

Lusk town

# Lusk town

## DEMOGRAPHICS

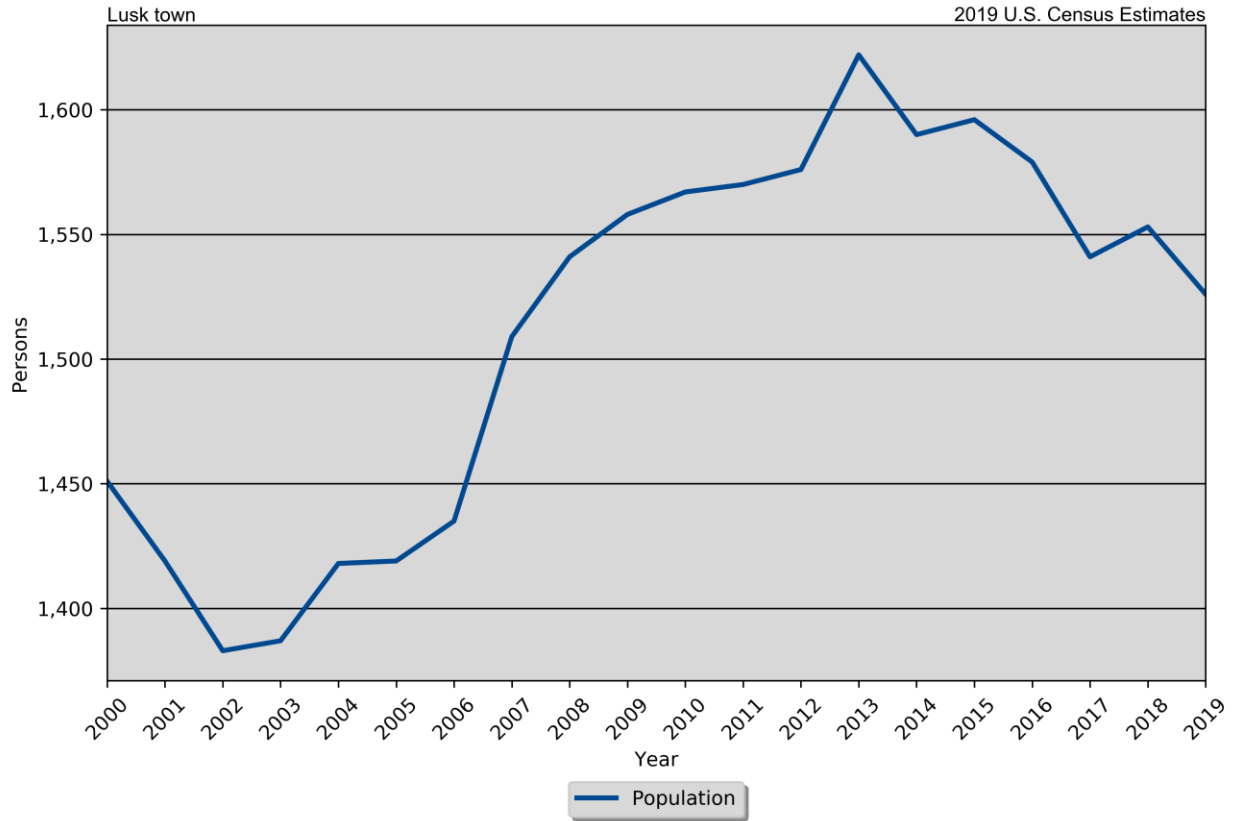
### Population Estimates

Table III.17.1, at right shows the population for Lusk town. As can be seen, the population in Lusk town decreased from 1,567 persons in 2010 to 1,526 persons in 2019, or by -2.6 percent.

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 Lusk town. Although a city may span several counties, for the county level data pieces, Niobrara County was selected.

<b>Table III.17.1</b> <b>Population Estimates</b> Lusk town 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	1,570	0.2%
2012	1,576	0.4%
2013	1,622	2.9%
2014	1,590	-2.0%
2015	1,596	0.4%
2016	1,579	-1.1%
2017	1,541	-2.4%
2018	1,553	0.8%
2019	1,526	-1.7%

**Diagram III.17.1  
Population**



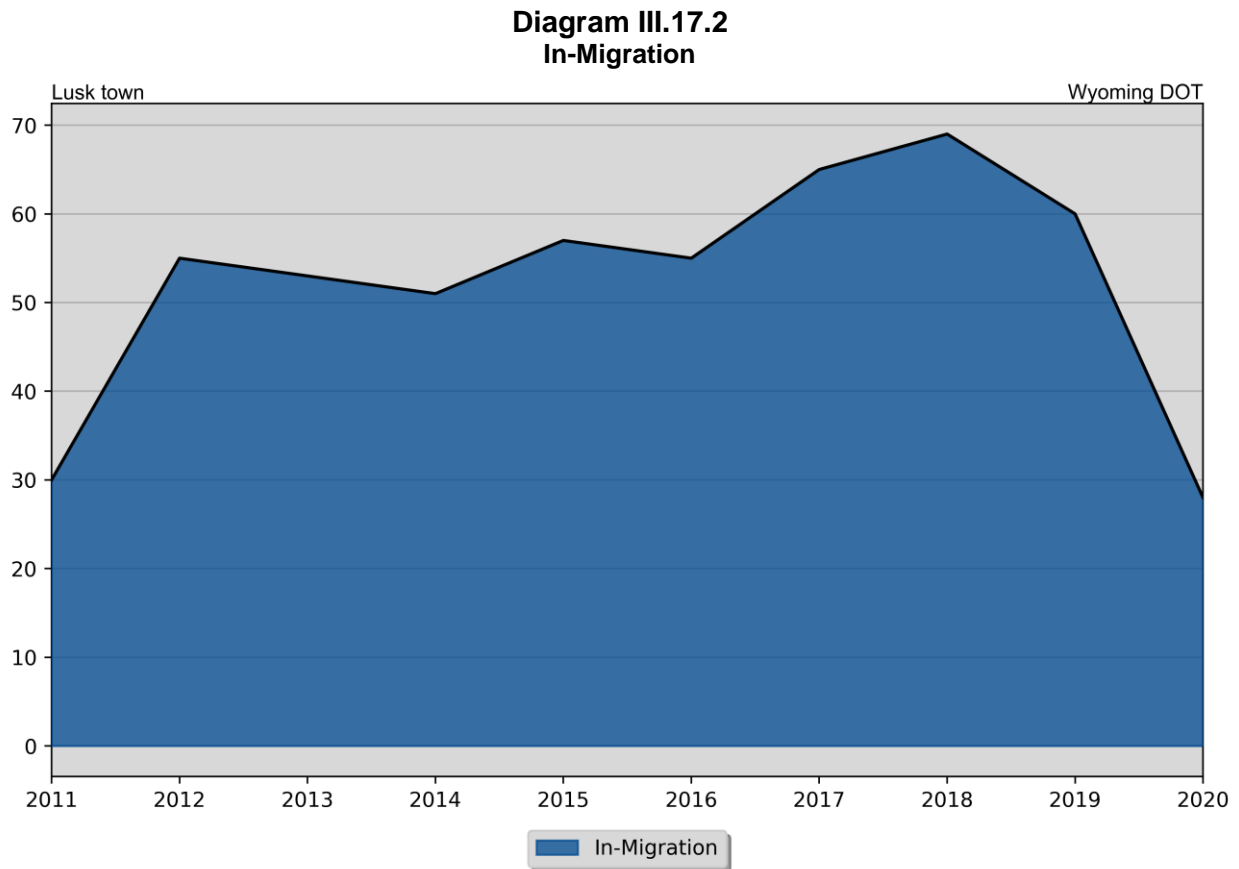
### Population Migration Trends

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 2020 for Lusk town 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.

<b>Table III.17.2</b> <b>In-Migration by Age Cohort</b> Lusk town Wyoming DOT Data										
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020(p)
<b>In</b>										
14-17	0	1	0	0	3	2	0	1	2	1
18-22	5	6	5	4	7	2	6	8	5	3
23-25	2	11	7	3	7	3	4	6	4	2
26-35	9	13	17	12	13	12	15	18	20	9
36-45	3	11	3	12	10	15	13	4	9	9
46-55	5	4	7	7	5	8	15	17	10	1
56-65	6	8	6	8	6	9	9	12	8	3
66 +	0	1	8	5	6	4	3	3	2	0
<b>Total</b>	<b>30</b>	<b>55</b>	<b>53</b>	<b>51</b>	<b>57</b>	<b>55</b>	<b>65</b>	<b>69</b>	<b>60</b>	<b>28</b>

The shaded area in Diagram III.17.2 represents in-migration, as seen, the maximum net migration occurred in 2018 with 69 people entering Lusk town.



The driver’s license total exchanges since 2000 for Niobrara County are presented in Diagram III.17.3, which shows a net migration of 284 persons over the time period. In 2008, there were a total of 75 in-migrations and 35 out-migrations, for a net-migration of 40 people. In 2019, there were 35 in-migrants, 51 out-migrants for a net out-migration of -16 people. The maximum net migration occurred in 2009 with 45 people entering and the lowest net migration occurred in 2020 with 16 entering Niobrara County.

Three of the most recent five years in Niobrara County have been reported as having negative net-migration by the Wyoming DOT. This means that there is a significant outward-migration trend which could be of concern if it continues. Since 2016, a net 6 people have left Niobrara County, creating an overall negative net-migration trend. Wyoming DOT data indicates that there was a net decrease of 16 people in the most recent year.

**Diagram III.17.3  
Migration Trends**

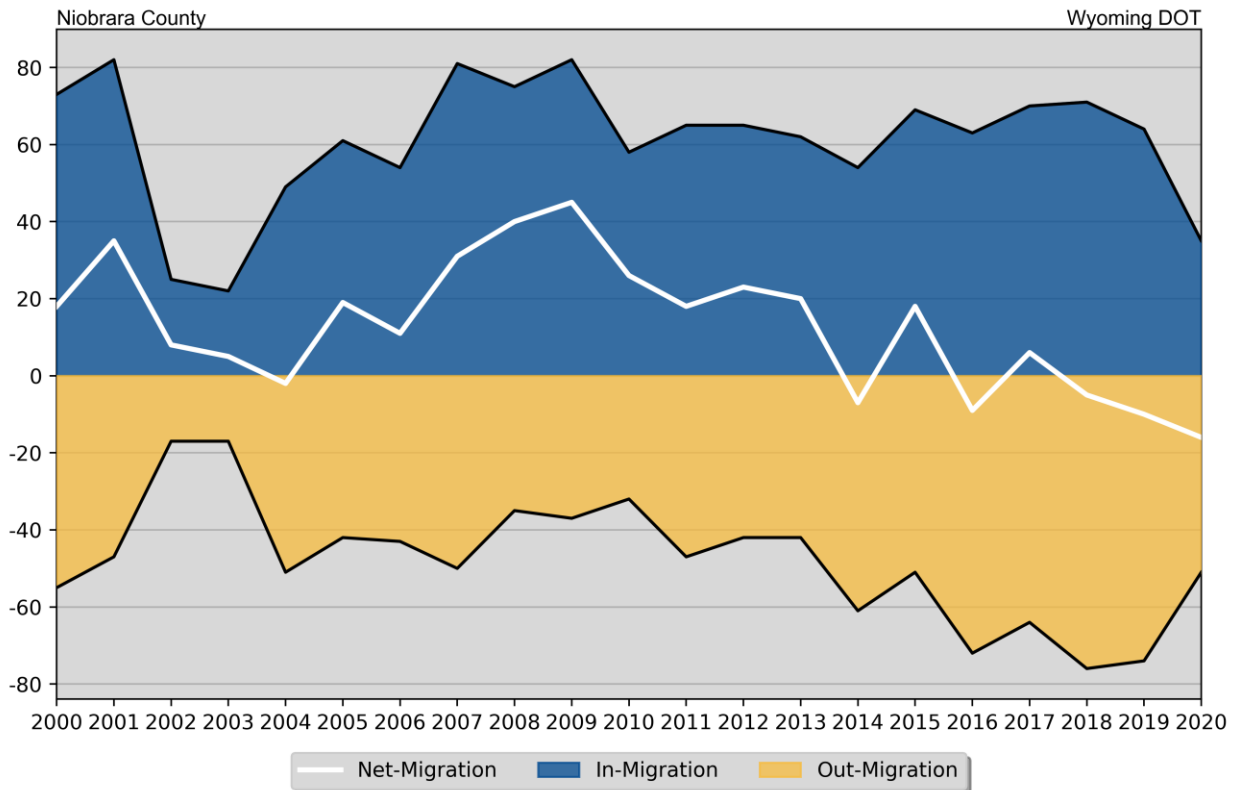


Table III.17.3, shows net-migration for Niobrara County by age range. The largest age cohort in the most recent 2020 net migration data was those in the age range of 16 to 17, with 1 person entering Niobrara County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 5 persons leaving Niobrara County.

<b>Table III.17.3</b> <b>Net-Migration by Age Range</b> Niobrara County Wyoming DOT Data													
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Net</b>													
14-17	2	2	0	-2	0	0	-2	2	2	-1	1	1	1
18-22	4	4	1	2	3	3	-4	6	-10	1	-1	-8	-1
23-25	-2	1	0	1	8	4	-1	4	-3	-1	2	-1	-5
26-35	9	2	4	2	8	12	-9	2	-2	-5	-4	8	-2
36-45	13	10	10	3	5	-7	8	5	3	2	-8	-3	-1
46-55	9	11	7	11	1	4	4	1	2	2	6	-2	-4
56-65	2	10	3	2	4	1	-4	-1	1	9	3	-2	2
66 +	3	5	1	-1	-6	3	1	-1	-2	-1	-4	-3	-6
<b>Total</b>	<b>40</b>	<b>45</b>	<b>26</b>	<b>18</b>	<b>23</b>	<b>20</b>	<b>-7</b>	<b>18</b>	<b>-9</b>	<b>6</b>	<b>-5</b>	<b>-10</b>	<b>-16</b>

## Census Demographic Data

To study 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.



Population by race and ethnicity through 2018 is shown in Table III.17.4. In 2018 the white population represented 90.6 percent of the population, while the black population represented 0.2 percent of the population. The Hispanic population represented 4.2 percent of the population in 2018, compared to 2.5 percent in 2010.

<b>Table III.17.4</b>				
<b>Population by Race and Ethnicity</b>				
Lusk town				
2010 Census & 2018 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2018 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
White	1,499	95.7%	1,541	90.6%
Black	4	0.3%	3	0.2%
American Indian	17	1.1%	96	5.6%
Asian	9	0.6%	33	1.9%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	9	0.6%	12	0.7%
Two or More Races	29	1.9%	16	0.9%
<b>Total</b>	<b>1,567</b>	<b>100.0%</b>	<b>1,701</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>1,528</b>	<b>97.5%</b>	<b>1,630</b>	<b>95.8%</b>
<b>Hispanic</b>	<b>39</b>	<b>2.5%</b>	<b>71</b>	<b>4.2%</b>

The change in race and ethnicity between 2010 and 2018 is shown in Table III.17.5. During this time, the total non-Hispanic population was 1,630 persons in 2018. The Hispanic population was 71.

<b>Table III.17.5</b>				
<b>Population by Race and Ethnicity</b>				
Lusk town				
2010 Census & 2018 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2018 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	1,474	96.5%	1,494	91.7%
Black	3	0.2%	3	0.2%
American Indian	16	1%	84	5.2%
Asian	9	0.6%	33	2%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	26	1.7%	16	1%
<b>Total Non-Hispanic</b>	<b>1,528</b>	<b>100.0%</b>	<b>1,630</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	25	64.1%	47	66.2%
Black	1	2.6%	0	0%
American Indian	1	2.6%	12	16.9%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	9	23.1%	12	16.9%
Two or More Races	3	7.7%	0	0%
<b>Total Hispanic</b>	<b>39</b>	<b>100.0</b>	<b>71</b>	<b>100.0%</b>
<b>Total Population</b>	<b>1,567</b>	<b>100.0%</b>	<b>1,701</b>	<b>100.0%</b>

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 group quarters population was 214 in 2010, compared to 100 in 2000. Institutionalized populations experienced a 114 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 0 percent change during this same time period.

<b>Table III.17.6</b>					
<b>Group Quarters Population</b>					
Lusk town					
2000 & 2010 Census SF1 Data					
<b>Group Quarters Type</b>	<b>2000 Census</b>		<b>2010 Census</b>		<b>% Change 00–10</b>
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>	
<b>Institutionalized</b>					
Correctional Institutions	100	100%	214	100%	114%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	0	0%	0	0%	0%
Other Institutions	0	0%	0	0%	0%
<b>Total</b>	<b>100</b>	<b>100.0%</b>	<b>214</b>	<b>100.0%</b>	<b>114%</b>
<b>Non-Institutionalized</b>					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	0	0%	0	0%	0%
<b>Total</b>	<b>0</b>	<b>100.0%</b>	<b>0</b>	<b>100.0%</b>	<b>0%</b>
<b>Group Quarters Population</b>	<b>100</b>	<b>100.0%</b>	<b>214</b>	<b>100.0%</b>	<b>114%</b>

The number of foreign-born persons is shown in Table III.17.7. An estimated 0.4 percent of the population was born in Canada.

<b>Table III.17.7</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Lusk town 2018 Five-Year ACS			
<b>Number</b>	<b>Country</b>	<b>Number of Persons</b>	<b>Percent of Total Population</b>
#1 country of origin	Canada	6	0.4%
#2 country of origin	Afghanistan	0	0%
#3 country of origin	Africa n.e.c	0	0%
#4 country of origin	Albania	0	0%
#5 country of origin	Argentina	0	0%
#6 country of origin	Armenia	0	0%
#7 country of origin	Asia n.e.c	0	0%
#8 country of origin	Australia	0	0%
#9 country of origin	Austria	0	0%
#10 country of origin	Azores Islands	0	0%

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

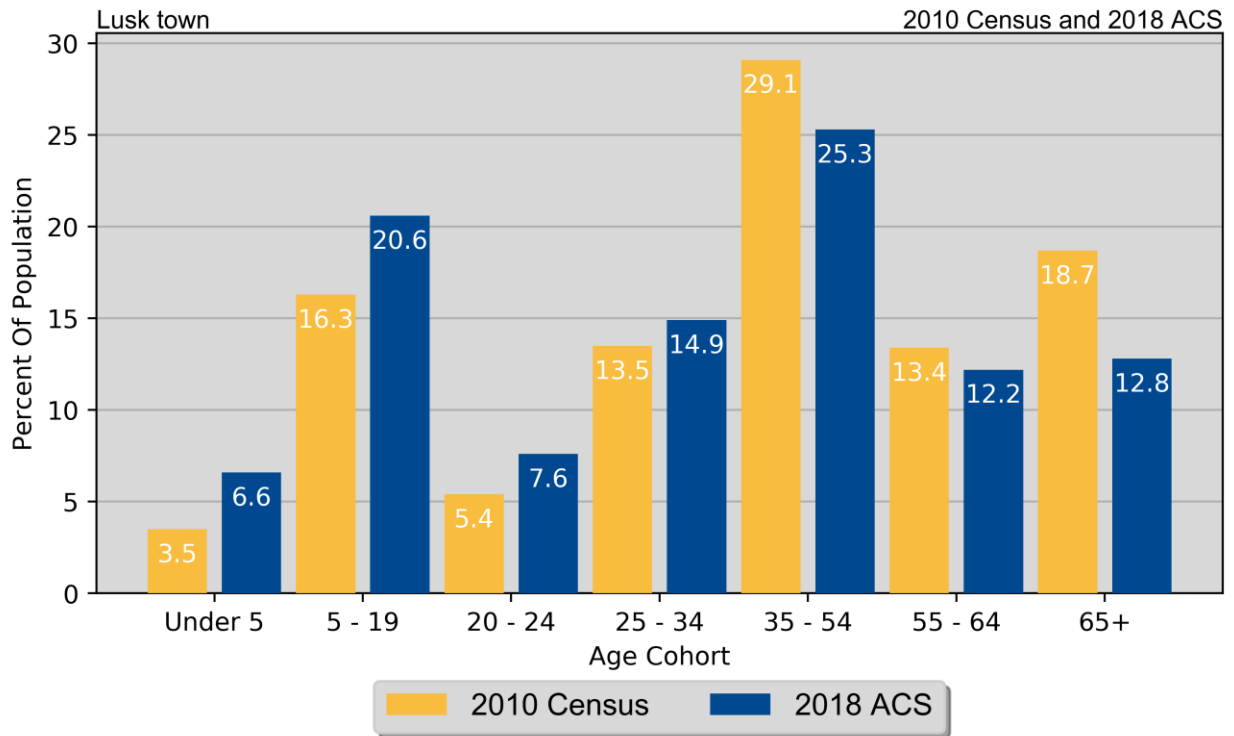
<b>Table III.17.8</b>			
<b>Limited English Proficiency and Language Spoken at Home</b>			
Lusk town 2018 Five-Year ACS			
<b>Number</b>	<b>Country</b>	<b>Number of Persons</b>	<b>Percent of Total Population</b>
#1 LEP Language	Spanish	8	0.5%
#2 LEP Language	Russian, Polish, or other Slavic languages	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%

### Age Cohorts

Table III.17.9 shows the population distribution in Lusk town by age. In 2010, children under the age of 5 accounted for 3.5 percent of the total population, which compared to 6.6 percent in 2018.

Table III.17.9 Population Distribution by Age Lusk town 2018 Five-Year ACS Data				
Age	2010 Census		2018 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	55	3.5	112	6.6
5 to 19	256	16.3	351	20.6
20 to 24	85	5.4	129	7.6
25 to 34	212	13.5	253	14.9
35 to 54	456	29.1	430	25.3
55 to 64	210	13.4	208	12.2
65 or Older	293	18.7	218	12.8
<b>Total</b>	<b>1,567</b>	<b>100%</b>	<b>1,701</b>	<b>100%</b>

**Diagram III.17.4  
Population Distribution by Age**



### Disability

Disability by age, as estimated by the 2018 ACS, is shown in Table III.17.10. The disability rate for females was 11.9 percent, compared to 24.9 percent for males. The disability rate grew precipitously higher with age, with 41.9 percent of those over 75 experiencing a disability.

<b>Table III.17.10 Disability by Age Lusk town 2018 Five-Year ACS Data</b>						
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	12	8.5%	0	0%	12	3.8%
18 to 34	30	28.8%	21	13.7%	51	19.8%
35 to 64	60	23.3%	35	14.5%	95	19.1%
65 to 74	25	59.5%	12	32.4%	37	46.8%
75 or Older	38	49.4%	19	32.2%	57	41.9%
<b>Total</b>	<b>165</b>	<b>24.9%</b>	<b>87</b>	<b>11.9%</b>	<b>252</b>	<b>18.1%</b>

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table III.17.11. Some 10.3 percent have an ambulatory disability, 1.5 percent have an independent living disability, and 1.4 percent have a self-care disability.

<b>Table III.17.11 Total Disabilities Tallied: Aged 5 and Older Lusk town 2018 Five-Year ACS</b>		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	74	5.3%
Vision disability	63	4.5%
Cognitive disability	79	6.2%
Ambulatory disability	132	10.3%
Self-Care disability	18	1.4%
Independent living disability	15	1.5%

## Education

Education and employment data, as estimated by the 2018 ACS, is presented in Table III.17.12 through Table III. 14. In 2018, some 694 people were in the Lusk town labor force, with 679 persons employed and 15 unemployed. The unemployment rate for Lusk town was estimated to be 2.2 percent in 2018.

<b>Table III.17.12</b>	
<b>Employment, Labor Force and Unemployment</b>	
Lusk town	
2018 Five-Year ACS Data	
<b>Employment Status</b>	<b>2018 Five-Year ACS</b>
Employed	679
Unemployed	15
<b>Labor Force</b>	<b>694</b>
Unemployment Rate	2.2%

As seen in Table III. 13 and Table III.17.14, some 35.3 percent of the population had a high school diploma or equivalent, another 40.2 percent have some college, 7.8 percent have a Bachelor's Degree, and 2.6 percent of the population had a graduate or professional degree.

<b>Table III.17.13</b>	
<b>High School or Greater Education</b>	
Lusk town	
2018 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	537
Total Households	591
<b>Percent High School or Above</b>	<b>90.9%</b>

<b>Table III.17.14</b>		
<b>Educational Attainment</b>		
Lusk town		
2018 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	180	14.1%
High School or Equivalent	450	35.3%
Some College or Associates Degree	513	40.2%
Bachelor's Degree	100	7.8%
Graduate or Professional Degree	33	2.6%
<b>Total Population Above 18 years</b>	<b>1,276</b>	<b>100.0%</b>

## ECONOMICS

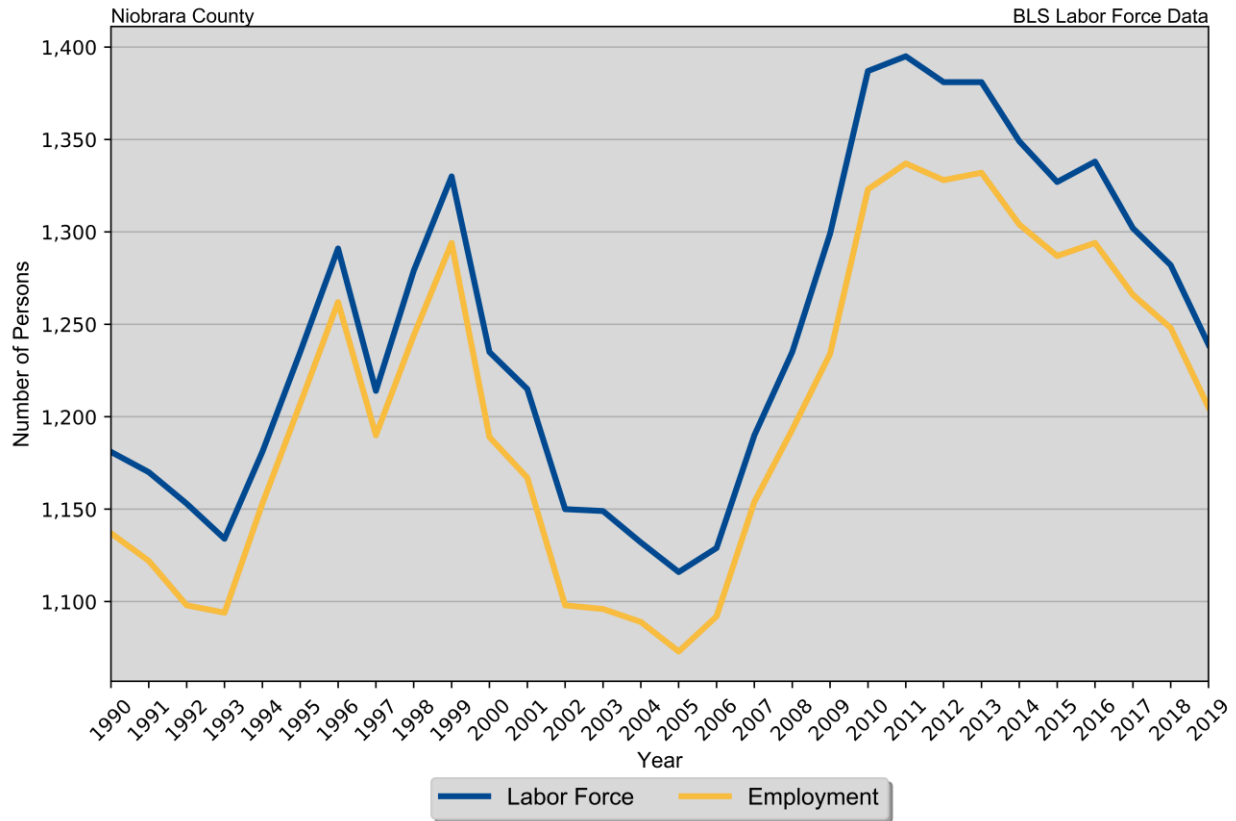
### Labor Force

Table III.17.15, 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 2.7 percent in 2018 to 2.7 percent in 2019, which compared to a statewide decrease to 3.6 percent.

Table III.17.15 Labor Force Statistics Niobrara County 1990 - 2019 BLS Data					
Year	Niobrara County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	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	1,287	1,327	3.0%	4.3%
2016	44	1,294	1,338	3.3%	5.3%
2017	36	1,266	1,302	2.8%	4.2%
2018	34	1,248	1,282	2.7%	3.9%
2019	34	1,205	1,239	2.7%	3.6%

Diagram III.17.5, shows the employment and labor force for Niobrara County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 1,205 persons, with the labor force reaching 1,239, indicating there were a total of 34 unemployed persons.

**Diagram III.17.5**  
**Employment and Labor Force**

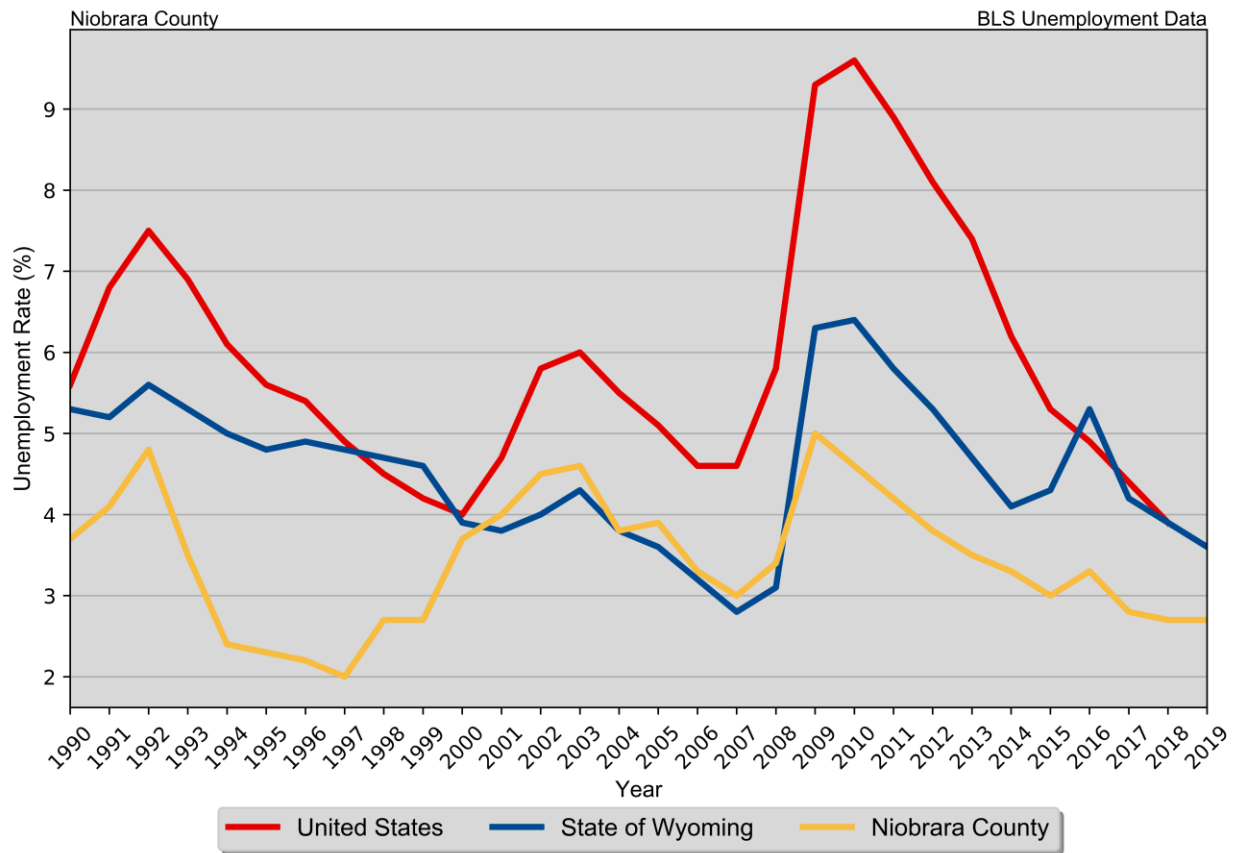




### Unemployment

Diagram III.17.6, 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 3.4 percent. Over the course of the entire period the Niobrara County had an average unemployment rate that lower than the State, 3.4 percent for Niobrara County, versus 4.6 percent statewide.

**Diagram III.17.6**  
**Annual Unemployment Rate**

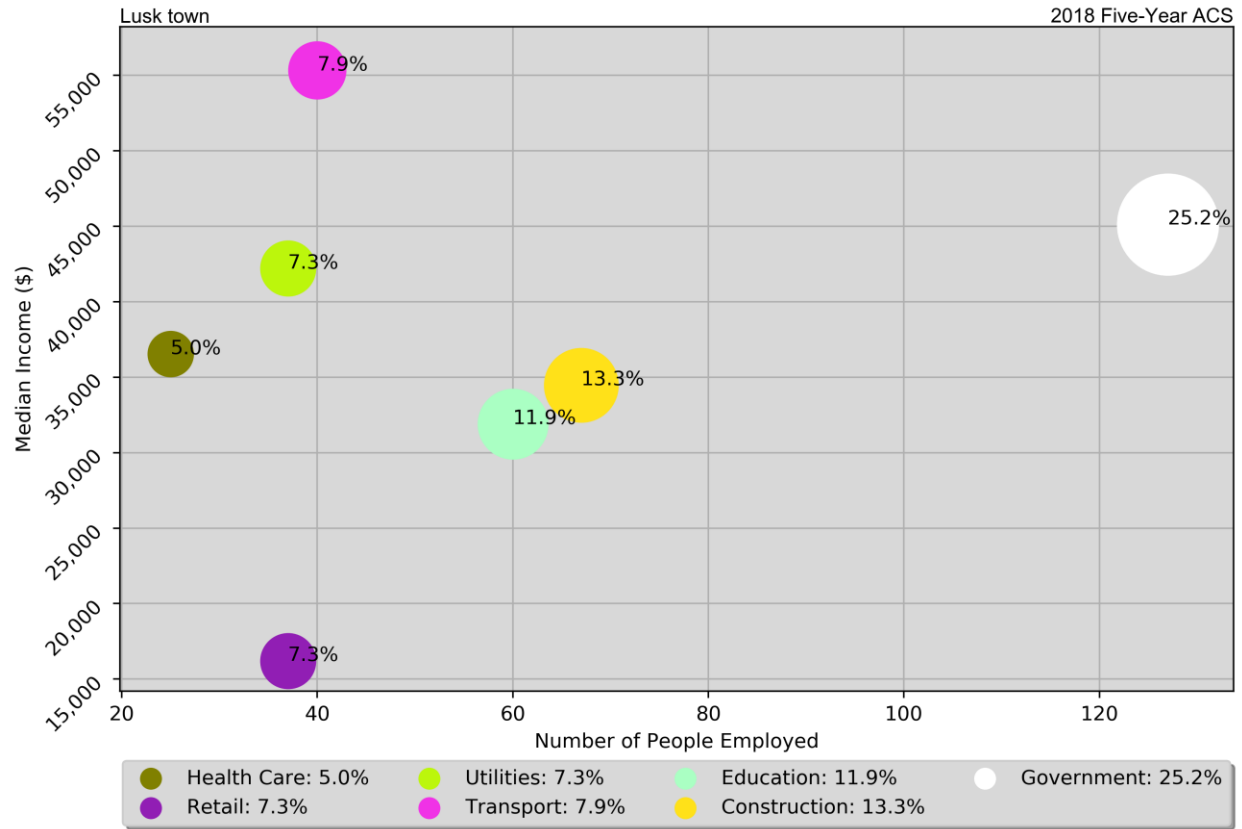


### Earnings and Employment by Industry

Table III.17.16 shows earnings and employment by industry in Lusk town as reported by the 2018 five-year ACS. This data is also displayed in Diagram III.17.7.

<b>Table III.17.16</b>			
<b>City Level Employment by Industry</b>			
Lusk town			
2018 five-year ACS Data			
<b>Industry</b>	<b>Total Employment</b>	<b>Percent of Employment</b>	<b>Median Earnings</b>
<b>Farming</b>	6	1%	\$0
<b>Mining</b>	12	2%	\$0
<b>Construction</b>	67	13%	\$34,469
<b>Manufacturing</b>	0	0%	\$0
<b>Wholesale</b>	0	0%	\$0
<b>Retail</b>	37	7%	\$16,208
<b>Transport</b>	40	8%	\$55,326
<b>Utilities</b>	37	7%	\$42,202
<b>Info</b>	4	1%	\$0
<b>Finance</b>	23	5%	\$0
<b>Real Estate</b>	4	1%	\$0
<b>Prof Service</b>	6	1%	\$0
<b>Management</b>	0	0%	\$0
<b>Admin</b>	38	8%	\$0
<b>Education</b>	60	12%	\$31,894
<b>Health Care</b>	25	5%	\$36,528
<b>Arts</b>	0	0%	\$0
<b>Food</b>	3	1%	\$0
<b>Other</b>	15	3%	\$0
<b>Government</b>	127	25%	\$45,125

**Diagram III.17.7**  
**Earnings and Employment by Industry**



### Earnings: Niobrara County

The Bureau of Economic Analysis (BEA) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies.

Table III.17.17, 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 459 jobs in 2018. Between 2017 and 2018 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 14.3 percent to 8 jobs.

Table III.17.17 Employment by Industry Niobrara County BEA Table CA25 Data										
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	262	271	271	270	275	282	285	292	285	-2.4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0	0.0
Mining	100	93	142	177	184	148	131	148	148	0.0
Utilities	0	0	0	0	0	0	0	0	0	0.0
Construction	86	99	111	0	0	84	0	96	0	-100.0
Manufacturing	0	0	0	0	0	0	0	0	0	0.0
Wholesale trade	0	0	0	0	0	0	0	0	0	0.0
Retail trade	0	0	0	0	0	0	0	0	0	0.0
Transportation and warehousing	91	112	99	95	0	0	0	75	79	5.3
Information	0	0	0	0	0	0	0	0	0	0.0
Finance and insurance	0	0	61	53	64	63	0	61	64	4.9
Real estate and rental and leasing	0	0	61	60	38	55	0	57	59	3.5
Professional and technical services	0	48	49	51	0	0	0	0	0	0.0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	0	27	26	0	0	0	20	0	0	0.0
Educational services	0	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	7	8	14.3
Accommodation and food services	0	0	0	0	0	0	0	0	114	0.0
Other services, except public administration	65	0	0	75	0	0	0	58	60	3.4
Government and government enterprises	464	469	468	460	471	467	475	469	459	-2.1
<b>Total</b>	<b>1,709</b>	<b>1,747</b>	<b>1,846</b>	<b>1,871</b>	<b>1,859</b>	<b>1,788</b>	<b>1,782</b>	<b>1,829</b>	<b>1,829</b>	<b>0.0</b>

Table III.17.18, shows the real average earnings per job by industry for Niobrara County. In 2018, the transportation and warehousing industry had the highest average earnings reaching 231,694 dollars. Between 2017 and 2018 the farm industry saw the largest percentage increase, rising by 111.6 percent to 23,745 dollars.

**Table III.17.18**  
**Real Earnings Per Job by Industry**  
 Niobrara County  
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	10,660	43,653	8,636	24,487	52,141	30,929	15,865	11,223	23,745	111.6
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0	0.0
Mining	16,460	20,402	20,391	37,353	38,622	21,713	18,636	23,818	26,084	9.5
Utilities	0	0	0	0	0	0	0	0	0	0.0
Construction	52,648	50,233	47,778	0	0	51,834	0	38,349	0	0.0
Manufacturing	0	0	0	0	0	0	0	0	0	0.0
Wholesale trade	0	0	0	0	0	0	0	0	0	0.0
Retail trade	0	0	0	0	0	0	0	0	0	0.0
Transportation and warehousing	110,944	121,737	110,487	123,475	0	0	0	210,173	231,694	10.2
Information	0	0	0	0	0	0	0	0	0	0.0
Finance and insurance	0	0	20,059	21,999	17,956	18,581	0	18,266	18,395	0.7
Real estate and rental and leasing	0	0	12,636	15,126	29,614	24,659	0	11,795	11,589	-1.7
Professional and technical services	0	32,587	30,177	26,196	0	0	0	0	0	0.0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0	0.0
Administrative and waste services	0	18,957	19,058	0	0	0	43,379	0	0	0.0
Educational services	0	0	0	0	0	0	0	0	0	0.0
Health care and social assistance	0	0	0	0	0	0	0	0	0	0.0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	1,638	1,526	-6.8
Accommodation and food services	0	0	0	0	0	0	0	0	13,701	0.0
Other services, except public administration	50,683	0	0	40,543	0	0	0	47,192	47,246	0.1
Government and government enterprises	59,107	58,360	59,819	65,373	66,447	67,587	66,891	67,162	67,253	0.1
<b>Total</b>	<b>39,621</b>	<b>45,121</b>	<b>37,284</b>	<b>42,781</b>	<b>47,628</b>	<b>45,612</b>	<b>41,531</b>	<b>41,109</b>	<b>44,649</b>	<b>8.6</b>

Diagram III.17.8, shows real average earnings per job for Niobrara County from 1990 to 2018. Over this period the average earning per job for Niobrara County was 34,689 dollars, which was lower than the statewide average of 47,992 dollars over the same period.

**Diagram III.17.8**  
**Real Average Earnings Per Job**

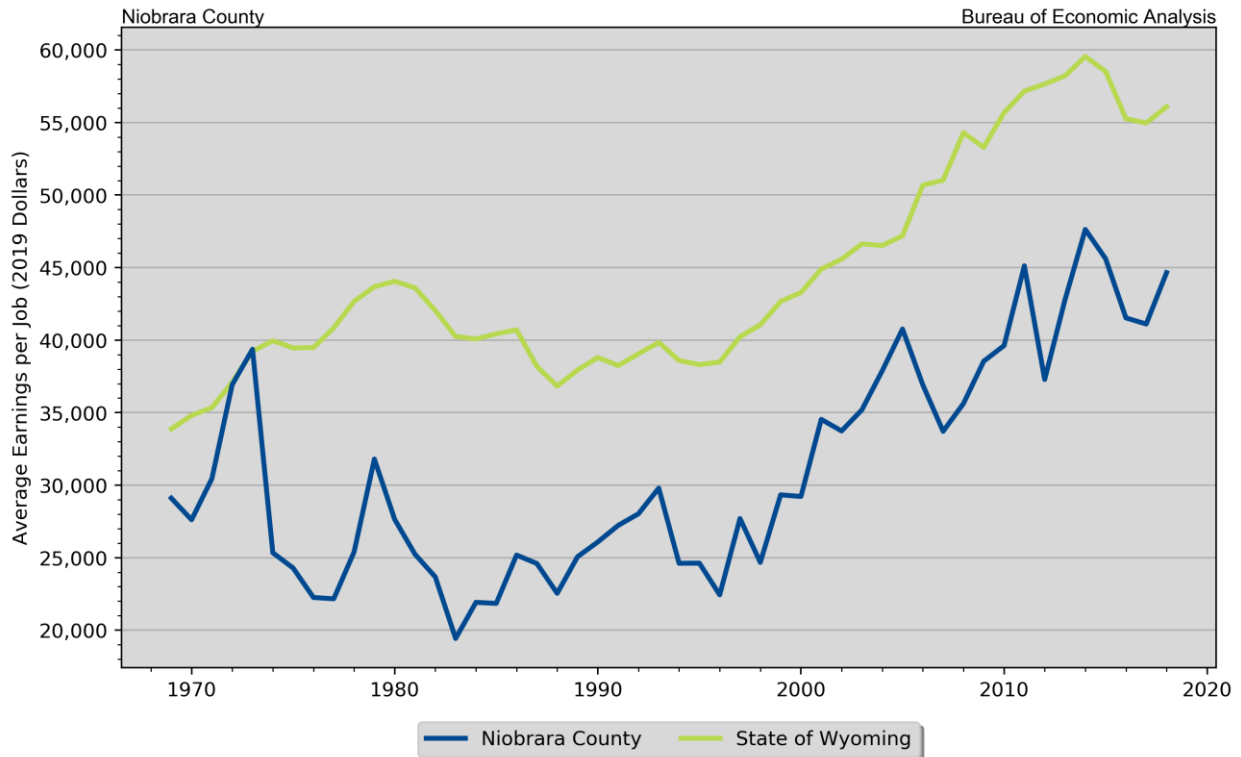
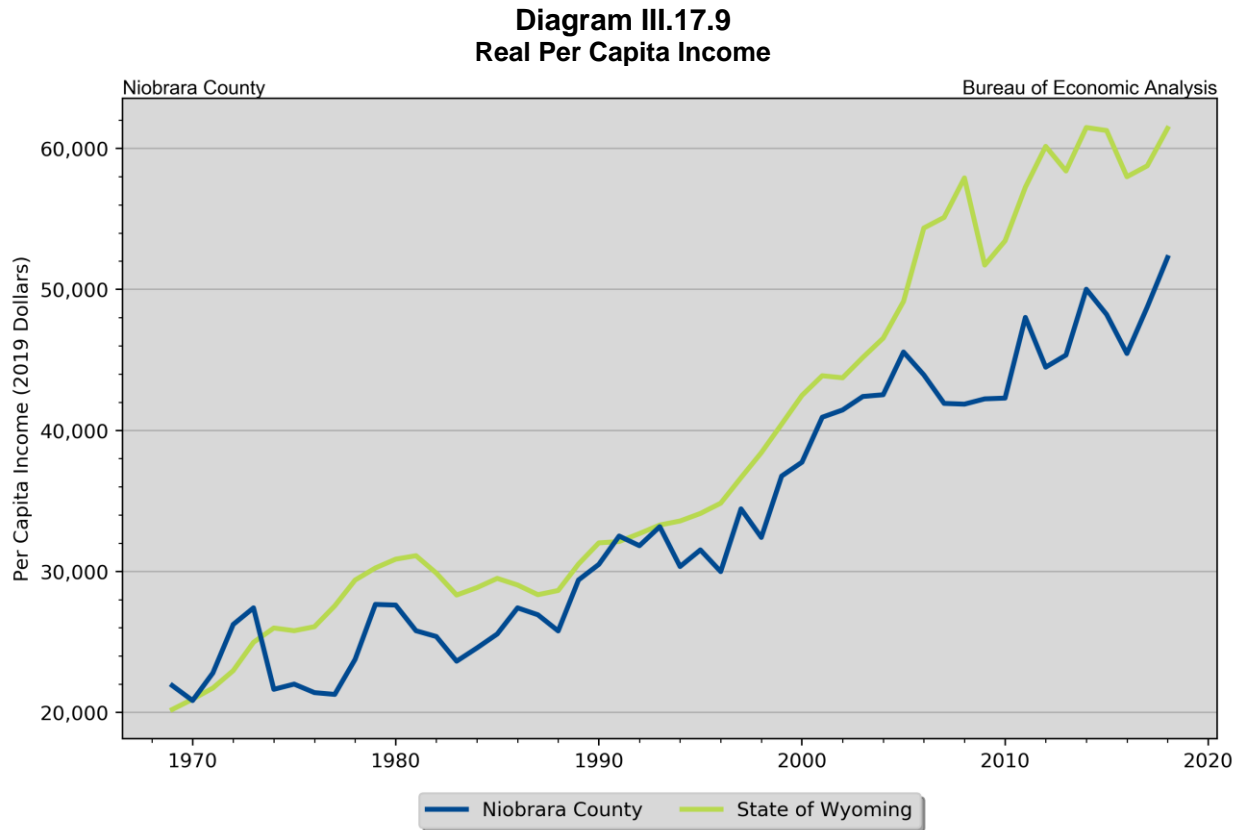


Diagram III.17.9, shows real per capita income for the Niobrara County from 1990 to 2018, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Niobrara County was 40,305 dollars, which was lower than the statewide average of 47,183 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 292 in 2018, with the poverty rate reaching 13.6 percent in 2018. This compared to a state poverty rate of 10.7 percent and a national rate of 13.1 percent in 2018. Table III.17.19, at right, presents poverty data for Niobrara County. This data is also displayed in Diagram III.17.10.

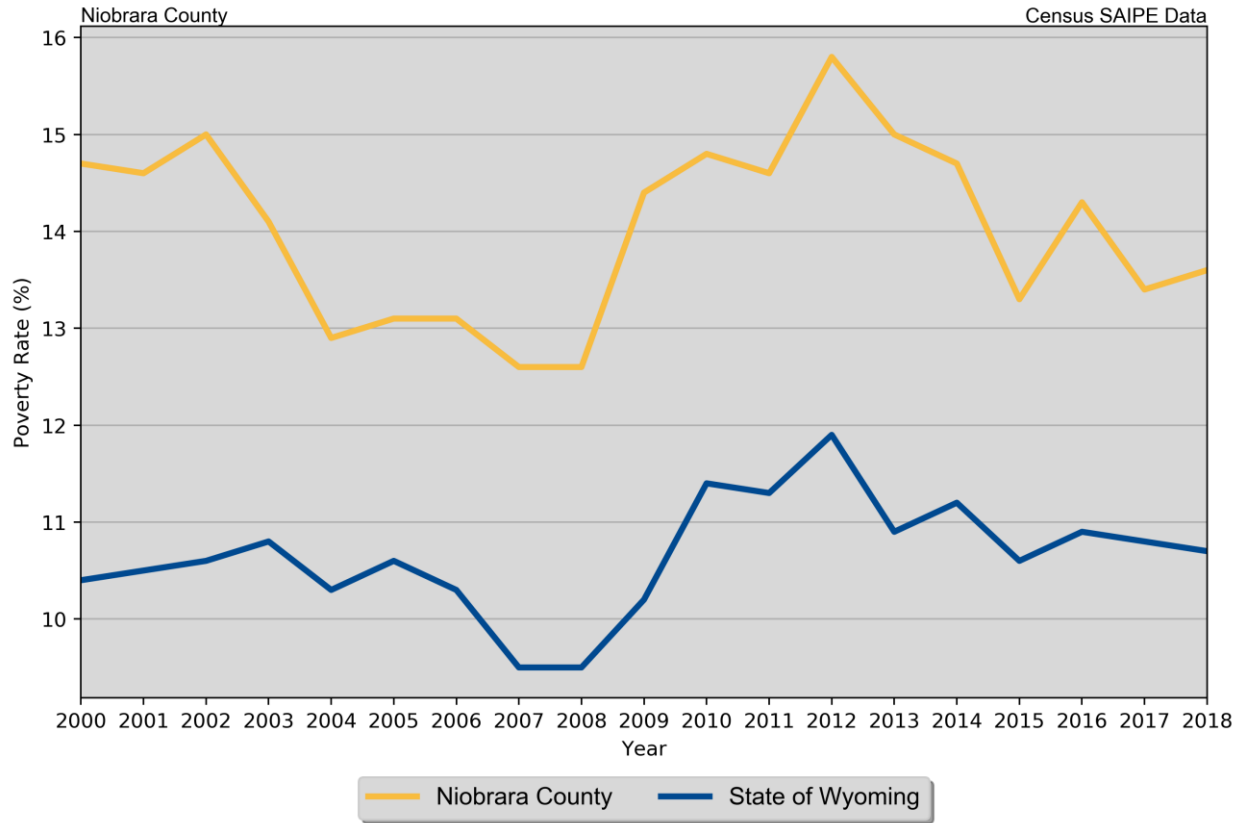
The rate of poverty for Lusk town is shown in Table III.17.20. In 2018, there were an estimated 232 persons living in poverty. This represented a 16.7 percent poverty rate, compared to 14.2 percent poverty in 2000. In 2018, some 5.2 percent of those in poverty were under age 6, and 16.4 percent were 65 or older.

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%
2018	292	13.6%

Age	2000 Census		2018 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	23	12.3%	12	5.2%
6 to 17	45	24.1%	35	15.1%
18 to 64	80	42.8%	147	63.4%
65 or Older	39	20.9%	38	16.4%
<b>Total</b>	<b>187</b>	<b>100.0%</b>	<b>232</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>14.2%</b>	<b>.</b>	<b>16.7%</b>	<b>.</b>



**Diagram III.17.10  
Poverty Rates**



## HOUSING

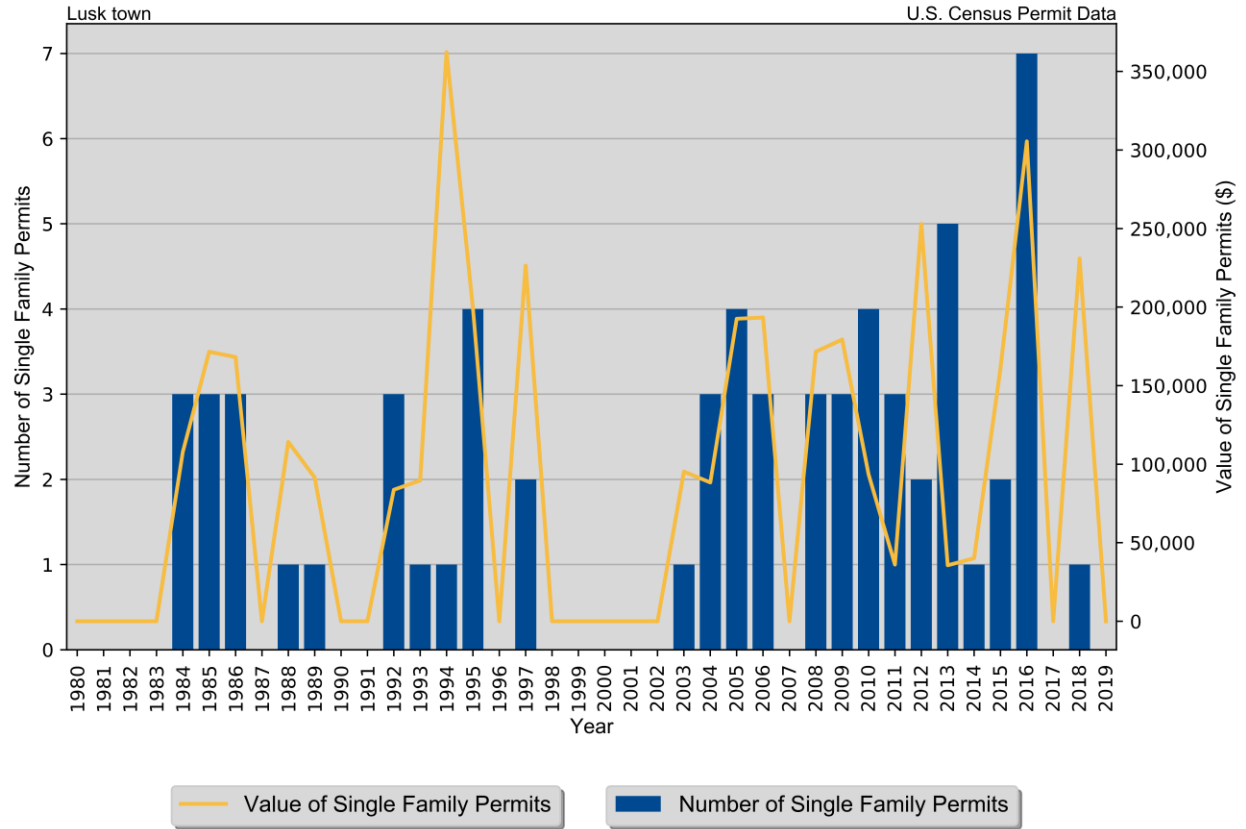
### Housing Production

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 Lusk town decreased from 1 authorizations in 2018 to 0 in 2019.

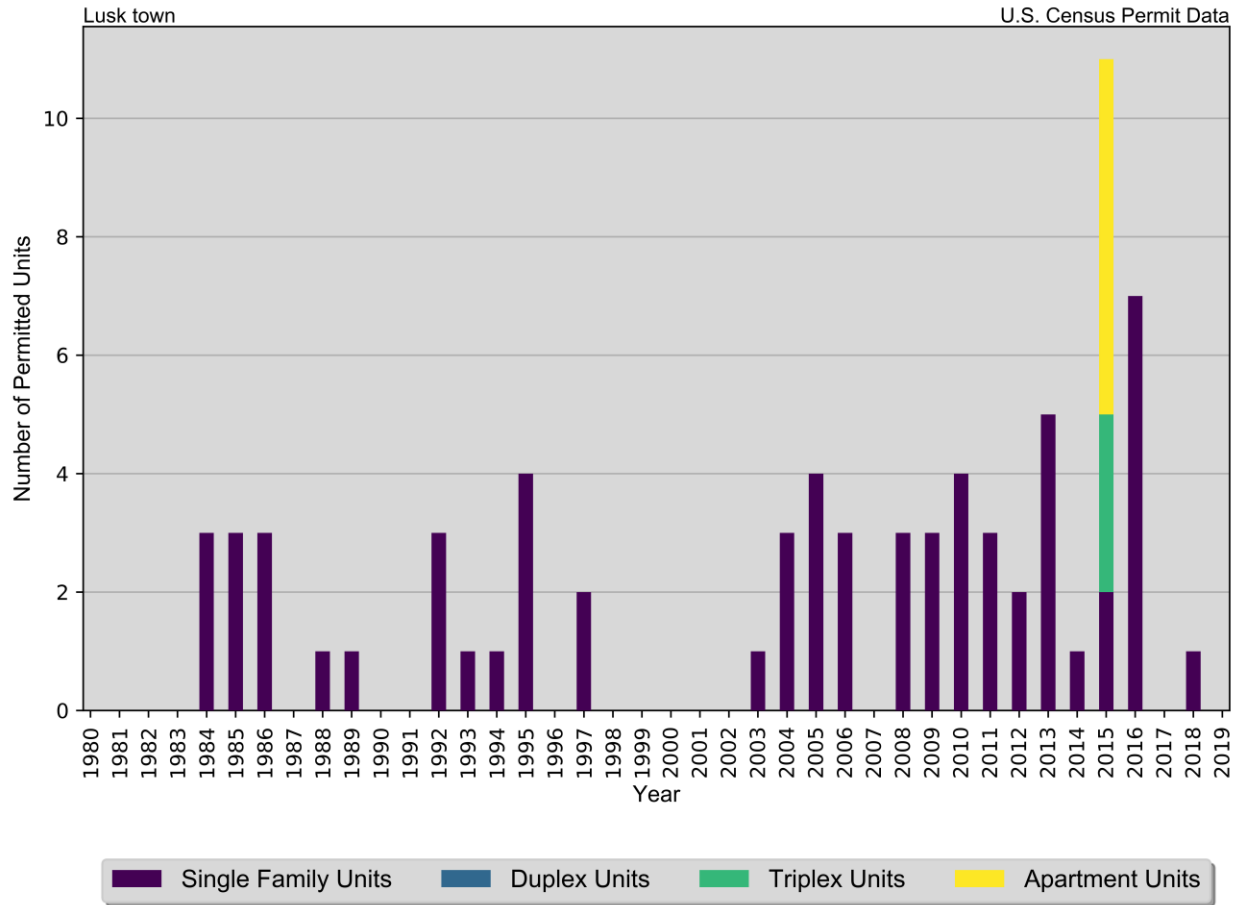
The real value of single-family building permits decreased from 230,973 dollars in 2018 to 0 dollars in 2019. This compares to an increase in permit value statewide, with values rising from 374,392 dollars in 2018 to 340,338 dollars in 2019. Additional details are given in Table III.17.21.

<b>Table III.17.21</b> <b>Building Permits and Valuation</b> Lusk town Census Bureau Data, 1980–2019							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019\$)	
	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	107,770	0
1985	3	0	0	0	3	171,574	0
1986	3	0	0	0	3	168,180	0
1987	0	0	0	0	0	0	0
1988	1	0	0	0	1	114,155	0
1989	1	0	0	0	1	91,525	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	3	0	0	0	3	83,723	0
1993	1	0	0	0	1	89,664	0
1994	1	0	0	0	1	362,330	0
1995	4	0	0	0	4	199,312	0
1996	0	0	0	0	0	0	0
1997	2	0	0	0	2	226,381	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	95,264	0
2004	3	0	0	0	3	88,347	0
2005	4	0	0	0	4	192,574	0
2006	3	0	0	0	3	193,363	0
2007	0	0	0	0	0	0	0
2008	3	0	0	0	3	171,592	0
2009	3	0	0	0	3	179,360	0
2010	4	0	0	0	4	93,523	0
2011	3	0	0	0	3	36,070	0
2012	2	0	0	0	2	252,975	0
2013	5	0	0	0	5	35,630	0
2014	1	0	0	0	1	40,113	0
2015	2	0	3	6	11	160,944	44,707
2016	7	0	0	0	7	305,526	0
2017	0	0	0	0	0	0	0
2018	1	0	0	0	1	230,973	0
2019	0	0	0	0	0	0	0

**Diagram III.17.11**  
**Single-Family Permits**



**Diagram III.17.12**  
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table III.17.22. Family households represented 54.8 percent of households, while non-family households accounted for 45.2 percent. These changed from 56.7 percent and 43.3 percent, respectively.

<b>Table III.17.22</b>				
<b>Household Type by Tenure</b>				
Lusk town				
2010 Census SF1 & 2018 Five-Year ACS Data				
Household Type	2010 Census		2018 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	373	56.7%	324	54.8%
Married-Couple Family	291	78%	278	85.8%
Owner-Occupied	243	83.5%	228	82%
Renter-Occupied	48	16.5%	50	18%
Other Family	82	22%	46	25.3%
Male Householder, No Spouse Present	21	25.6%	16	45.7%
Owner-Occupied	14	66.7%	7	43.8%
Renter-Occupied	7	33.3%	9	56.2%
Female Householder, No Spouse Present	61	74.4%	30	132.6%
Owner-Occupied	26	42.6%	0	0%
Renter-Occupied	35	57.4%	30	100%
Non-Family Households	285	43.3%	267	45.2%
Owner-Occupied	159	55.8%	169	63.3%
Renter-Occupied	126	44.2%	98	36.7%
<b>Total</b>	<b>658</b>	<b>100.0%</b>	<b>591</b>	<b>100.0%</b>

Table III.17.23 below shows housing units by type in 2010 and 2018. In 2010, there were 776 housing units, compared with 790 in 2018. Single-family units accounted for 86.5 percent of units in 2018, compared to 82.5 percent in 2010. Apartment units accounted for 4.9 percent in 2018, compared to 5.9 percent in 2010.

<b>Table III.17.23</b>				
<b>Housing Units by Type</b>				
Lusk town				
2010 & 2018 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	640	82.5%	683	86.5%
Duplex	18	2.3%	11	1.4%
Tri- or Four-Plex	15	1.9%	4	0.5%
Apartment	46	5.9%	39	4.9%
Mobile Home	57	7.3%	53	6.7%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>776</b>	<b>100.0%</b>	<b>790</b>	<b>100.0%</b>

Table III.17.24, shows housing units by tenure from 2010 to 2018. By 2018, there were 790 housing units. An estimated 68.4 percent were owner-occupied, and 25.2 percent were vacant.

<b>Table III.17.24</b>				
<b>Housing Units by Tenure</b>				
Lusk town				
2010 Census & 2018 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2018 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	658	83.3%	591	74.8%
Owner-Occupied	442	67.2%	404	68.4%
Renter-Occupied	216	32.8%	187	31.6%
Vacant Housing Units	132	16.7%	199	25.2%
<b>Total Housing Units</b>	<b>790</b>	<b>100.0%</b>	<b>790</b>	<b>100.0%</b>

Households by income for the 2010 and 2018 5-year ACS are shown in Table III.17.25. Households earning more than 100,000 dollars per year represented 13.9 percent of households in 2018, compared to 8.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 13 percent of households in 2018, compared to 16.1 percent in 2010.

<b>Table III.17.25</b>				
<b>Households by Income</b>				
Lusk town				
2010 & 2018 Five-Year ACS Data				
<b>Income</b>	<b>2010 Five-Year ACS</b>		<b>2018 Five-Year ACS</b>	
	<b>Households</b>	<b>% of Total</b>	<b>Households</b>	<b>% of Total</b>
Less than \$15,000	101	16.1%	77	13%
\$15,000 to \$19,999	43	6.8%	83	14%
\$20,000 to \$24,999	33	5.2%	27	4.6%
\$25,000 to \$34,999	78	12.4%	59	10%
\$35,000 to \$49,999	89	14.1%	78	13.2%
\$50,000 to \$74,999	156	24.8%	145	24.5%
\$75,000 to \$99,999	73	11.6%	40	6.8%
\$100,000 or More	56	8.9%	82	13.9%
<b>Total</b>	<b>629</b>	<b>100.0%</b>	<b>591</b>	<b>100.0%</b>

Table III.17.26 shows households by year home built for the 2010 and 2018 5-year ACS data. Housing units built between 2000 and 2009, account for 2.9 percent of households in 2010 and 5.6 percent of households in 2018. Housing units built in 1939 or earlier represented 39.1 percent of households in 2018 and 35.9 percent of households in 2010.

<b>Table III.17.26</b>				
<b>Households by Year Home Built</b>				
Lusk town				
2010 & 2018 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	226	35.9%	231	39.1%
1940 to 1949	72	11.4%	93	15.7%
1950 to 1959	118	18.8%	72	12.2%
1960 to 1969	51	8.1%	32	5.4%
1970 to 1979	61	9.7%	4	0.7%
1980 to 1989	65	10.3%	77	13%
1990 to 1999	18	2.9%	49	8.3%
2000 to 2009	18	2.9%	33	5.6%
2010 or Later	.	.	0	0%
<b>Total</b>	<b>629</b>	<b>100.0%</b>	<b>591</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.17.27. An estimated 90.9 percent of white households occupy single-family homes, while 0 percent of black households do. Some 3 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 100 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

<b>Table III.17.27</b>							
<b>Distribution of Units in Structure by Race</b>							
Lusk town							
2018 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	90.9%	0%	0%	100%	0%	0%	0%
Duplex	0%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	0.7%	0%	0%	0%	0%	0%	0%
Apartment	3%	0%	0%	0%	0%	0%	0%
Mobile Home	5.4%	0%	0%	0%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant units between 2010 and 2018 are shown in Table III.17.28. By 2018, for rent units accounted for 5.5 percent of vacant units, while for sale units accounted for 6 percent. “Other” vacant units accounted for 74.9 percent of vacant units, representing a total of 149 “other” vacant units.

<b>Table III.17.28</b>				
<b>Disposition of Vacant Housing Units</b>				
Lusk town				
2010 Census & 2018 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2018 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	23	17.4%	11	5.5%
For Sale	9	6.8%	12	6%
Rented Not Occupied	4	3%	0	0%
Sold Not Occupied	2	1.5%	8	4%
For Seasonal, Recreational, or Occasional Use	25	18.9%	19	9.5%
For Migrant Workers	0	0%	0	0%
Other Vacant	69	52.3%	149	74.9%
<b>Total</b>	<b>132</b>	<b>100.0%</b>	<b>199</b>	<b>100.0%</b>

Table III.17.29, below, shows the number of households in Lusk town by number of bedrooms and tenure. There were 9 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 4.6 percent of total households in Lusk town. In Lusk town the 352 households with three bedrooms accounted for 29.5 percent of all households, and there were only 33 five-bedroom or more households, which accounted for 15.3 percent of all households.

<b>Table III.17.29</b>				
<b>Households by Number of Bedrooms</b>				
Lusk town				
2018 Five-Year ACS Data				
<b>Number of Bedrooms</b>	<b>Tenure</b>			<b>% of Total</b>
	<b>Own</b>	<b>Rent</b>	<b>Total</b>	
None	0	9	15	100
One	16	8	36	1.9
Two	48	127	233	4.6
Three	240	34	352	29.5
Four	85	9	121	44.6
Five or more	15	0	33	15.3
<b>Total</b>	<b>591</b>	<b>187</b>	<b>790</b>	<b>100.0</b>



The age of a structure influences its value. As shown in Table III.17.30, structures built in 1939 or earlier had a median value of 74,600, while structures built between 1950 and 1959 had a median value of 169,100, and those built between 1990 to 1999 had a median value of 83,900. The total median value in Lusk town was, 122,900.

<b>Table III.17.30</b>	
<b>Owner Occupied Median Value by Year Structure Built</b>	
Lusk town	
2018 Five-Year ACS Data	
<b>Year Structure Built</b>	<b>Median Value</b>
1939 or earlier	74,600
1940 to 1949	132,500
1950 to 1959	169,100
1960 to 1969	107,800
1970 to 1979	0
1980 to 1989	162,500
1990 to 1999	83,900
2000 to 2009	0
2010 to 2013	0
2014 or later	0
<b>Median Value</b>	<b>122,900</b>

Household mortgage status is reported in Table III.17.31. In, Lusk town households with a mortgage accounted for 62.9 percent of all households or 254 housing units, and the remaining 54.7 percent or 221 units had no mortgage. Of those units with a mortgage, 33 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 221 or 54.7 percent had no second mortgage or no home equity loan.

<b>Table III.17.31</b>		
<b>Mortgage Status</b>		
Lusk town		
<b>Mortgage Status</b>	<b>Lusk town</b>	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	254	62.9
With either a second mortgage or home equity loan, but not both	33	8.2
Second mortgage only	33	8.2
Home equity loan only	0	0
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	221	54.7
Housing units without a mortgage	150	37.1
<b>Total</b>	<b>404</b>	<b>100.0%</b>

Table III.17.31 lists the Lusk town median rent as \$581 and the median home value as \$122,900.

<b>Table III.17.32</b> <b>Median Rent</b> Lusk town 2018 Five-Year ACS Data	
Place	Rent
Median Rent	\$581
Median Home Value	\$122,900

### 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.17.33. In 2018, an estimated 2.5 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

<b>Table III.17.33</b> <b>Overcrowding and Severe Overcrowding</b> Lusk town 2010 & 2018 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2010 Five-Year ACS	387	100%	0	0%	0	0%	387
2018 Five-Year ACS	404	100%	0	0%	0	0%	404
<b>Renter</b>							
2010 Five-Year ACS	242	100%	0	0%	0	0%	242
2018 Five-Year ACS	172	92%	15	8%	0	0%	187
<b>Total</b>							
2010 Five-Year ACS	629	100%	0	0%	0	0%	629
2018 Five-Year ACS	576	97.5%	15	2.5%	0	0%	591

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 2018, representing 0 percent of households in Lusk town. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

<b>Table III.17.34</b>		
<b>Households with Incomplete Plumbing Facilities</b>		
Lusk town		
2010 and 2018 Five-Year ACS Data		
<b>Households</b>	<b>2010 Five-Year ACS</b>	<b>2018 Five-Year ACS</b>
With Complete Plumbing Facilities	629	591
Lacking Complete Plumbing Facilities	0	0
<b>Total Households</b>	<b>629</b>	<b>591</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>0%</b>

There were 9 households lacking complete kitchen facilities in 2018, compared to 629 households in 2010. This was a change from 0 percent of households in 2010 to 1.5 percent in 2018.

<b>Table III.17.35</b>		
<b>Households with Incomplete Kitchen Facilities</b>		
Lusk town		
2010 and 2018 Five-Year ACS Data		
<b>Households</b>	<b>2010 Five-Year ACS</b>	<b>2018 Five-Year ACS</b>
With Complete Kitchen Facilities	629	582
Lacking Complete Kitchen Facilities	0	9
<b>Total Households</b>	<b>629</b>	<b>591</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>1.5%</b>

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 Lusk town 10.5 percent of households had a cost burden and 15.6 percent had a severe cost burden. Some 6.4 percent of renters were cost burdened, and 42.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 8.7 percent and a severe cost burden rate of 8.7 percent. Owner occupied households with a mortgage had a cost burden rate of 14.6 percent, and severe cost burden at 0 percent.

**Table III.17.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Lusk town  
 2010 & 2018 Five-Year ACS Data

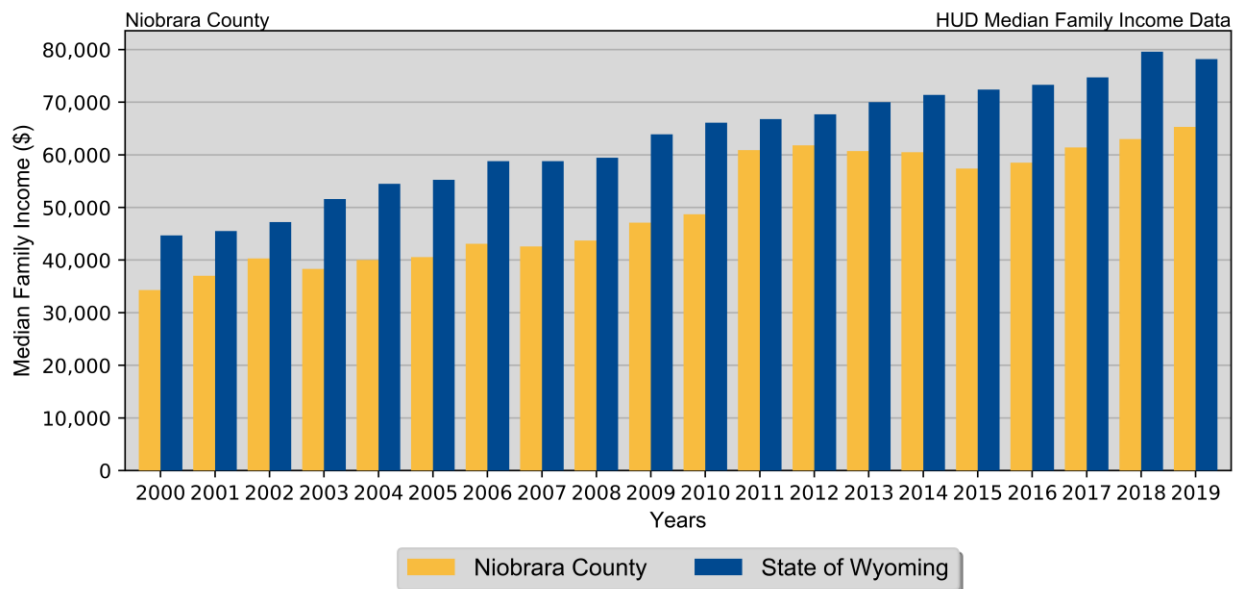
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2010 Five-Year ACS	144	81.8%	17	9.7%	12	6.8%	3	1.7%	176
2018 Five-Year ACS	217	85.4%	37	14.6%	0	0%	0	0%	254
<b>Owner Without a Mortgage</b>									
2010 Five-Year ACS	192	91%	4	1.9%	15	7.1%	0	0%	211
2018 Five-Year ACS	124	82.7%	13	8.7%	13	8.7%	0	0%	150
<b>Renter</b>									
2010 Five-Year ACS	148	61.2%	36	14.9%	40	16.5%	18	7.4%	242
2018 Five-Year ACS	62	33.2%	12	6.4%	79	42.2%	34	18.2%	187
<b>Total</b>									
2010 Five-Year ACS	484	76.9%	57	9.1%	67	10.7%	21	3.3%	629
2018 Five-Year ACS	403	68.2%	62	10.5%	92	15.6%	34	5.8%	591

### 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.17.40 shows that the HUD estimated MFI for Niobrara County was \$65,300 in 2019. This compared to Wyoming’s MFI of \$78,200. Diagram III.17.13, illustrates the estimated MFI for 2000 through 2019 in Niobrara County.

Table III.17.37 Median Family Income Niobrara County 2000–2019 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
2019	65,300	78,200

**Diagram III.17.13**  
**Estimated Median Family Income**



## Comprehensive Housing Affordability Strategy (CHAS)

The following tables show Comprehensive Housing Affordability Strategy (CHAS) data.

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

## Housing Problems by Income, Race, and Tenure

Table III.17.38 through Table III.17.43 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing). In Lusk town, housing problems are faced by 75 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

<b>Table III.17.38</b> <b>Percent of Homeowner Households with Housing Problems by Income and Race</b> Lusk town 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$19,590	78.1%	0%	0%	0%	0%	0%	0%	78.1%
\$19,591 to \$32,650	22.2%	0%	0%	0%	0%	0%	0%	22.2%
\$32,651 to \$52,240	0.0%	0%	0.0%	0%	0%	0.0%	0%	0.0%
\$52,241 to \$65,300	27.3%	0%	0%	0%	0%	0%	0%	27.3%
Above \$65,300	0.0%	0%	0%	0%	0%	0%	0%	0.0%
<b>Total</b>	<b>19.8%</b>	<b>0%</b>	<b>0.0%</b>	<b>0%</b>	<b>0%</b>	<b>0.0%</b>	<b>0%</b>	<b>19.1%</b>
<b>Without Housing Problems</b>								
\$0 to \$19,590	15.6%	0%	0%	0%	0%	0%	0%	15.6%
\$19,591 to \$32,650	77.8%	0%	0%	0%	0%	0%	0%	77.8%
\$32,651 to \$52,240	100.0%	0%	100.0%	0%	0%	100.0%	0%	100.0%
\$52,241 to \$65,300	72.7%	0%	0%	0%	0%	0%	0%	72.7%
Above \$65,300	100.0%	0%	0%	0%	0%	0%	0%	100.0%
<b>Total</b>	<b>79.2%</b>	<b>0%</b>	<b>100.0%</b>	<b>0%</b>	<b>0%</b>	<b>100.0%</b>	<b>0%</b>	<b>79.9%</b>

<b>Table III.17.39</b>								
<b>Homeowner Households with Housing Problems by Income and Race</b>								
Lusk town								
2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$19,590	50	0	0	0	0	0	0	50
\$19,591 to \$32,650	10	0	0	0	0	0	0	10
\$32,651 to \$52,240	0	0	0	0	0	0	0	0
\$52,241 to \$65,300	15	0	0	0	0	0	0	15
Above \$65,300	0	0	0	0	0	0	0	0
<b>Total</b>	<b>75</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>75</b>
<b>Without Housing Problems</b>								
\$0 to \$19,590	10	0	0	0	0	0	0	10
\$19,591 to \$32,650	35	0	0	0	0	0	0	35
\$32,651 to \$52,240	70	0	10	0	0	4	0	84
\$52,241 to \$65,300	40	0	0	0	0	0	0	40
Above \$65,300	145	0	0	0	0	0	0	145
<b>Total</b>	<b>300</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>314</b>
<b>Not Computed</b>								
\$0 to \$19,590	4	0	0	0	0	0	0	4
\$19,591 to \$32,650	0	0	0	0	0	0	0	0
\$32,651 to \$52,240	0	0	0	0	0	0	0	0
\$52,241 to \$65,300	0	0	0	0	0	0	0	0
Above \$65,300	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>Total</b>								
\$0 to \$19,590	64	0	0	0	0	0	0	64
\$19,591 to \$32,650	45	0	0	0	0	0	0	45
\$32,651 to \$52,240	70	0	10	0	0	4	0	84
\$52,241 to \$65,300	55	0	0	0	0	0	0	55
Above \$65,300	145	0	0	0	0	0	0	145
<b>Total</b>	<b>379</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>393</b>



In total, some 79 renter households face housing problems in Lusk town. Of these, some 69 white renter households, 0 black renter households, 0 Asian renter households, and 0 Hispanic renter households face housing problems.

<b>Table III.17.40</b> <b>Renter Households with Housing Problems by Income and Race</b> Lusk town 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$19,590	65	0	0	0	0	10	0	75
\$19,591 to \$32,650	4	0	0	0	0	0	0	4
\$32,651 to \$52,240	0	0	0	0	0	0	0	0
\$52,241 to \$65,300	0	0	0	0	0	0	0	0
Above \$65,300	0	0	0	0	0	0	0	0
<b>Total</b>	<b>69</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>79</b>
<b>Without Housing Problems</b>								
\$0 to \$19,590	35	0	0	0	0	0	0	35
\$19,591 to \$32,650	15	0	0	0	0	0	0	15
\$32,651 to \$52,240	35	0	0	0	0	15	0	50
\$52,241 to \$65,300	20	0	0	0	0	0	0	20
Above \$65,300	45	0	0	0	0	0	0	45
<b>Total</b>	<b>150</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>165</b>
<b>Not Computed</b>								
\$0 to \$19,590	0	0	0	0	0	0	0	0
\$19,591 to \$32,650	0	0	0	0	0	0	0	0
\$32,651 to \$52,240	0	0	0	0	0	0	0	0
\$52,241 to \$65,300	0	0	0	0	0	0	0	0
Above \$65,300	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>								
\$0 to \$19,590	100	0	0	0	0	10	0	110
\$19,591 to \$32,650	19	0	0	0	0	0	0	19
\$32,651 to \$52,240	35	0	0	0	0	15	0	50
\$52,241 to \$65,300	20	0	0	0	0	0	0	20
Above \$65,300	45	0	0	0	0	0	0	45
<b>Total</b>	<b>219</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>244</b>

**Table III.17.41**  
**Percent of Renter Households with Housing Problems by Income and Race**  
 Lusk town  
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$19,590	65.0%	0%	0%	0%	0%	100.0%	0%	<b>68.2%</b>
\$19,591 to \$32,650	21.1%	0%	0%	0%	0%	0%	0%	<b>21.1%</b>
\$32,651 to \$52,240	0.0%	0%	0%	0%	0%	0.0%	0%	<b>0.0%</b>
\$52,241 to \$65,300	0.0%	0%	0%	0%	0%	0%	0%	<b>0.0%</b>
Above \$65,300	0.0%	0%	0%	0%	0%	0%	0%	<b>0.0%</b>
<b>Total</b>	<b>31.5%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>40.0%</b>	<b>0%</b>	<b>32.4%</b>
<b>Without Housing Problems</b>								
\$0 to \$19,590	35.0%	0%	0%	0%	0%	0.0%	0%	<b>31.8%</b>
\$19,591 to \$32,650	78.9%	0%	0%	0%	0%	0%	0%	<b>78.9%</b>
\$32,651 to \$52,240	100.0%	0%	0%	0%	0%	100.0%	0%	<b>100.0%</b>
\$52,241 to \$65,300	100.0%	0%	0%	0%	0%	0%	0%	<b>100.0%</b>
Above \$65,300	100.0%	0%	0%	0%	0%	0%	0%	<b>100.0%</b>
<b>Total</b>	<b>68.5%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>60.0%</b>	<b>0%</b>	<b>67.6%</b>

Overall, there are 154 households, or 24.2 percent of households with housing problems in Lusk town. This includes 144 white households, 0 black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 10 “other” race households with housing problems. In addition, there are 0 Hispanic households with housing problems. This is shown in Table III.17.42 and Table III.17.43.

**Table III.17.42**  
**Percent of Total Households with Housing Problems by Income and Race**

Lusk town  
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$19,590	70.1%	0%	0%	0%	0%	100.0%	0%	<b>71.8%</b>
\$19,591 to \$32,650	21.9%	0%	0%	0%	0%	0%	0%	<b>21.9%</b>
\$32,651 to \$52,240	0.0%	0%	0.0%	0%	0%	0.0%	0%	<b>0.0%</b>
\$52,241 to \$65,300	20.0%	0%	0%	0%	0%	0%	0%	<b>20.0%</b>
Above \$65,300	0.0%	0%	0%	0%	0%	0%	0%	<b>0.0%</b>
<b>Total</b>	<b>24.1%</b>	<b>0%</b>	<b>0.0%</b>	<b>0%</b>	<b>0%</b>	<b>34.5%</b>	<b>0%</b>	<b>24.2%</b>
<b>Without Housing Problems</b>								
\$0 to \$19,590	27.4%	0%	0%	0%	0%	0.0%	0%	<b>25.9%</b>
\$19,591 to \$32,650	78.1%	0%	0%	0%	0%	0%	0%	<b>78.1%</b>
\$32,651 to \$52,240	100.0%	0%	100.0%	0%	0%	100.0%	0%	<b>100.0%</b>
\$52,241 to \$65,300	80.0%	0%	0%	0%	0%	0%	0%	<b>80.0%</b>
Above \$65,300	100.0%	0%	0%	0%	0%	0%	0%	<b>100.0%</b>
<b>Total</b>	<b>75.3%</b>	<b>0%</b>	<b>100.0%</b>	<b>0%</b>	<b>0%</b>	<b>65.5%</b>	<b>0%</b>	<b>75.2%</b>

<b>Table III.17.43</b> <b>Total Households with Housing Problems by Income and Race</b> Lusk town 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With Housing Problems</b>								
\$0 to \$19,590	115	0	0	0	0	10	0	125
\$19,591 to \$32,650	14	0	0	0	0	0	0	14
\$32,651 to \$52,240	0	0	0	0	0	0	0	0
\$52,241 to \$65,300	15	0	0	0	0	0	0	15
Above \$65,300	0	0	0	0	0	0	0	0
<b>Total</b>	<b>144</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>154</b>
<b>Without Housing Problems</b>								
\$0 to \$19,590	45	0	0	0	0	0	0	45
\$19,591 to \$32,650	50	0	0	0	0	0	0	50
\$32,651 to \$52,240	105	0	10	0	0	19	0	134
\$52,241 to \$65,300	60	0	0	0	0	0	0	60
Above \$65,300	190	0	0	0	0	0	0	190
<b>Total</b>	<b>450</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>479</b>
<b>Not Computed</b>								
\$0 to \$19,590	4	0	0	0	0	0	0	4
\$19,591 to \$32,650	0	0	0	0	0	0	0	0
\$32,651 to \$52,240	0	0	0	0	0	0	0	0
\$52,241 to \$65,300	0	0	0	0	0	0	0	0
Above \$65,300	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>Total</b>								
\$0 to \$19,590	164	0	0	0	0	10	0	174
\$19,591 to \$32,650	64	0	0	0	0	0	0	64
\$32,651 to \$52,240	105	0	10	0	0	19	0	134
\$52,241 to \$65,300	75	0	0	0	0	0	0	75
Above \$65,300	190	0	0	0	0	0	0	190
<b>Total</b>	<b>598</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>0</b>	<b>637</b>

Table III.17.44 through Table III.17.47 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 84 white households, 0 black households, 0 Asian households, as well as 0 Hispanic homeowner households.

<b>Table III.17.44</b> <b>Percent of Homeowner Households with Severe Housing Problems by Income and Race</b> Lusk town 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With A Severe Housing Problem</b>								
\$0 to \$19,590	23.4%	0%	0%	0%	0%	0%	0%	23.4%
\$19,591 to \$32,650	8.2%	0%	0%	0%	0%	0%	0%	8.2%
\$32,651 to \$52,240	0.0%	0%	0.0%	0%	0%	0.0%	0%	0.0%
\$52,241 to \$65,300	0.0%	0%	0%	0%	0%	0%	0%	0.0%
Above \$65,300	0.0%	0%	0%	0%	0%	0%	0%	0.0%
<b>Total</b>	<b>4.9%</b>	<b>0</b>	<b>0.0%</b>	<b>0%</b>	<b>0%</b>	<b>0.0%</b>	<b>0%</b>	<b>4.7%</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$19,590	70.3%	0%	0%	0%	0%	0%	0%	70.3%
\$19,591 to \$32,650	91.8%	0%	0%	0%	0%	0%	0%	91.8%
\$32,651 to \$52,240	100.0%	0%	100.0%	0%	0%	100.0%	0%	100.0%
\$52,241 to \$65,300	100.0%	0%	0%	0%	0%	0%	0%	100.0%
Above \$65,300	100.0%	0%	0%	0%	0%	0%	0%	100.0%
<b>Total</b>	<b>94.1%</b>	<b>0%</b>	<b>100.0%</b>	<b>0%</b>	<b>0%</b>	<b>100.0%</b>	<b>0%</b>	<b>94.3%</b>

<b>Table III.17.45</b> <b>Percent of Renter Households with Severe Housing Problems by Income and Race</b> Lusk town 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With A Severe Housing Problem</b>								
\$0 to \$19,590	65.0%	0%	0%	0%	0%	100.0%	0%	68.2%
\$19,591 to \$32,650	0.0%	0%	0%	0%	0%	0%	0%	0.0%
\$32,651 to \$52,240	0.0%	0%	0%	0%	0%	0.0%	0%	0.0%
\$52,241 to \$65,300	0.0%	0%	0%	0%	0%	0%	0%	0.0%
Above \$65,300	0.0%	0%	0%	0%	0%	0%	0%	0.0%
<b>Total</b>	<b>28.9%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>40.0%</b>	<b>0%</b>	<b>30.0%</b>
<b>Without A Severe Housing Problem</b>								
\$0 to \$19,590	35.0%	0%	0%	0%	0%	0.0%	0%	31.8%
\$19,591 to \$32,650	100.0%	0%	0%	0%	0%	0%	0%	100.0%
\$32,651 to \$52,240	100.0%	0%	0%	0%	0%	100.0%	0%	100.0%
\$52,241 to \$65,300	100.0%	0%	0%	0%	0%	0%	0%	100.0%
Above \$65,300	100.0%	0%	0%	0%	0%	0%	0%	100.0%
<b>Total</b>	<b>71.1%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	<b>60.0%</b>	<b>0%</b>	<b>70.0%</b>

**Table III.17.46**  
**Percent of Total Households with Severe Housing Problems by Income and Race**  
 Lusk town  
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With A Severe Housing Problem</b>								
\$0 to \$19,590	48.8%	0%	0%	0%	0%	100.0%	0%	51.7%
\$19,591 to \$32,650	5.4%	0%	0%	0%	0%	0%	0%	5.4%
\$32,651 to \$52,240	0.0%	0%	0.0%	0%	0%	0%	0%	0.0%
\$52,241 to \$65,300	0.0%	0%	0%	0%	0%	0%	0%	0.0%
Above \$65,300	0.0%	0%	0%	0%	0%	0%	0%	0.0%
<b>Total</b>	<b>13.7%</b>	<b>0%</b>	<b>0.0%</b>	<b>0%</b>	<b>0%</b>	<b>34.5%</b>	<b>0%</b>	<b>14.4%</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$19,590	48.8%	0%	0%	0%	0%	0.0%	0%	46.0%
\$19,591 to \$32,650	94.6%	0%	0%	0%	0%	0%	0%	94.6%
\$32,651 to \$52,240	100.0 %	0%	100.0 %	0%	0%	100.0%	0%	100.0%
\$52,241 to \$65,300	100.0 %	0%	0%	0%	0%	0%	0%	100.0%
Above \$65,300	100.0 %	0%	0%	0%	0%	0%	0%	100.0%
<b>Total</b>	<b>85.6%</b>	<b>0%</b>	<b>100.0 %</b>	<b>0%</b>	<b>0%</b>	<b>65.5%</b>	<b>0%</b>	<b>85.0%</b>

**Table III.17.47**  
**Total Households with Severe Housing Problems by Income and Race**  
 Lusk town  
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
<b>With A Severe Housing Problem</b>								
\$0 to \$19,590	80	0	0	0	0	10	0	90
\$19,591 to \$32,650	4	0	0	0	0	0	0	4
\$32,651 to \$52,240	0	0	0	0	0	0	0	0
\$52,241 to \$65,300	0	0	0	0	0	0	0	0
Above \$65,300	0	0	0	0	0	0	0	0
<b>Total</b>	<b>84</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>94</b>
<b>Without A Severe Housing Problems</b>								
\$0 to \$19,590	80	0	0	0	0	0	0	80
\$19,591 to \$32,650	70	0	0	0	0	0	0	70
\$32,651 to \$52,240	105	0	10	0	0	19	0	134
\$52,241 to \$65,300	80	0	0	0	0	0	0	80
Above \$65,300	190	0	0	0	0	0	0	190
<b>Total</b>	<b>525</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>0</b>	<b>554</b>
<b>Not Computed</b>								
\$0 to \$19,590	4	0	0	0	0	0	0	4
\$19,591 to \$32,650	0	0	0	0	0	0	0	0
\$32,651 to \$52,240	0	0	0	0	0	0	0	0
\$52,241 to \$65,300	0	0	0	0	0	0	0	0
Above \$65,300	0	0	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>Total</b>								
\$0 to \$19,590	164	0	0	0	0	10	0	174
\$19,591 to \$32,650	74	0	0	0	0	0	0	74
\$32,651 to \$52,240	105	0	10	0	0	19	0	134
\$52,241 to \$65,300	80	0	0	0	0	0	0	80
Above \$65,300	190	0	0	0	0	0	0	190
<b>Total</b>	<b>613</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>0</b>	<b>652</b>



Housing problems are explored by type and income in Table III.17.48 and Table III.17.49. More than 63 households have a cost burden and 94 have a severe cost burden. Some 4 renter households are impacted by cost burdens, and 75 are impacted by severe cost burdens. On the other hand, some 59 owner-occupied households have cost burdens, and 19 have severe cost burdens. Overall there are 475 households without a housing problem.

<b>Table III.17.48</b>						
<b>Percent of Housing Problems by Income and Tenure</b>						
Lusk town						
2012–2016 HUD CHAS Data						
<b>Housing Problem</b>	<b>\$0 to \$19,590</b>	<b>\$19,591 to \$32,650</b>	<b>\$32,651 to \$52,240</b>	<b>\$52,241 to \$65,300</b>	<b>Above \$65,300</b>	<b>Total</b>
<b>Owner-Occupied</b>						
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 that 50% of income (and none of the above problems)	16.7%	100.0%	0%	0%	0%	20.2%
Housing cost burden greater than 30% of income (and none of the above problems)	100.0%	50.0%	0%	100.0%	0%	93.7%
Zero/negative income (and none of the above problems)	100.0%	0%	0%	0%	0%	100.0%
Has none of the 4 housing problems	22.2%	70.0%	65.4%	66.7%	76.3%	66.3%
<b>Total</b>	<b>38.5%</b>	<b>69.4%</b>	<b>65.4%</b>	<b>73.3%</b>	<b>76.3%</b>	<b>62.4%</b>
<b>Renter-Occupied</b>						
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 that 50% of income (and none of the above problems)	83.3%	0.0%	0%	0%	0%	79.8%
Housing cost burden greater than 30% of income (and none of the above problems)	0.0%	50.0%	0%	0.0%	0%	6.3%
Zero/negative income (and none of the above problems)	0.0%	0%	0%	0%	0%	0.0%
Has none of the 4 housing problems	77.8%	30.0%	34.6%	33.3%	23.7%	33.7%
<b>Total</b>	<b>61.5%</b>	<b>30.6%</b>	<b>34.6%</b>	<b>26.7%</b>	<b>23.7%</b>	<b>37.6%</b>

**Table III.17.49**  
**Housing Problems by Income and Tenure**

Lusk town  
 2012–2016 HUD CHAS Data

Housing Problem	\$0 to \$19,590	\$19,591 to \$32,650	\$32,651 to \$52,240	\$52,241 to \$65,300	Above \$65,300	Total
<b>Owner-Occupied</b>						
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 that 50% of income (and none of the above problems)	15	4	0	0	0	19
Housing cost burden greater than 30% of income (and none of the above problems)	40	4	0	15	0	59
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	10	35	85	40	145	315
<b>Total</b>	<b>69</b>	<b>43</b>	<b>85</b>	<b>55</b>	<b>145</b>	<b>397</b>
<b>Renter-Occupied</b>						
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 that 50% of income (and none of the above problems)	75	0	0	0	0	75
Housing cost burden greater than 30% of income (and none of the above problems)	0	4	0	0	0	4
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	35	15	45	20	45	160
<b>Total</b>	<b>110</b>	<b>19</b>	<b>45</b>	<b>20</b>	<b>45</b>	<b>239</b>
<b>Total</b>						
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 that 50% of income (and none of the above problems)	90	4	0	0	0	94
Housing cost burden greater than 30% of income (and none of the above problems)	40	8	0	15	0	63
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	45	50	130	60	190	475
<b>Total</b>	<b>179</b>	<b>62</b>	<b>130</b>	<b>75</b>	<b>190</b>	<b>636</b>

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 27.8 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 71.4 percent of elderly non-family and 100.0 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table III.17.50.

Table III.17.51 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 4 renter occupied households faced cost burdens, compared to 58 owner occupied households. Of these, there are 0 renter households with incomes less than 30 percent HAMFI facing housing problems.

<b>Table III.17.50</b>						
<b>Owner-Occupied Households by Income and Family Status and Cost Burden</b>						
Lusk town						
2012–2016 HUD CHAS Data						
<b>Income</b>	<b>Elderly Family</b>	<b>Small Family</b>	<b>Large Family</b>	<b>Elderly Non-Family</b>	<b>Other Household</b>	<b>Total</b>
<b>No Cost Burden</b>						
\$0 to \$19,590	0	0	0	10	0	10
\$19,591 to \$32,650	4	15	0	20	0	39
\$32,651 to \$52,240	15	20	15	10	20	80
\$52,241 to \$65,300	0	4	15	0	20	39
Above \$65,300	40	60	15	25	4	144
<b>Total</b>	<b>59</b>	<b>99</b>	<b>45</b>	<b>65</b>	<b>44</b>	<b>312</b>
<b>Cost Burden</b>						
\$0 to \$19,590	10	0	4	25	0	39
\$19,591 to \$32,650	4	0	0	0	0	4
\$32,651 to \$52,240	0	0	0	0	0	0
\$52,241 to \$65,300	0	15	0	0	0	15
Above \$65,300	0	0	0	0	0	0
<b>Total</b>	<b>14</b>	<b>15</b>	<b>4</b>	<b>25</b>	<b>0</b>	<b>58</b>
<b>Severe Cost Burden</b>						
\$0 to \$19,590	10	0	0	0	4	14
\$19,591 to \$32,650	4	0	0	0	0	4
\$32,651 to \$52,240	0	0	0	0	0	0
\$52,241 to \$65,300	0	0	0	0	0	0
Above \$65,300	0	0	0	0	0	0
<b>Total</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>18</b>
<b>Cost Burden Not Computed</b>						
\$0 to \$19,590	0	0	0	0	4	4
\$19,591 to \$32,650	0	0	0	0	0	0
\$32,651 to \$52,240	0	0	0	0	0	0
\$52,241 to \$65,300	0	0	0	0	0	0
Above \$65,300	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>
<b>Total</b>						
\$0 to \$19,590	20	0	4	35	8	67
\$19,591 to \$32,650	12	15	0	20	0	47
\$32,651 to \$52,240	15	20	15	10	20	80
\$52,241 to \$65,300	0	19	15	0	20	54
Above \$65,300	40	60	15	25	4	144
<b>Total</b>	<b>87</b>	<b>114</b>	<b>49</b>	<b>90</b>	<b>52</b>	<b>392</b>

<b>Table III.17.51</b>						
<b>Renter-Occupied Households by Income and Family Status and Cost Burden</b>						
Lusk town						
2012–2016 HUD CHAS Data						
<b>Income</b>	<b>Elderly Family</b>	<b>Small Family</b>	<b>Large Family</b>	<b>Elderly Non-Family</b>	<b>Other Household</b>	<b>Total</b>
<b>No Cost Burden</b>						
\$0 to \$19,590	0	0	0	20	10	30
\$19,591 to \$32,650	0	4	0	10	0	14
\$32,651 to \$52,240	0	10	10	0	30	50
\$52,241 to \$65,300	0	0	0	20	0	20
Above \$65,300	4	4	0	0	30	38
<b>Total</b>	<b>4</b>	<b>18</b>	<b>10</b>	<b>50</b>	<b>70</b>	<b>152</b>
<b>Cost Burden</b>						
\$0 to \$19,590	0	0	0	0	0	0
\$19,591 to \$32,650	0	4	0	0	0	4
\$32,651 to \$52,240	0	0	0	0	0	0
\$52,241 to \$65,300	0	0	0	0	0	0
Above \$65,300	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>
<b>Severe Cost Burden</b>						
\$0 to \$19,590	0	35	0	0	40	75
\$19,591 to \$32,650	0	0	0	0	0	0
\$32,651 to \$52,240	0	0	0	0	0	0
\$52,241 to \$65,300	0	0	0	0	0	0
Above \$65,300	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>75</b>
<b>Cost Burden Not Computed</b>						
\$0 to \$19,590	0	0	0	0	0	0
\$19,591 to \$32,650	0	0	0	0	0	0
\$32,651 to \$52,240	0	0	0	0	0	0
\$52,241 to \$65,300	0	0	0	0	0	0
Above \$65,300	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>						
\$0 to \$19,590	0	35	0	20	50	105
\$19,591 to \$32,650	0	8	0	10	0	18
\$32,651 to \$52,240	0	10	10	0	30	50
\$52,241 to \$65,300	0	0	0	20	0	20
Above \$65,300	4	4	0	0	30	38
<b>Total</b>	<b>4</b>	<b>57</b>	<b>10</b>	<b>50</b>	<b>110</b>	<b>231</b>

In total, some 64 households face cost burdens, and 90 face severe cost burdens. This includes 60 owner households and 4 renter households with a cost burden, as seen in Table III.17.52.

<b>Table III.17.52</b>					
<b>Households with Cost Burden by Tenure and Race</b>					
Lusk town					
2012–2016 HUD CHAS Data					
<b>Race</b>	<b>No Cost Burden</b>	<b>Cost Burden</b>	<b>Severe Cost Burden</b>	<b>Not Computed</b>	<b>Total</b>
<b>Owner-Occupied</b>					
White	300	60	15	4	379
Black	0	0	0	0	0
Asian	10	0	0	0	10
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	4	0	0	0	4
Hispanic	0	0	0	0	0
<b>Total</b>	<b>314</b>	<b>60</b>	<b>15</b>	<b>4</b>	<b>393</b>
<b>Renter-Occupied</b>					
White	145	4	65	0	214
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	15	0	10	0	25
Hispanic	0	0	0	0	0
<b>Total</b>	<b>160</b>	<b>4</b>	<b>75</b>	<b>0</b>	<b>239</b>
<b>Total</b>					
White	445	64	80	4	593
Black	0	0	0	0	0
Asian	10	0	0	0	10
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	19	0	10	0	29
Hispanic	0	0	0	0	0
<b>Total</b>	<b>474</b>	<b>64</b>	<b>90</b>	<b>4</b>	<b>632</b>

## Lead-Based Paint Risks

Table III.17.53 shows the risk of lead-based paint for households with young children present. There are an estimated 60 households built between 1940 and 1979 with young children present, and 30 built prior to 1939.

<b>Table III.17.53</b> <b>Vintage of Households by Income and Presence of Young Children</b> Lusk town 2012–2016 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
<b>Built 1939 or Earlier</b>			
\$0 to \$19,590	0	60	60
\$19,591 to \$32,650	0	25	25
\$32,651 to \$52,240	20	35	55
\$52,241 to \$65,300	10	40	50
Above \$65,300	0	14	14
<b>Total</b>	<b>30</b>	<b>174</b>	<b>204</b>
<b>Built 1940 to 1979</b>			
\$0 to \$19,590	0	59	59
\$19,591 to \$32,650	0	35	35
\$32,651 to \$52,240	10	60	70
\$52,241 to \$65,300	0	4	4
Above \$65,300	50	89	139
<b>Total</b>	<b>60</b>	<b>247</b>	<b>307</b>
<b>Built 1980 or Later</b>			
\$0 to \$19,590	20	35	55
\$19,591 to \$32,650	4	4	8
\$32,651 to \$52,240	0	15	15
\$52,241 to \$65,300	0	20	20
Above \$65,300	4	24	28
<b>Total</b>	<b>28</b>	<b>98</b>	<b>126</b>
<b>Total</b>			
\$0 to \$19,590	20	154	174
\$19,591 to \$32,650	4	64	68
\$32,651 to \$52,240	30	110	140
\$52,241 to \$65,300	10	64	74
Above \$65,300	54	127	181
<b>Total</b>	<b>118</b>	<b>519</b>	<b>637</b>

## Elderly Housing Needs

Table III.17.54 shows the rate of housing problems for elderly households. Some 60 elderly and 0 extra-elderly households have housing problems. Of these, some 50 elderly households with housing problems have incomes less than 30 percent HAMFI, and 0 extra-elderly households have incomes below 30 percent HAMFI.

<b>Table III.17.54</b>				
<b>Households with Housing Problems by Income and Elderly Status</b>				
Lusk town				
2012–2016 HUD CHAS Data				
<b>Income</b>	<b>Elderly</b>	<b>Extra-Elderly</b>	<b>Non-Elderly</b>	<b>Total</b>
<b>With Housing Problems</b>				
\$0 to \$19,590	50	0	79	129
\$19,591 to \$32,650	10	0	4	14
\$32,651 to \$52,240	0	0	0	0
\$52,241 to \$65,300	0	0	15	15
Above \$65,300	0	0	0	0
<b>Total</b>	<b>60</b>	<b>0</b>	<b>98</b>	<b>158</b>
<b>Without Housing Problems</b>				
\$0 to \$19,590	14	19	10	43
\$19,591 to \$32,650	10	25	19	54
\$32,651 to \$52,240	10	15	100	125
\$52,241 to \$65,300	10	10	40	60
Above \$65,300	59	15	120	194
<b>Total</b>	<b>103</b>	<b>84</b>	<b>289</b>	<b>476</b>
<b>Not Computed</b>				
\$0 to \$19,590	0	0	4	4
\$19,591 to \$32,650	0	0	0	0
\$32,651 to \$52,240	0	0	0	0
\$52,241 to \$65,300	0	0	0	0
Above \$65,300	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>
<b>Total</b>				
\$0 to \$19,590	64	19	93	176
\$19,591 to \$32,650	20	25	23	68
\$32,651 to \$52,240	10	15	100	125
\$52,241 to \$65,300	10	10	55	75
Above \$65,300	59	15	120	194
<b>Total</b>	<b>163</b>	<b>84</b>	<b>391</b>	<b>638</b>



### Survey of Rental Properties

From June through July 2020, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.17.55 presents some basic statistics about the completed surveys.

Table III.17.55 Survey of Rental Properties Lusk town 2020A Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019A	5	99	17.2	17
2019B	3	64	10.9	7
2020A	1	15	0	0

Table III.17.56, shows the amount of total and vacant units with their associated vacancy rates.

At the time of the survey, there were an estimated 0 single-family units in Lusk town, with 0 of them available. This translates into a vacancy rate of 0 percent in Lusk town, which compares to a single-family vacancy rate of 4.5 percent for the State of Wyoming. There were 0 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0 percent. This compares to a statewide vacancy rate of 4.5 percent for apartment units across the state.

Table III.17.56 Rental Vacancy Survey by Type Lusk town 2020A Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	0	0	0%
Apartments	0	0	0%
Mobile Homes	0	0	0%
“Other” Units	0	0	0%
Don’t Know	15	0	0%
<b>Total</b>	<b>15</b>	<b>0</b>	<b>0%</b>

Table III.17.57, reports units by bedroom size. As can be seen there were 0 two bedroom apartment units and 0 three bedroom units. Overall, the 0 two bedroom units accounted for 0 percent of all units, and the 0 three bedroom units accounted for 0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 15 units listed as “Don’t Know.” Additional details for additional unit types are reported.

Table III.17.57 Rental Units by Bedroom Size Lusk town 2020A 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	0	0	0	0	·	0
Two	0	0	0	0	·	0
Three	0	0	0	0	·	0
Four	0	0	0	0	·	0
Don’t Know	0	0	0	0	15	15
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>15</b>

Table III.17.58 displays the vacancy rate of single-family units by the number of bedrooms. Studio-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

<b>Table III.17.58</b> <b>Single-Family Units by Bedroom Size</b> Lusk town 2020A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	0	0	0%
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0%</b>

Table III.17.59 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Studio-bedroom units, which had a vacancy rate of 0 percent.

<b>Table III.17.59</b> <b>Apartment Units by Bedroom Size</b> Lusk town 2020A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	0	0	0%
Two	0	0	0%
Three	0	0	0%
Four	0	0	0%
Don't know	0	0	0%
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0%</b>

Average market-rate rents by unit type are shown in Table III.17.60. 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.

<b>Table III.17.60</b> <b>Average Market Rate Rents by Bedroom Size</b> Lusk town 2020A Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.
One	\$.	\$.	\$.	\$.	\$.
Two	\$.	\$.	\$.	\$.	\$.
Three	\$.	\$.	\$.	\$.	\$.
Four	\$.	\$.	\$.	\$.	\$.
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Table III.17.61, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

<b>Table III.17.61</b> <b>Average Assisted Rate Rents by Bedroom Size</b> Lusk town 2020A Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$0	\$0	\$0	\$0
Two	\$0	\$0	\$0	\$0	\$0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Table III.17.62, shows vacancy rates for single-family units by average rental rates for Lusk town. The most common rent for single-family units was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table III.17.62</b> <b>Single-Family Market Rate Rents by Vacancy Status</b> Lusk town 2020A Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	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	0	0	0%
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0%</b>

The average rent and availability of apartment units is displayed in Table III.17.63. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

<b>Table III.17.63</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Lusk town 2020A Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	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	0	0	0%
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.17.64, 0 respondents, or 0 percent, included some sort of utility in the rent.

<b>Table III.17.64</b> <b>Are there any utilities included with the rent?</b> Lusk town 2020A Survey of Rental Properties	
Period	Respondent
Yes	0
No	0
<b>% Offering Utilities</b>	<b>0%</b>

The type of utility included in the rent is shown in Table III.17.65. There were 0 respondents who included electricity, 0 respondents who included natural gas, 0 respondents who included water and sewer and 0 respondents included trash collection in the rent.

<b>Table III.17.65</b> <b>Which utilities are included with the rent?</b> Lusk town 2020A Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	0
Trash Collection	0

### Perceived Need for Housing Units

Table III.17.66, shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

<b>Table III.17.66</b> <b>Do you keep a waiting list?</b> Lusk town 2020A Survey of Rental Properties	
Period	Respondent
Yes	0
No	0
<b>Waitlist Size</b>	<b>0</b>

Table III.17.67, shows the condition of rental units by unit type for Lusk town. 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 0 units were in good condition, or 0 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

<b>Table III.17.67</b> <b>Condition by Unit Type</b> Lusk town 2020A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	0	0%
Good	0	0%
Excellent	0	0%
Don't Know	0	0%
<b>Total</b>	<b>15</b>	<b>100.0%</b>

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.17.68, 0 respondents said they would prefer more single-family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

<b>Table III.17.68</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Lusk town 2020A 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	0
<b>Total</b>	<b>0</b>

## 2019 Household Forecast

The 2019 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2018 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 2018 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.17.69, shows the current CHAS housing problem estimates for the period of 2012-2016. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 73 owner occupied and 79 renter occupied households experiencing a housing problem.

<b>Table III.17.69</b>			
<b>Households with Housing Problems by Income</b>			
Lusk town			
2012-2016 HUD CHAS Data			
<b>Income</b>	<b>Owner</b>	<b>Renter</b>	<b>Total</b>
<b>One or more housing problems</b>			
30% HAMFI or less	50	75	125
30.1-50% HAMFI	8	4	12
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	15	0	15
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
<b>Total</b>	<b>73</b>	<b>79</b>	<b>152</b>
<b>Without Housing Problems</b>			
30% HAMFI or less	10	30	40
30.1-50% HAMFI	35	15	50
50.1-80% HAMFI	79	50	129
80.1-95% HAMFI	30	10	40
95 – 115% HAMFI	25	10	35
115.1% HAMFI or more	130	38	168
<b>Total</b>	<b>309</b>	<b>153</b>	<b>462</b>
<b>Not Computed</b>			
30% HAMFI or less	4	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
<b>Total</b>	<b>4</b>	<b>0</b>	<b>4</b>
<b>Total</b>			
30% HAMFI or less	64	105	169
30.1-50% HAMFI	43	19	62
50.1-80% HAMFI	79	50	129
80.1-95% HAMFI	45	10	55
95 – 115% HAMFI	25	10	35
115.1% HAMFI or more	130	38	168
<b>Total</b>	<b>386</b>	<b>232</b>	<b>618</b>

Table III.17.70, shows the total estimated housing by tenure for Lusk town. 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 and 212 renter households for a total of 643 households in Lusk town.

Year	Owner	Renter	Total
2018	394	199	593
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

Table III.17.71, below shows the incremental housing demand for Lusk town. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2018, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 22 owner-occupied and 9 renter occupied households will be needed above current 2018 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Lusk town will see an additional 50 households, of which 12 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 10 household’s above current 2018 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

<b>Table III.17.71</b>								
<b>Incremental Housing Demand Forecast</b>								
Lusk town								
Strong Growth Scenario								
<b>Income (% of MFI)</b>	<b>2018</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>	<b>2050</b>
<b>Owner</b>								
0-30%	0	1	2	4	5	5	6	6
30.1-50%	0	0	2	2	3	4	4	4
50.1-80%	0	1	3	5	6	7	7	8
80.1-95%	0	0	2	3	3	4	4	4
95.1-115%	0	0	1	1	2	2	2	2
115+%	0	1	5	7	10	11	12	12
<b>Total</b>	<b>0</b>	<b>4</b>	<b>14</b>	<b>22</b>	<b>29</b>	<b>33</b>	<b>36</b>	<b>37</b>
<b>Renter</b>								
0-30%	0	1	3	4	5	6	6	6
30.1-50%	0	0	0	1	1	1	1	1
50.1-80%	0	0	1	2	3	3	3	3
80.1-95%	0	0	0	0	1	1	1	1
95.1-115%	0	0	0	0	1	1	1	1
115+%	0	0	1	1	2	2	2	2
<b>Total</b>	<b>0</b>	<b>2</b>	<b>6</b>	<b>9</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>13</b>
<b>Total</b>								
0-30%	0	2	5	8	10	11	12	12
30.1-50%	0	1	2	3	4	5	5	5
50.1-80%	0	1	4	6	9	10	10	10
80.1-95%	0	1	2	3	4	4	5	5
95.1-115%	0	0	1	2	2	3	3	3
115+%	0	2	6	9	12	13	14	15
<b>Total</b>	<b>0</b>	<b>6</b>	<b>20</b>	<b>31</b>	<b>41</b>	<b>46</b>	<b>50</b>	<b>50</b>

Table III.17.72 shows the Incremental Total Housing Need Forecast for Lusk town. 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 2018, the base year, the total housing need set at the 142 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 112 owner and 81 renter occupied households for a total of 192 quality households.



**Table III.17.72**  
**Incremental Total Housing Need Forecast**  
 Lusk town  
 Strong Growth Scenario

Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
<b>Owner</b>								
0-30%	51	52	53	55	56	57	57	57
30.1-50%	8	9	10	11	11	12	12	12
50.1-80%	0	1	3	5	6	7	7	8
80.1-95%	15	16	17	18	19	19	20	20
95.1-115%	0	0	1	1	2	2	2	2
115+%	0	1	5	7	10	11	12	12
<b>Total</b>	<b>75</b>	<b>79</b>	<b>89</b>	<b>97</b>	<b>104</b>	<b>108</b>	<b>111</b>	<b>112</b>
<b>Renter</b>								
0-30%	64	65	67	68	70	70	71	70
30.1-50%	3	4	4	4	4	4	5	4
50.1-80%	0	0	1	2	3	3	3	3
80.1-95%	0	0	0	0	1	1	1	1
95.1-115%	0	0	0	0	1	1	1	1
115+%	0	0	1	1	2	2	2	2
<b>Total</b>	<b>68</b>	<b>70</b>	<b>74</b>	<b>77</b>	<b>80</b>	<b>81</b>	<b>82</b>	<b>81</b>
<b>Total</b>								
0-30%	115	117	120	123	126	127	128	127
30.1-50%	12	12	14	15	16	16	17	17
50.1-80%	0	1	4	6	9	10	10	10
80.1-95%	15	16	17	18	19	20	20	20
95.1-115%	0	0	1	2	2	3	3	3
115+%	0	2	6	9	12	13	14	15
<b>Total</b>	<b>142</b>	<b>148</b>	<b>162</b>	<b>173</b>	<b>183</b>	<b>188</b>	<b>192</b>	<b>192</b>