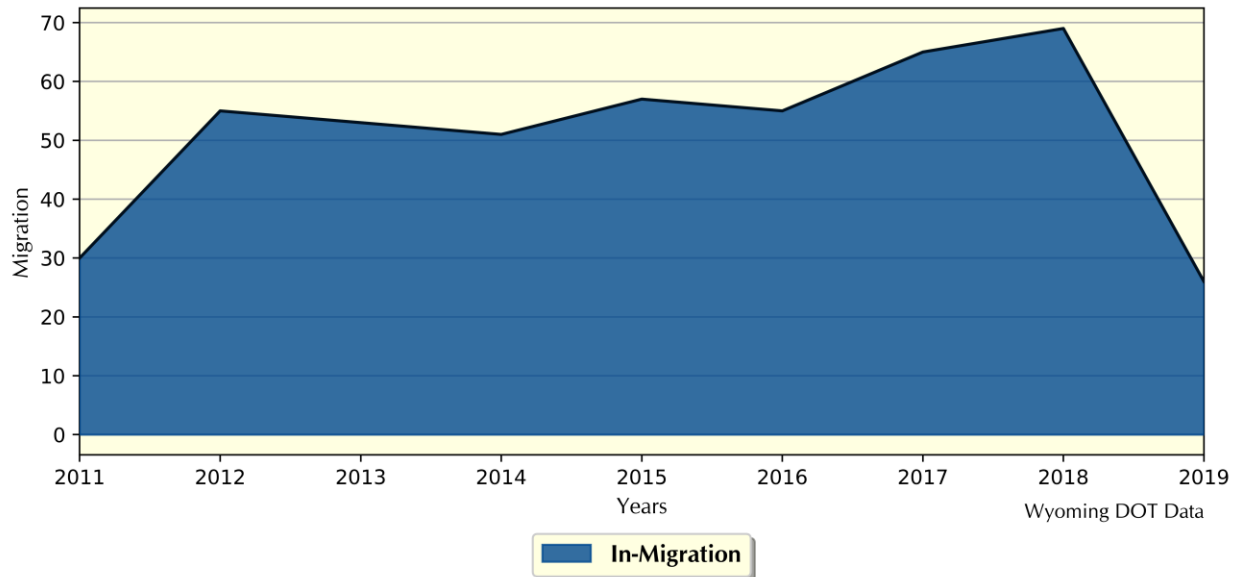


Diagram III.17.3

Migration Trends

Niobrara County
2000 – 2019 First Half

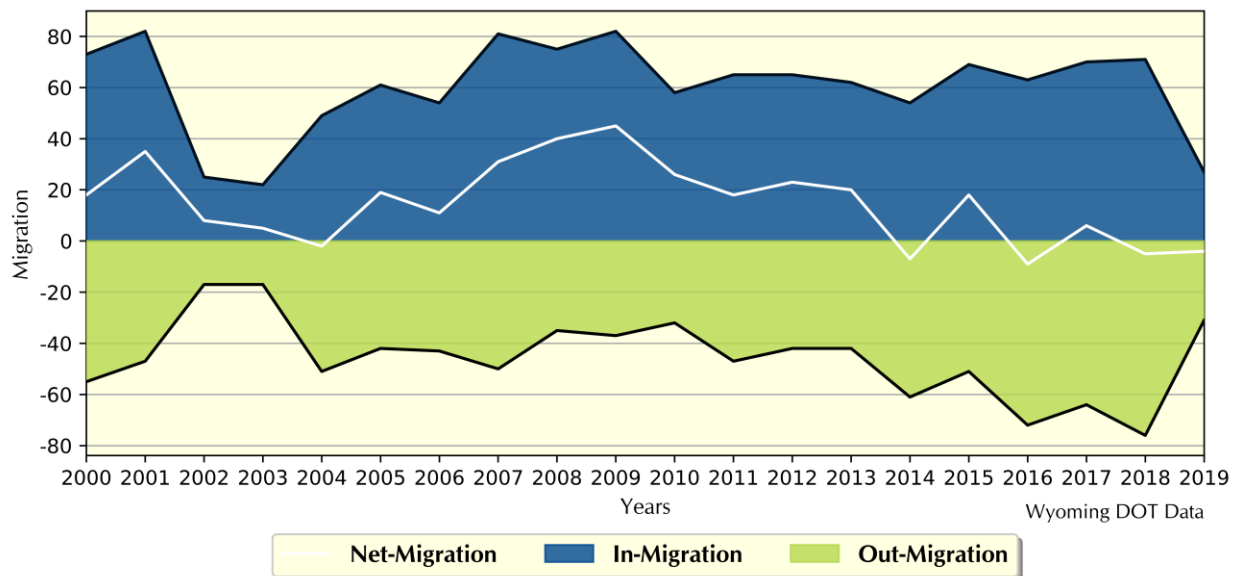


Table III.17.3 shows net-migration for Niobrara County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 26 to 35, with 6.0 persons entering Niobrara County. Those in the age range of 36 to 45 had the lowest levels of net migration, with 4 persons leaving Niobrara County.

Table III.17.3 Net-Migration by Age Range Niobrara County Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019-First Half
Net												
14-17	2	2	0	-2	0	0	-2	2	2	-1	1	-1
18-22	4	4	1	2	3	3	-4	6	-10	1	-1	0
23-25	-2	1	0	1	8	4	-1	4	-3	-1	2	-2
26-35	9	2	4	2	8	12	-9	2	-2	-5	-4	6
36-45	13	10	10	3	5	-7	8	5	3	2	-8	-4
46-55	9	11	7	11	1	4	4	1	2	2	6	0
56-65	2	10	3	2	4	1	-4	-1	1	9	3	-2
66 +	3	5	1	-1	-6	3	1	-1	-2	-1	-4	-1
Total	40	45	26	18	23	20	-7	18	-9	6	-5	-4

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 data¹⁷, 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 Lusk population by race and ethnicity is shown in Table III.17.4. The white population decreased by 6.4 percent, representing 89.5 percent of the population in 2017, compared with the black population, which increased by 283.3 percent and accounted for 0.2 percent of the population. The Hispanic population represented 4.8 percent of the population, which increased from 52 to 87 people between 2010 and 2017, or by 67.3 percent.

Table III.17.4 Population by Race and Ethnicity City of Lusk 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	1,499	95.7%	1,596	89.5%
Black	4	0.3%	3	0.2%
American Indian	17	1.1%	113	6.3%
Asian	9	0.6%	17	1.0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	9	0.6%	11	0.6%
Two or More Races	29	1.9%	43	2.4%
Total	1,567	100.0%	1,783	100.0%
Non-Hispanic	1,528	97.5%	1,697	95.2%
Hispanic	39	2.5%	86	4.8%

The change in race and ethnicity between 2010 and 2017 is shown in Table III.17.5. During this time, the total non-Hispanic population was 1,697 persons in 2017. The Hispanic population was 86.

Table III.17.5 Population by Race and Ethnicity City of Lusk 2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	1,474	96.5%	1,532	90.3%
Black	3	0.2%	3	0.2%
American Indian	16	1.0%	102	6.0%
Asian	9	0.6%	17	1.0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	26	1.7%	43	2.5%
Total Non-Hispanic	1,528	100.0%	1,697	100.0%
Hispanic				
White	25	64.1%	64	74.4%
Black	1	2.6%	0	0%
American Indian	1	2.6%	11	12.8%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	9	23.1%	11	12.8%
Two or More Races	3	7.7%	0	0%
Total Non-Hispanic	39	100.0	86	100.0%
Total Population	1,567	100.0%	1,783	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.17.6, between 2000 and 2010, the institutionalized population changed 114.0 percent in City of Lusk, from 100 people in 2000 to 214 in 2010. The non-institutionalized population changed 0%, from 0 in 2000 to 0 in 2010.

Table III.17.6 Group Quarters Population City of Lusk 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	100	100.0%	214	100.0%	114.0%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	0	0%	0	0%	0%
Other Institutions	0	0%	0	0%	0%
Total	100	100.0%	214	100.0%	114.0%
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	100	100.0%	214	100.0%	114.0%

Foreign Born Populations

The number of foreign born persons is shown in Table III.17.7. An estimated 0.3 percent of the population was born in Canada, some 0.2 percent were born in Korea, and another 0 percent were born in Afghanistan .

Table III.17.7 Place of Birth for the Foreign-Born Population City of Lusk 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Canada	5	0.3%
#2 country of origin	Korea	3	0.2%
#3 country of origin	Afghanistan	0	0%
#4 country of origin	Africa n.e.c	0	0%
#5 country of origin	Albania	0	0%
#6 country of origin	Argentina	0	0%
#7 country of origin	Armenia	0	0%
#8 country of origin	Asia n.e.c	0	0%
#9 country of origin	Australia	0	0%
#10 country of origin	Austria	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.17.8. An estimated 0.5 percent (9 people) of the population speaks Spanish at home, followed by 0.2 percent (3 people) speaking Russian, Polish, or other Slavic languages

Table III.17.8 Limited English Proficiency and Language Spoken at Home City of Lusk 2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	9	0.5%
#2 LEP Language	Russian, Polish, or other Slavic languages	3	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 Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.17.9. The disability rate for females was 9.9 percent, compared to 23.2 percent for males. The disability rate grew precipitously higher with age, with 46.4 percent of those over 75 experiencing a disability.

Table III.17.9 Disability by Age City of Lusk 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	8	6.2%	0	0%	8	2.7%
18 to 34	14	10.1%	15	7.7%	29	8.7%
35 to 64	75	28.3%	23	10.7%	98	20.5%
65 to 74	30	50.0%	11	20.8%	41	36.3%
75 or Older	39	46.4%	26	46.4%	65	46.4%
Total	166	23.2%	75	9.9%	241	16.3%

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.17.10. Some 10.3 percent have an ambulatory disability, 3.7 percent have an independent living disability, and 3.0 percent have a self-care disability.

Table III.17.10 Total Disabilities Tallied: Aged 5 and Older City of Lusk 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	106	7.2%
Vision disability	54	3.7%
Cognitive disability	64	4.7%
Ambulatory disability	140	10.3%
Self-Care disability	41	3.0%
Independent living disability	39	3.7%

Education and Employment

Education and employment data from the City of Lusk 2017 Five-Year ACS is presented in Table III.17.11, Table III.17.12, and Table III.17.13. In 2017, 754 people were in the labor force, including 754 employed and 0 unemployed people. The unemployment rate for City of Lusk was estimated at 0 percent in 2017.

Table III.17.11 Employment, Labor Force and Unemployment City of Lusk 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	754
Unemployed	0
Labor Force	754
Unemployment Rate	0%

Table III.17.12 and Table III.17.13 show educational attainment in City of Lusk. In 2017, 93.5 percent of households had a high school education or greater, including 34.3 percent with a high school diploma or equivalent, 41.2 percent with some college, 9.1 percent with a Bachelor's Degree, and 2.2 percent with a graduate or professional degree.

Table III.17.12 High School or Greater Education City of Lusk 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	590
Total Households	631
Percent High School or Above	93.5%

Table III.17.13 Educational Attainment City of Lusk 2017 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	182	13.3%
High School or Equivalent	470	34.3%
Some College or Associates Degree	565	41.2%
Bachelor's Degree	125	9.1%
Graduate or Professional Degree	30	2.2%
Total Population Above 18 years	1,372	100.0%

ECONOMICS

Labor Force

Table III.17.14 shows the labor force statistics for Niobrara County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 2.0 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.0 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 Niobrara County remained unchanged from 2.8 percent in 2017 to 2.8 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.17.14 Labor Force Statistics Niobrara County 1990 - 2018 BLS Data					
Year	City of Lusk				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	44	1,137	1,181	3.7%	5.3%
1991	48	1,122	1,170	4.1%	5.2%
1992	55	1,098	1,153	4.8%	5.6%
1993	40	1,094	1,134	3.5%	5.3%
1994	28	1,153	1,181	2.4%	5.0%
1995	28	1,207	1,235	2.3%	4.8%
1996	29	1,262	1,291	2.2%	4.9%
1997	24	1,190	1,214	2.0%	4.8%
1998	35	1,244	1,279	2.7%	4.7%
1999	36	1,294	1,330	2.7%	4.6%
2000	46	1,189	1,235	3.7%	3.9%
2001	48	1,167	1,215	4.0%	3.8%
2002	52	1,098	1,150	4.5%	4.0%
2003	53	1,096	1,149	4.6%	4.3%
2004	43	1,089	1,132	3.8%	3.8%
2005	43	1,073	1,116	3.9%	3.6%
2006	37	1,092	1,129	3.3%	3.2%
2007	36	1,154	1,190	3.0%	2.8%
2008	42	1,193	1,235	3.4%	3.1%
2009	65	1,234	1,299	5.0%	6.3%
2010	64	1,323	1,387	4.6%	6.4%
2011	58	1,337	1,395	4.2%	5.8%
2012	53	1,328	1,381	3.8%	5.3%
2013	49	1,332	1,381	3.5%	4.7%
2014	45	1,304	1,349	3.3%	4.1%
2015	40	1,289	1,329	3.0%	4.3%
2016	44	1,295	1,339	3.3%	5.3%
2017	36	1,265	1,301	2.8%	4.2%
2018	36	1,239	1,275	2.8%	4.1%

Diagram III.17.4 shows the employment and labor force for Niobrara County. The difference between the two lines represents the number of unemployed persons. In 2018, employment stood at 1,239 persons, with the labor force reaching 1,275, indicating there were a total of 36 unemployed persons.

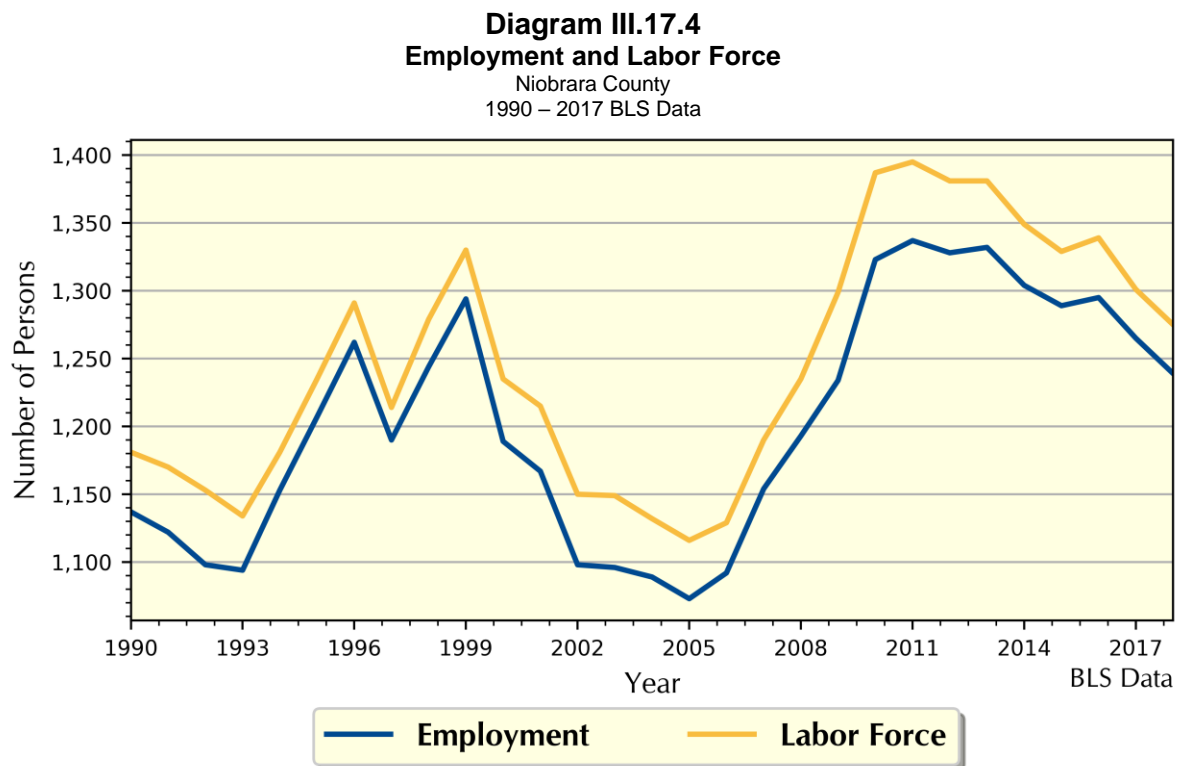
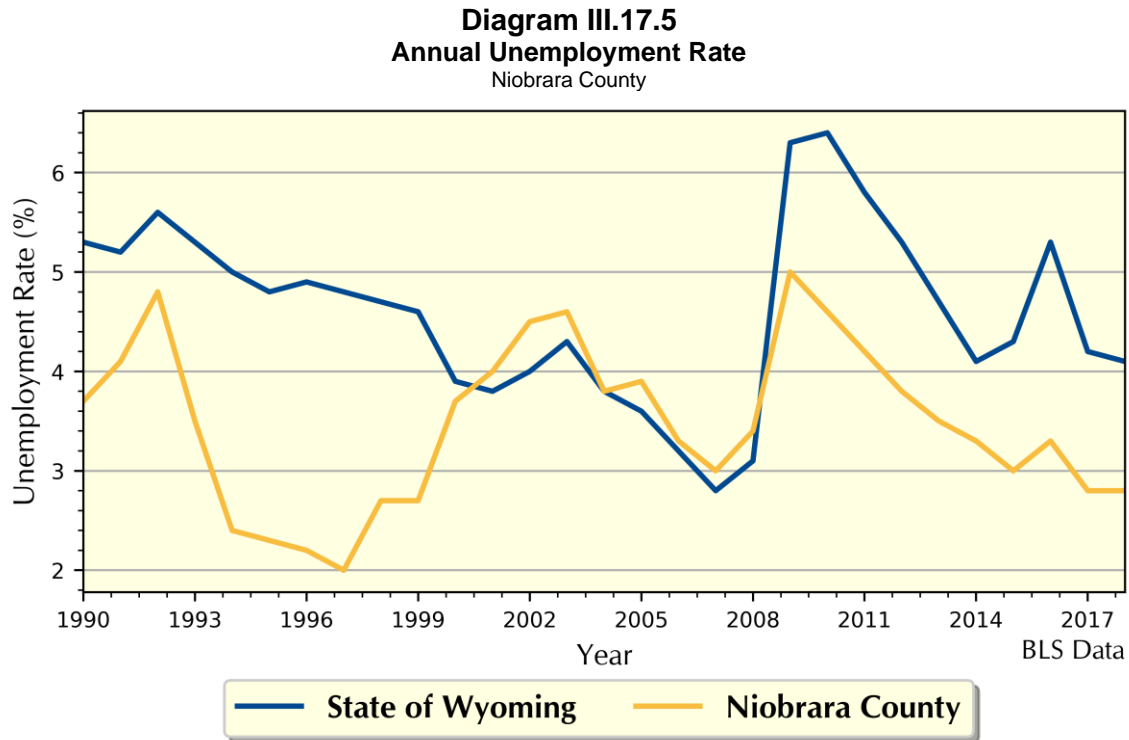


Diagram III.17.5 shows the unemployment rate for both the State and Niobrara County. During the 1990's the average rate for Niobrara County was 3.0 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 3.5 percent. Over the course of the entire period the Niobrara County had an average unemployment rate that lower than the State, 3.5 percent for Niobrara County, versus 4.6 statewide.



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.17.15 shows the total employment by industry for the Niobrara County. The most recent estimates show the government and government enterprises industry was the largest employer in Niobrara County, with employment reaching 471 jobs in 2017. Between 2016 and 2017 the farm industry saw the largest percentage increase, rising by 2.9 percent to 285 jobs.

Table III.17.15
Employment by Industry
Niobrara County
BEA Table CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	262	271	271	270	271	277	277	285	2.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	100	93	142	177	184	148	131	134	2.3
Utilities	0	0	0	0	0	0	0	0	0
Construction	86	99	111	0	0	84	0	81	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	0	0	0	0	0	0	0	0	0
Transportation and warehousing	91	112	99	95	0	0	0	61	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	61	53	64	63	0	59	0
Real estate and rental and leasing	0	0	61	60	38	55	0	61	0
Professional and technical services	0	48	49	51	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	27	26	0	0	0	20	0	-100.0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	8	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	65	0	0	75	0	0	0	70	0
Government and government enterprises	464	469	468	460	471	467	475	471	-0.8
Total	1,709	1,747	1,846	1,871	1,855	1,784	1,775	1,782	0.4

Table III.17.16 shows the real average earnings per job by industry for Niobrara County. In 2017, the transportation and warehousing industry had the highest average earnings reaching 235,081 dollars. Between 2016 and 2017 the mining industry saw the largest percentage increase, rising by 1.0 percent to 18,598 dollars.

Table III.17.16 Real Earnings Per Job by Industry Niobrara County BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	% Change 16-17
Farm earnings	10,472	42,886	8,485	24,059	51,165	29,435	14,039	8,909	-36.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	16,171	20,044	20,033	36,700	37,910	21,296	18,414	18,598	1.0
Utilities	0	0	0	0	0	0	0	0	0
Construction	51,723	49,352	46,940	0	0	50,865	0	46,030	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	0	0	0	0	0	0	0	0	0
Transportation and warehousing	108,994	119,600	108,548	121,319	0	0	0	235,081	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	19,707	21,615	17,417	17,891	0	18,233	0
Real estate and rental and leasing	0	0	12,414	14,862	29,081	24,209	0	13,059	0
Professional and technical services	0	32,015	29,647	25,738	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	18,625	18,723	0	0	0	42,461	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	1,534	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	49,792	0	0	39,835	0	0	0	41,444	0
Government and government enterprises	58,069	57,336	58,770	64,232	65,254	66,342	65,716	65,917	0.3
Total	38,925	44,329	36,630	42,034	46,769	44,634	40,644	40,153	-1.2

Diagram III.17.6 shows real average earnings per job for Niobrara County from 1990 to 2017. Over this period the average earning per job for Niobrara County was 33,729 dollars, which was lower than the statewide average of 46,885 dollars over the same period.

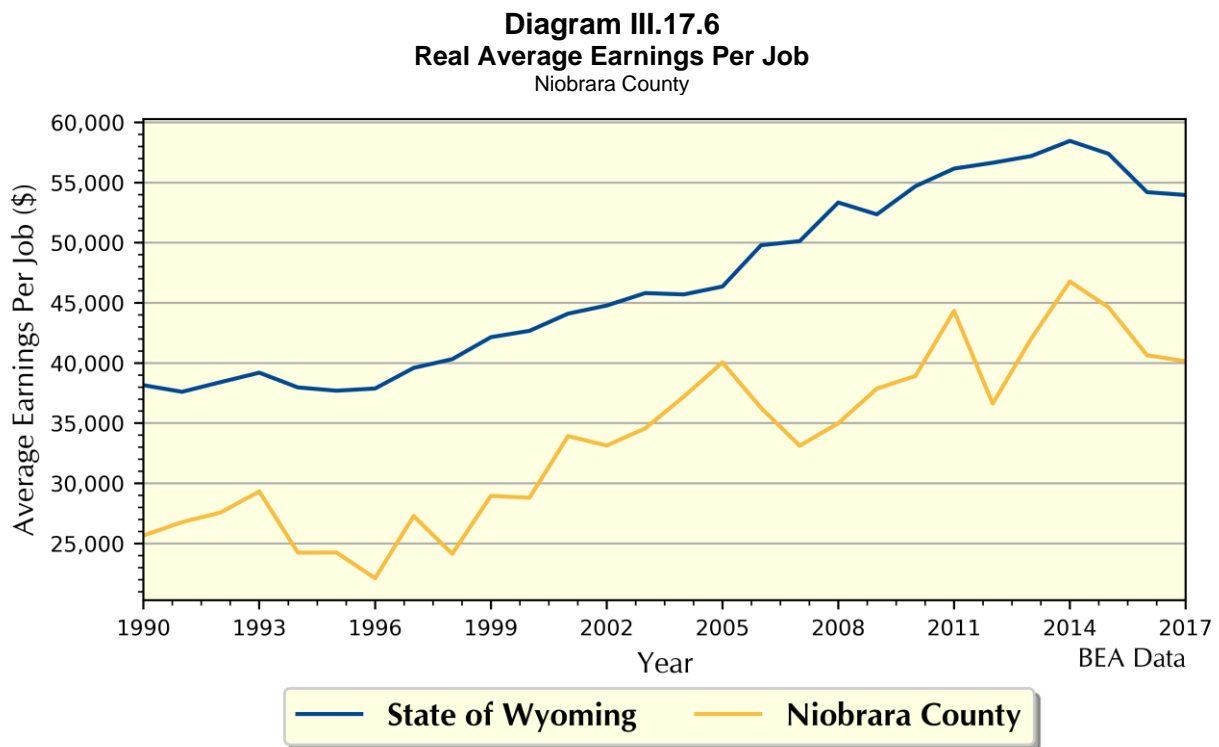
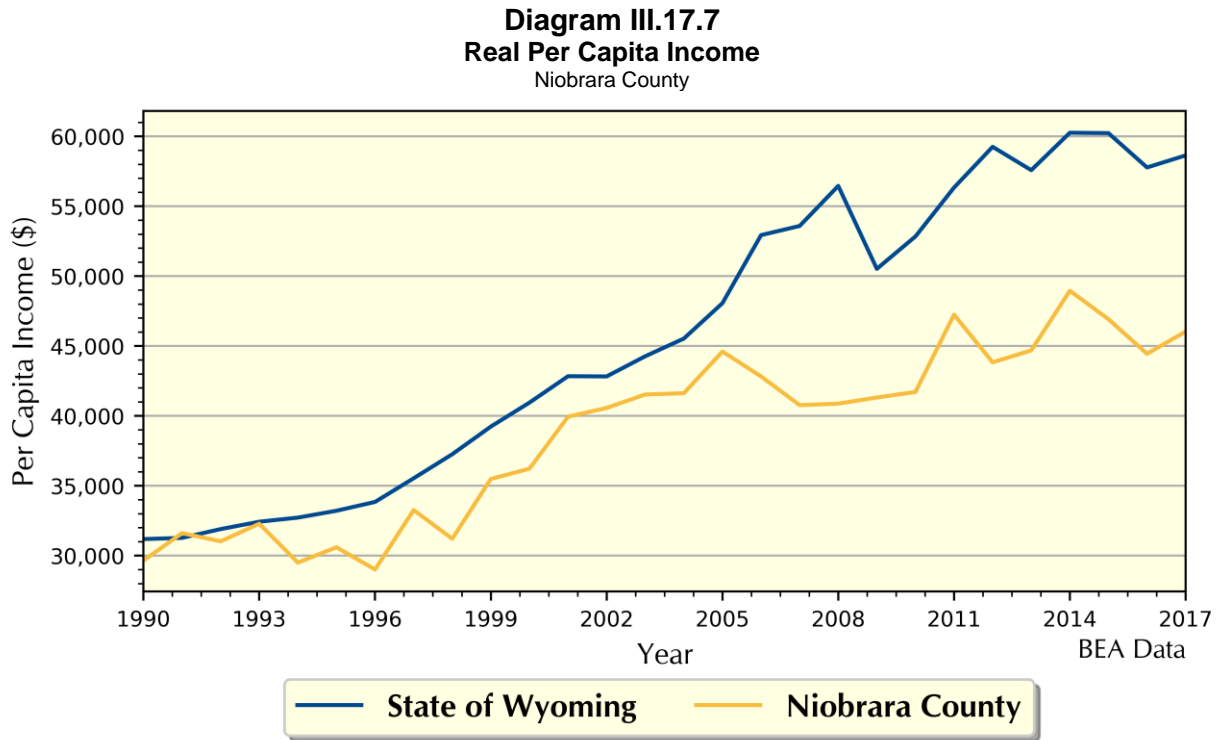


Diagram III.17.7 shows real per capita income for the Niobrara County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Niobrara County was 38,851 dollars, which was lower than the statewide average of 45,699 dollars over the same period.



Poverty

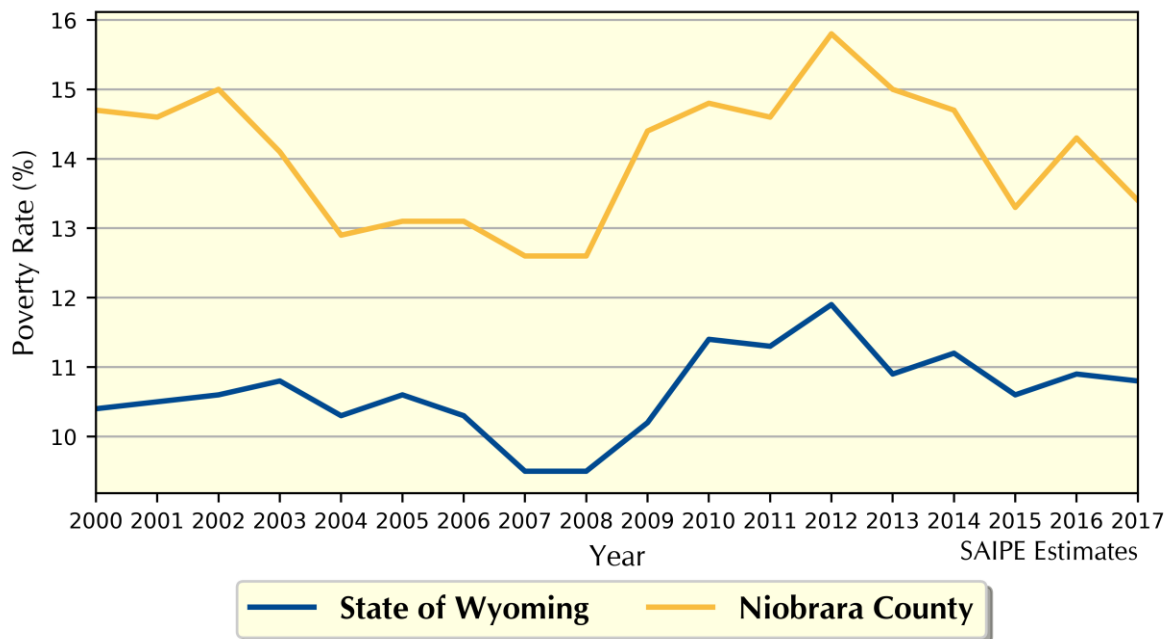
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 336 in 2010 to 290.0 in 2017, with the poverty rate reaching 13.4 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.17.17, at right, presents poverty data for the county. This data is also displayed in Diagram III.17.8 on the following page.

The rate of poverty for Niobrara County is shown in Table III.17.18. In 2017, there were an estimated 236 people (16.2 percent) living in poverty, compared to 14.2 percent living in poverty in 2000. In 2017, some 4.2 percent of those in poverty were under age 6 and 16.9 percent were 65 or older.

Table III.17.17 Persons in Poverty Niobrara County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	333	14.7%
2001	322	14.6%
2002	328	15.0%
2003	309	14.1%
2004	284	12.9%
2005	286	13.1%
2006	283	13.1%
2007	273	12.6%
2008	281	12.6%
2009	318	14.4%
2010	336	14.8%
2011	333	14.6%
2012	352	15.8%
2013	346	15.0%
2014	326	14.7%
2015	304	13.3%
2016	318	14.3%
2017	290	13.4%

Table III.17.18 Poverty by Age City of Lusk 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	23	12.3%	10	4.2%
6 to 17	45	24.1%	50	21.2%
18 to 64	80	42.8%	136	57.6%
65 or Older	39	20.9%	40	16.9%
Total	187	100.0%	236	100.0%
Poverty Rate	14.2%	.	16.2%	.

Diagram III.17.8
Poverty Rates
Niobrara 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 Lusk increased from 0 authorizations in 2017 to 1 in 2018.

The real value of single-family building permits increased from 299,795 dollars in 2016 to 0 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.17.19, as well as in Diagram III.17.9 and Diagram III.17.10.

Table III.17.19 Building Permits and Valuation City of Lusk 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	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0
1984	3	0	0	0	3	105,881	0
1985	3	0	0	0	3	168,554	0
1986	3	0	0	0	3	165,246	0
1987	0	0	0	0	0	0	0
1988	1	0	0	0	1	112,150	0
1989	1	0	0	0	1	89,928	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	3	0	0	0	3	82,254	0
1993	1	0	0	0	1	88,085	0
1994	1	0	0	0	1	355,967	0
1995	4	0	0	0	4	195,822	0
1996	0	0	0	0	0	0	0
1997	2	0	0	0	2	222,420	0
1998	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0
2003	1	0	0	0	1	93,595	0
2004	3	0	0	0	3	86,794	0
2005	4	0	0	0	4	189,194	0
2006	3	0	0	0	3	189,974	0
2007	0	0	0	0	0	0	0
2008	3	0	0	0	3	168,579	0
2009	3	0	0	0	3	176,213	0
2010	4	0	0	0	4	91,880	0
2011	3	0	0	0	3	35,437	0
2012	2	0	0	0	2	248,535	0
2013	5	0	0	0	5	35,007	0
2014	1	0	0	0	1	39,391	0
2015	2	0	3	6	11	158,011	43,892
2016	7	0	0	0	7	299,795	0
2017	0	0	0	0	0	0	0
2018	1	0	0	0	1	227,000	0

Diagram III.17.9
Single-Family Permits
 City of Lusk

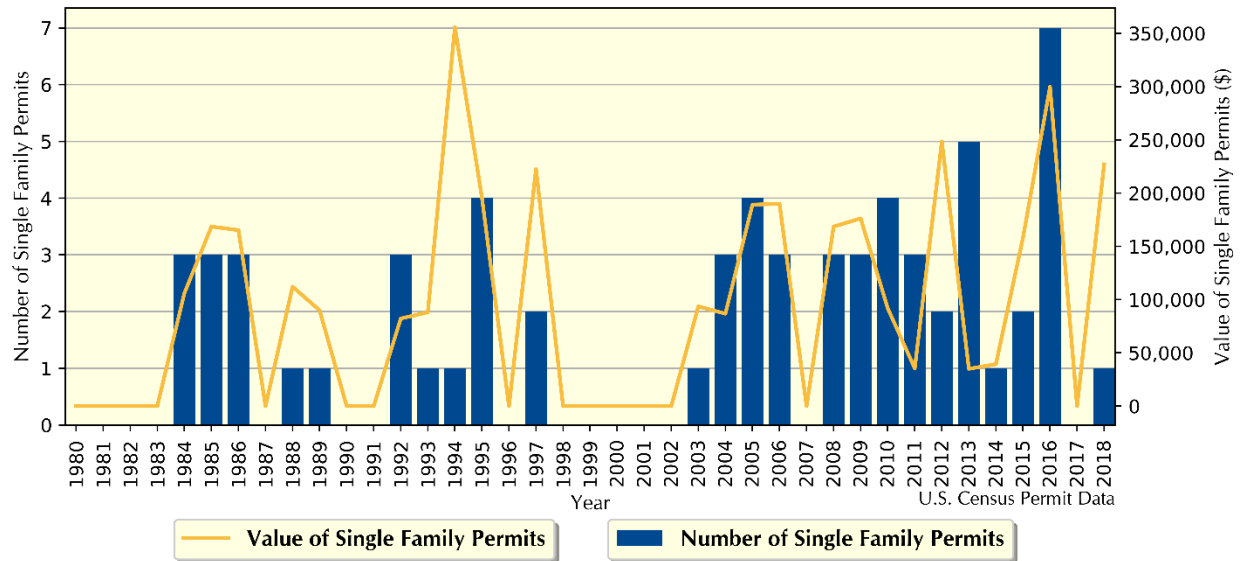
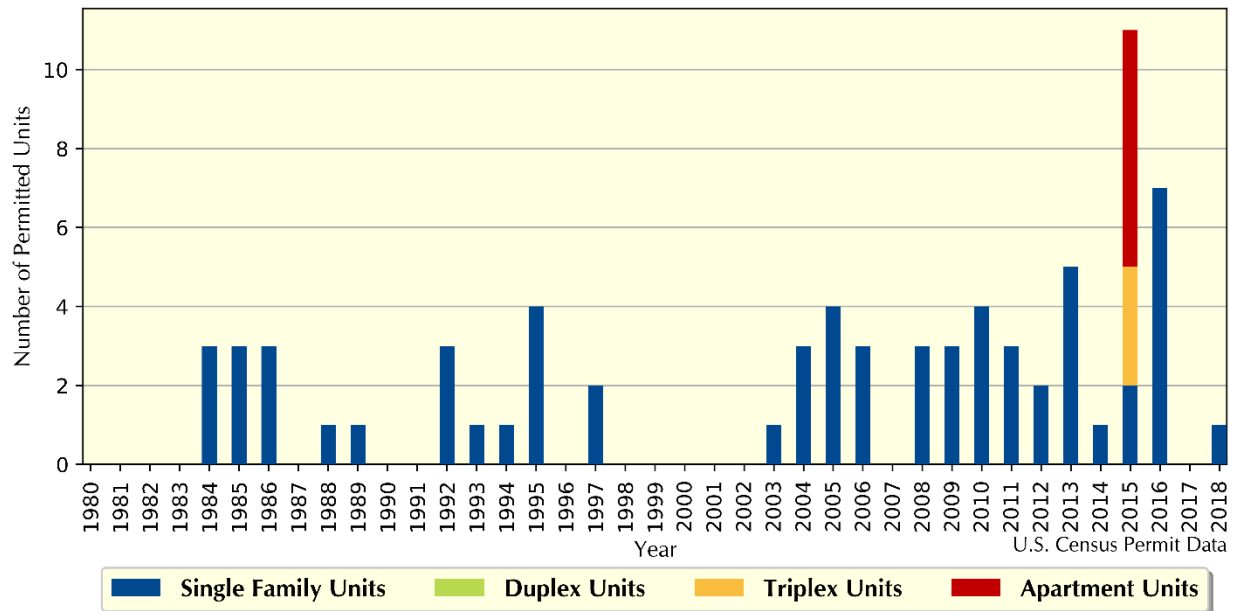


Diagram III.17.10
Total Permits by Unit Type
 City of Lusk



Housing Characteristics

Households by type and tenure are shown in Table III.17.20. Family households represented 46.1 percent of households, while non-family households accounted for 53.9 percent. These changed from 56.7 percent and 43.3 percent, respectively.

Table III.17.20 Household Type by Tenure City of Lusk 2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	373	56.7%	291	46.1%
Married-Couple Family	291	78.0%	259	89.0%
Owner-Occupied	243	83.5%	212	81.9%
Renter-Occupied	48	16.5%	47	18.1%
Other Family	82	22.0%	32	28.2%
Male Householder, No Spouse Present	21	25.6%	14	65.6%
Owner-Occupied	14	66.7%	7	50.0%
Renter-Occupied	7	33.3%	7	50.0%
Female Householder, No Spouse Present	61	74.4%	18	190.6%
Owner-Occupied	26	42.6%	0	0%
Renter-Occupied	35	57.4%	18	100.0%
Non-Family Households	285	43.3%	340	53.9%
Owner-Occupied	159	55.8%	179	52.6%
Renter-Occupied	126	44.2%	161	47.4%
Total	658	100.0%	631	100.0%

Table III.17.21 below shows housing units by type in 2010 and 2017. In 2010, there were 776 housing units, compared with 803 in 2017. Single-family units accounted for 82.3 percent of units in 2017, compared to 82.5 in 2010. Apartment units accounted for 6.0 percent in 2017, compared to 5.9 percent in 2010.

Table III.17.21 Housing Units by Type City of Lusk 2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	640	82.5%	661	82.3%
Duplex	18	2.3%	11	1.4%
Tri- or Four-Plex	15	1.9%	18	2.2%
Apartment	46	5.9%	48	6.0%
Mobile Home	57	7.3%	65	8.1%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	776	100.0%	803	100.0%

Table III.17.22 shows housing units by tenure from 2010 to 2017. By 2017, there were 803 housing units. An estimated 63.1 percent were owner-occupied, and 21.4 percent were vacant.

Table III.17.22 Housing Units by Tenure City of Lusk 2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	658	83.3%	631	78.6%
Owner-Occupied	442	67.2%	398	63.1%
Renter-Occupied	216	32.8%	233	36.9%
Vacant Housing Units	132	16.7%	172	21.4%
Total Housing Units	790	100.0%	803	100.0%

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.17.23. Households earning more than 100,000 dollars per year represented 13.9 percent of households in 2017, compared to 8.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 17.3 percent of households in 2017, compared to 16.1 percent in 2000.

Table III.17.23 Households by Income City of Lusk 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	101	16.1%	109	17.3%
\$15,000 to \$19,999	43	6.8%	63	10.0%
\$20,000 to \$24,999	33	5.2%	34	5.4%
\$25,000 to \$34,999	78	12.4%	84	13.3%
\$35,000 to \$49,999	89	14.1%	63	10.0%
\$50,000 to \$74,999	156	24.8%	165	26.1%
\$75,000 to \$99,999	73	11.6%	25	4.0%
\$100,000 or More	56	8.9%	88	13.9%
Total	629	100.0%	631	100.0%

Table III.17.24 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 2.9 percent of households in 2010 and 4.1 percent of households in 2017. Housing units built in 1939 or earlier represented 35.0 percent of households in 2017 and 35.9 percent of households in 2010.

Table III.17.24 Households by Year Home Built City of Lusk 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	226	35.9%	221	35.0%
1940 to 1949	72	11.4%	133	21.1%
1950 to 1959	118	18.8%	68	10.8%
1960 to 1969	51	8.1%	72	11.4%
1970 to 1979	61	9.7%	32	5.1%
1980 to 1989	65	10.3%	45	7.1%
1990 to 1999	18	2.9%	34	5.4%
2000 to 2009	18	2.9%	26	4.1%
2010 or Later	.	.	0	0%
Total	629	100.0%	631	100.0%

The distribution of unit types by race are shown in Table III.17.25. An estimated 86.3 percent of white households occupy single-family homes, while 0 percent of black households do. Some 2.8 percent of white households occupied apartments, while 0 percent of black households do. An estimated 100.0 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

Table III.17.25 Distribution of Units in Structure by Race City of Lusk 2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	86.3%	0%	0%	100.0%	0%	0%	0%
Duplex	0%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	3.0%	0%	0%	0%	0%	0%	0%
Apartment	2.8%	0%	0%	0%	0%	0%	100.0%
Mobile Home	7.9%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	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.17.26. By 2017, for rent units accounted for 12.8 percent of vacant units, while for sale units accounted for 0 percent. “Other” vacant units accounted for 70.9 percent of vacant units, representing a total of 122 “other” vacant units.

Table III.17.26 Disposition of Vacant Housing Units City of Lusk 2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	23	17.4%	22	12.8%
For Sale	9	6.8%	0	0%
Rented Not Occupied	4	3.0%	0	0%
Sold Not Occupied	2	1.5%	9	5.2%
For Seasonal, Recreational, or Occasional Use	25	18.9%	19	11.0%
For Migrant Workers	0	0%	0	0%
Other Vacant	69	52.3%	122	70.9%
Total	132	100.0%	172	100.0%

Table III.17.27, below shows the number of households in the county by number of bedrooms and tenure. There were 8 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 7.7 percent of total households in City of Lusk. In City of Lusk the 348 households with three bedrooms accounted for 27.8 percent of all households, and there were only 33 five-bedroom or more households, which accounted for 15.4 percent of all households.

Table III.17.27 Households by Number of Bedrooms City of Lusk 2017 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	8	13	100.0
One	14	36	62	1.6
Two	64	116	223	7.7
Three	220	59	348	27.8
Four	84	14	124	43.3
Five or more	16	0	33	15.4
Total	631	233	803	100.0

The age of a structure influences its value. As shown in Table III.17.28, structures built in 1939 or earlier had a median value of, 85,000 while structures built between 1950 and 1959 had a median value of 162,500 and those built between 1990 to 1999 had a median value of 77,300. 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 Lusk was 118,300.

Table III.17.28 Owner Occupied Median Value by Year Structure Built City of Lusk 2017 5-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	85,000
1940 to 1949	127,300
1950 to 1959	162,500
1960 to 1969	104,500
1970 to 1979	0
1980 to 1989	159,900
1990 to 1999	77,300
2000 to 2009	0
2010 to 2013	0
2014 or later	0
Median Value	118,300

Household mortgage status is reported in Table III.17.29. In, City of Lusk households with a mortgage accounted for 61.6 percent of all households or 245 housing units, and the remaining 58.0 percent or 231 units had no mortgage. Of those units with a mortgage, 14 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 231 or 58.0 percent had no second mortgage or no home equity loan.

Table III.17.29 Mortgage Status City of Lusk 2017 5-Year ACS Data		
Mortgage Status	City of Lusk	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	245	61.6
With either a second mortgage or home equity loan, but not both	14	3.5
Second mortgage only	14	3.5
Home equity loan only	0	0
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	231	58.0
Housing units without a mortgage	153	38.4
Total	398	100.0%

Table III.17.30 lists the City of Lusk median rent as \$489 and the median home value as \$118,300.

Table III.17.30 Median Rent City of Lusk 2017 5-Year ACS Data	
Place	Rent
Median Rent	\$489
Median Home Value	\$118,300

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.17.31. In 2017, an estimated 1.9 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.17.31 Overcrowding and Severe Overcrowding City of Lusk 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	387	100.0%	0	0%	0	0%	387
2017 Five-Year ACS	398	100.0%	0	0%	0	0%	398
Renter							
2010 Five-Year ACS	242	100.0%	0	0%	0	0%	242
2017 Five-Year ACS	221	94.8%	12	5.2%	0	0%	233
Total							
2010 Five-Year ACS	629	100.0%	0	0%	0	0%	629
2017 Five-Year ACS	619	98.1%	12	1.9%	0	0%	631

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 Lusk. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table III.17.32 Households with Incomplete Plumbing Facilities City of Lusk 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	629	631
Lacking Complete Plumbing Facilities	0	0
Total Households	629	631
Percent Lacking	0%	0%

There were 8 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 1.3 percent in 2017.

Table III.17.33 Households with Incomplete Kitchen Facilities City of Lusk 2010 and 2017 Five-Year ACS Data		
Households	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	629	623
Lacking Complete Kitchen Facilities	0	8
Total Households	629	631
Percent Lacking	0%	1.3%

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 Lusk 9.5 percent of households had a cost burden and 13.8 percent had a severe cost burden. Some 4.3 percent of renters were cost burdened, and 31.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 12.4 percent and a severe cost burden rate of 9.2 percent. Owner occupied households with a mortgage had a cost burden rate of 12.7 percent, and severe cost burden at 0 percent.

Table III.17.34
Cost Burden and Severe Cost Burden by Tenure

City of Lusk
 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	144	81.8%	17	9.7%	12	6.8%	3	1.7%	176
2017 Five-Year ACS	209	85.3%	31	12.7%	0	0%	5	2.0%	245
Owner Without a Mortgage									
2010 Five-Year ACS	192	91.0%	4	1.9%	15	7.1%	0	0%	211
2017 Five-Year ACS	120	78.4%	19	12.4%	14	9.2%	0	0%	153
Renter									
2010 Five-Year ACS	148	61.2%	36	14.9%	40	16.5%	18	7.4%	242
2017 Five-Year ACS	116	49.8%	10	4.3%	73	31.3%	34	14.6%	233
Total									
2010 Five-Year ACS	484	76.9%	57	9.1%	67	10.7%	21	3.3%	629
2017 Five-Year ACS	445	70.5%	60	9.5%	87	13.8%	39	6.2%	631

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.17.35 shows that the HUD estimated MFI for Niobrara County was \$63,000 in 2018. This compared to Wyoming's MFI of \$79,600. Diagram III.17.11, illustrates the estimated MFI for 2000 through 2018 in Niobrara County.

Table III.17.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 55 owner-occupied and 30 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 8 owner-occupied 80 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 505 households without a housing problem.

Table III.17.35
Median Family Income
Niobrara County
2000–2018 HUD MFI

Year	MFI	State of Wyoming MFI
2000	34,300	44,700
2001	37,000	45,500
2002	40,300	47,200
2003	38,300	51,600
2004	40,000	54,500
2005	40,550	55,250
2006	43,100	58,800
2007	42,600	58,800
2008	43,700	59,450
2009	47,100	63,900
2010	48,700	66,100
2011	60,900	66,800
2012	61,800	67,700
2013	60,700	70,000
2014	60,500	71,400
2015	57,400	72,400
2016	58,500	73,300
2017	61,400	74,700
2018	63,000	79,600

Diagram III.17.11
Estimated Median Family Income
Niobrara County vs. Wyoming
HUD Data: 2000 - 2019

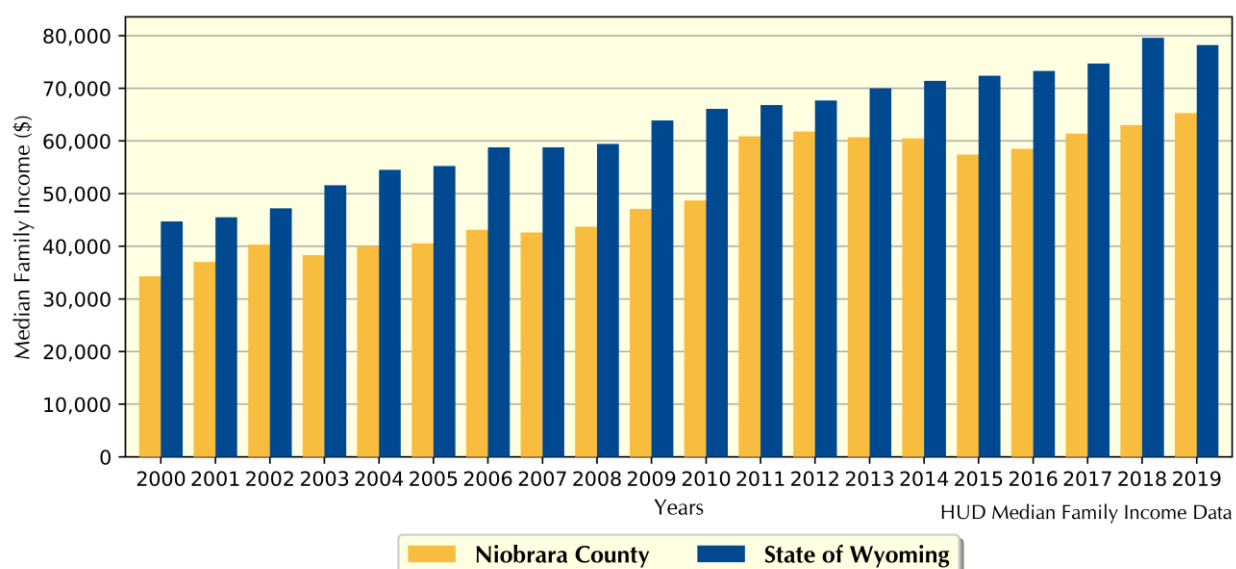


Table III.17.36
Housing Problems by Income and Tenure
 City of Lusk
 2010–2018 HUD CHAS Data

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	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	4	4	0	0	0	8
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	0	10	15	0	55
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	20	30	90	25	170	335
Total	58	34	100	40	170	402
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	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	80	0	0	0	0	80
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	10	0	0	0	30
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	35	25	35	30	45	170
Total	135	35	35	30	45	280
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	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	84	4	0	0	0	88
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	10	10	15	0	85
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	55	55	125	55	215	505
Total	193	69	135	70	215	682

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.17.37 presents some basic statistics about the completed surveys.

Table III.17.37 Survey of Rental Properties City of Lusk 2019 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	5	99	17.2	17

Table III.17.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 14 single-family units in City of Lusk, with 1 of them available. This translates into a vacancy rate of 7.1 percent in City of Lusk, which compares to a single-family vacancy rate of 2.7 percent for the State of Wyoming. There were 58 apartment units reported in the survey, with 15 of them available, which resulted in a vacancy rate of 25.9 percent. This compares to a statewide vacancy rate of 2.7 percent for apartment units across the state.

Table III.17.38 Rental Vacancy Survey by Type City of Lusk 2019 Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	14	1	7.1%
Apartments	58	15	25.9%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
Total	99	17	17.2%

Table III.17.39 reports units by bedroom size. As can be seen there were 1 two bedroom apartment units and 0 three bedroom units. Overall, the 27 two bedroom units accounted for 27.3 percent of all units, and the 15 three bedroom units accounted for 15.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 40 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.17.39 Rental Units by Bedroom Size City of Lusk 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	1	17	0	0	.	55
Two	5	1	0	0	.	27
Three	6	0	0	0	.	15
Four	2	0	0	0	.	2
Don't Know	0	40	0	0	0	40
Total	14	58	0	0	0	99

Table III.17.40 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 16.7 percent.

Table III.17.41 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 41.2 percent.

Table III.17.40 Single-Family Units by Bedroom Size City of Lusk 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	5	0	0%
Three	6	1	16.7%
Four	2	0	0%
Don't know	0	0	0%
Total	14	1	7.1%

Table III.17.41 Apartment Units by Bedroom Size City of Lusk 2019 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	17	7	41.2%
Two	1	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	40	8	20.0%
Total	58	15	25.9%

Average market-rate rents by unit type are shown in Table III.17.42. 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.17.42 Average Market Rate Rents by Bedroom Size City of Lusk 2019 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.
One	\$450	\$438	\$.	\$.	\$450
Two	\$525	\$675	\$.	\$.	\$559
Three	\$745	\$.	\$.	\$.	\$745
Four	\$976	\$.	\$.	\$.	\$976
Total	\$696.1	\$493.8	\$0	\$0	\$631.5

Table III.17.43 shows vacancy rates for single-family units by average rental rates for City of Lusk. The most common rent for single-family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.17.43 Single-Family Market Rate Rents by Vacancy Status City of Lusk 2019 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	10	0	0%
\$750 to \$999	4	1	25.0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	14	1	7.1%

The average rent and availability of apartment units is displayed in Table III.17.44. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 40.0 percent.

Table III.17.44 Apartment Market Rate Rents by Vacancy Status City of Lusk 2019 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	15	6	40.0%
\$500 to \$749	3	1	33.3%
\$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	40	8	20.0%
Total	58	15	25.9%

Respondents were asked if utilities are included in the rent and as shown in Table III.17.45, 5 respondents, or 100.0 percent, included some sort of utility in the rent.

Table III.17.45 Are there any utilities included with the rent? City of Lusk 2019 Survey of Rental Properties	
Period	Respondent
Yes	5
No	0
% Offering Utilities	100.0%

The type of utility included in the rent is shown in Table III.17.46. There were 84 respondents who included electricity, 64 respondents who included natural gas, 99 respondents who included water and sewer and 99 respondents included trash collection in the rent.

Table III.17.46 Which utilities are included with the rent? City of Lusk 2019 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	84
Natural Gas	64
Water/Sewer	99
Trash Collection	99

Perceived Need for Housing Units

Table III.17.47 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 7 number of persons on the wait list.

Table III.17.47 Do you keep a waiting list? City of Lusk 2019A Survey of Rental Properties	
Period	Respondent
Yes	2
No	3
Waitlist Size	7

Table III.17.48 shows the condition of rental units by unit type for City of Lusk. 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 84 units were in good condition, or 84.8 percent and 15 units, or 15.2 percent, being in average condition. Details by unit type and condition are displayed.

Table III.17.48 Condition by Unit Type City of Lusk 2019A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	15	15.2%
Good	84	84.8%
Excellent	0	0%
Don't Know	0	0%
Total	99	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.17.49, 0 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

Table III.17.49 If you had the opportunity to own/manage more units, how many would you prefer City of Lusk 2019A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	1
Mobile homes	0
Other	0
All types	0
Total	1

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.17.50 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.17.50 Households with Housing Problems by Income City of Lusk 2011-2015 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	35	100	135
30.1-50% HAMFI	4	10	14
50.1-80% HAMFI	10	0	10
80.1-95% HAMFI	15	0	15
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	64	110	174
Without Housing Problems			
30% HAMFI or less	20	35	55
30.1-50% HAMFI	35	25	60
50.1-80% HAMFI	90	35	125
80.1-95% HAMFI	15	20	35
95 – 115% HAMFI	50	14	64
115.1% HAMFI or more	130	40	170
Total	340	169	509
Not Computed			
30% HAMFI or less	4.0	0	4
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	4.0	0	4
Total			
30% HAMFI or less	59	135	194
30.1-50% HAMFI	39	35	74
50.1-80% HAMFI	100	35	135
80.1-95% HAMFI	30	20	50
95 – 115% HAMFI	50	14	64
115.1% HAMFI or more	130	40	170
Total	408	279	687

horizon. As can be seen there were a total of 64 owner occupied and 110 renter occupied households experiencing a housing problem.

Table III.17.51 shows the total estimated housing by tenure for City of Lusk. As can be seen, in 2030 there are estimated to be a total of 416 owner and 208 renter occupied households or a total of 624 households. By 2050 there are estimated to be 431 owner, 212 renter for a total of 643 households in City of Lusk.

Table III.17.52, below shows the incremental housing demand for City of Lusk. 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.17.51 Total Estimated Housing Forecast City of Lusk Strong Growth Scenario			
Year	Owner	Renter	Total
2017	407	203	610
2020	398	201	599
2025	408	205	613
2030	416	208	624
2035	423	211	634
2040	427	212	639
2045	430	213	643
2050	431	212	643

As can be seen in 2030 an estimated additional 9 owner-occupied and 5 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 Lusk will see an additional 33 households, of which 8 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 7 household's above current 2016 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.17.52
Incremental Housing Demand Forecast
 City of Lusk
 Strong Growth Scenario

Income (% of MFI)	2017	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	0	0	1	2	3	3	3
30.1-50%	0	0	0	1	2	2	2	2
50.1-80%	0	0	0	2	4	5	6	6
80.1-95%	0	0	0	1	1	1	2	2
95.1-115%	0	0	0	1	2	2	3	3
115+%	0	0	0	3	5	6	7	8
Total	0	0	0	9	16	20	23	24
Renter								
0-30%	0	0	1	2	4	4	5	4
30.1-50%	0	0	0	1	1	1	1	1
50.1-80%	0	0	0	1	1	1	1	1
80.1-95%	0	0	0	0	1	1	1	1
95.1-115%	0	0	0	0	0	0	1	0
115+%	0	0	0	1	1	1	1	1
Total	0	0	2	5	8	9	10	9
Total								
0-30%	0	0	1	4	6	7	8	8
30.1-50%	0	0	0	1	3	3	3	3
50.1-80%	0	0	0	3	5	6	7	7
80.1-95%	0	0	0	1	2	2	2	2
95.1-115%	0	0	0	1	2	3	3	3
115+%	0	0	1	4	6	8	9	9
Total	0	0	2	14	24	29	33	33

Table III.17.53 shows the Incremental Total Housing Need Forecast for City of Lusk. 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 144 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 88 owner and 89 renter occupied households for a total of 177 quality households.

Table III.17.53
Incremental Total Housing Need Forecast
 City of Lusk
 Strong Growth Scenario

Income (% of MFI)	2016	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	35	34	35	36	37	38	38	38
30.1-50%	4	4	4	5	6	6	6	6
50.1-80%	10	10	10	12	14	15	16	16
80.1-95%	15	15	15	16	16	16	17	17
95.1-115%	0	0	0	1	2	2	3	3
115+%	0	0	0	3	5	6	7	8
Total	64	62	64	73	80	84	87	88
Renter								
0-30%	73	72	74	75	77	77	78	77
30.1-50%	7	7	8	8	8	8	9	8
50.1-80%	0	0	0	1	1	1	1	1
80.1-95%	0	0	0	0	1	1	1	1
95.1-115%	0	0	0	0	0	0	1	0
115+%	0	0	0	1	1	1	1	1
Total	80	79	82	85	88	89	90	89
Total								
0-30%	108	106	109	111	114	115	116	115
30.1-50%	11	11	12	13	14	14	15	15
50.1-80%	10	10	10	13	15	16	17	17
80.1-95%	15	15	15	16	17	17	17	17
95.1-115%	0	0	0	1	2	3	3	3
115+%	0	0	1	4	6	8	9	9
Total	144	142	146	158	168	173	177	177