

**VOLUME II:
ANTELOPE COUNTY**

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Antelope County

DEMOGRAPHICS

Population Estimates

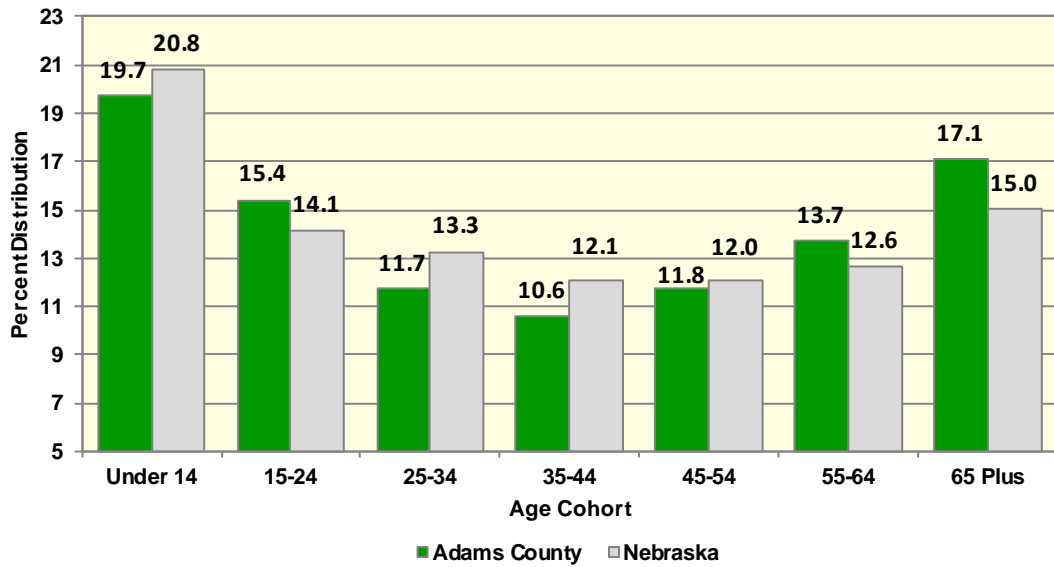
The Census Bureau's current census estimates indicate that Antelope County's population decreased from 6,685 in 2010 to 6,329 in 2016. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age decreased by 7 percent, and the number of people from 55 to 64 years of age increased by 0.4 percent. The white population decreased by 6 percent, while the black population increased by 31.6 percent. The Hispanic population increased from 178 to 216 people between 2010 and 2016 or by 21.3 percent. These data are presented in Table II.2.1.

Table II.2.1						
Profile of Population Characteristics						
Antelope County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Antelope County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	6,685	6,329	-5.3%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	1,297	1,234	-4.9%	383,542	396,601	3.4%
15 to 24 years	663	716	8%	258,206	269,442	4.4%
25 to 34 years	628	584	-7%	245,176	252,946	3.2%
35 to 44 years	611	607	-0.7%	220,838	230,528	4.4%
45 to 54 years	1,069	737	-31.1%	258,726	229,683	-11.2%
55 to 64 years	1,013	1,017	0.4%	213,176	241,172	13.1%
65 and Over	1,404	1,434	2.1%	246,677	286,744	16.2%
Race						
White	6,598	6,204	-6%	1,649,264	1,694,976	2.8%
Black	19	25	31.6%	85,971	94,620	10.1%
American Indian and Alaskan Native	16	22	37.5%	23,418	27,318	16.7%
Asian	24	37	54.2%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	0	0	0%	2,061	2,425	17.7%
Two or more races	28	41	46.4%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	178	216	21.3%	167,405	203,320	21.5%

Table II.2.2, presents the population of Antelope County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 3,329 males, who accounted for 49.8 percent of the population, and the remaining 50.2 percent, or 3,356 persons, were female. In 2016, the number of males was 3,169 persons, and accounted for 50.1 percent of the population, with the remaining 49.9 percent, or 3,160 persons being female.

Table II.2 Population by Age and Gender Antelope County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
0 to 14 years	657	640	1,297	631	603	1,234	-4.9%
15 to 24 years	371	292	663	375	341	716	8%
25 to 34 years	329	299	628	307	277	584	-7%
35 to 44 years	297	314	611	317	290	607	-0.7%
45 to 54 years	532	537	1,069	370	367	737	-31.1%
55 to 64 years	529	484	1,013	521	496	1,017	0.4%
65 and Over	614	790	1,404	648	786	1,434	-5.3%
Total	3,329	3,356	6,685	3,169	3,160	6,329	-5.3%
% of Total	49.8%	50.2%	.	50.1%	49.9%	.	

**Diagram II.2.1
Age Distribution**
Antelope County
Nebraska DOT Data: 2008 – First Half 2017



Population Migration Trends

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.2.3, from April 2000 to July 2009, Antelope County natural decrease was estimated to be 11 people. Antelope County has been experiencing net out-migration, with 789 persons leaving the county in the last nine years.⁸ The 2016 population estimates showed a natural increase of 75 persons. Between 2010 and 2016, Antelope County’s population decreased to 6,329 persons.

Table II.2.3	
Population Change	
Antelope County	
1980–2010 Census and Intercensal Data	
1980 Population	8,675
Natural Increase 80–90	472
Net Migration 80–90	-1,182
1990 Population	7,965
Natural Increase 90–00	38
Net Migration 90–00	-551
2000 Population	7,452
Natural Increase 00–09	-11
Net Migration 00–09	-789
2009 Population Estimate	6,652
2010 Population	6,685
Natural Increase 10–16	75
Net Migration 10–16	-431
2016 Population Estimate	6,329

The Nebraska Department of Transportation (DOT)’s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver’s license exchange data, these records show that the net change in Antelope County increased from -25 persons in 2015 to 11 persons in 2016, with an additional net movement of 0 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.2.4.

Table II.2.4			
Driver's Licenses Exchanged and Surrendered			
Antelope County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	50	54	-4
Calendar 2002	65	46	19
Calendar 2003	54	30	24
Calendar 2004	46	54	-8
Calendar 2005	44	42	2
Calendar 2006	50	60	-10
Calendar 2007	45	55	-10
Calendar 2008	52	41	11
Calendar 2009	59	39	20
Calendar 2010	120	53	67
Calendar 2011	53	38	15
Calendar 2012	41	46	-5
Calendar 2013	47	39	8
Calendar 2014	53	34	19
Calendar 2015	36	61	-25
Calendar 2016	56	45	11
First Half of 2017	23	23	0

⁸ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

School Age Enrollment

According to the Nebraska Department of Education (DOE), the total number of school-age children in Antelope County decreased by 7.5 percent from 1,269 in 2016 to 1,174 in 2017, as shown in Table II.2.5. The number of school-age children 5 to 11 years of age decreased from 636 in 2016 to 595 in 2017.

Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Population Characteristics

Table II.2.6, shows population by age for the 2000 and 2010 Census. The population changed by -10.3 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -5.3 percent to a total of 1,404 persons in 2010. Those aged 25 to 34 changed by 3 percent, and those aged under 5 changed by -2.5 percent.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,005	256	633	1,894
1993	976	298	628	1,902
1994	962	305	646	1,913
1995	926	297	706	1,929
1996	918	296	709	1,923
1997	897	275	722	1,894
1998	883	280	730	1,893
1999	790	279	719	1,788
2000	780	280	691	1,751
2001	731	272	695	1,698
2002	689	258	666	1,613
2003	604	236	614	1,454
2004	588	218	606	1,412
2005	622	177	624	1,423
2006	585	158	589	1,332
2007	598	176	544	1,318
2008	593	163	507	1,263
2009	648	183	507	1,338
2010	612	188	447	1,247
2011	647	186	450	1,283
2012	614	198	475	1,287
2013	636	183	480	1,299
2014	612	153	492	1,257
2015	634	158	482	1,274
2016	636	174	459	1,269
2017	595	164	415	1,174

Table II.2.6					
Population by Age					
Antelope County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	447	6%	436	6.5%	-2.5%
5 to 19	1,786	24%	1,264	18.9%	-29.2%
20 to 24	277	3.7%	260	3.9%	-6.1%
25 to 34	610	8.2%	628	9.4%	3%
35 to 54	2,131	28.6%	1,680	25.1%	-21.2%
55 to 64	718	9.6%	1,013	15.2%	41.1%
65 or Older	1,483	19.9%	1,404	21%	-5.3%
Total	7,452	100.0%	6,685	100.0%	-10.3%

The elderly population is further explored in Table II.2.7. Those aged 65 to 66 changed by -1.4 percent between 2000 and 2010, resulting in a population of 142 persons. Those aged 85 or older changed by 2 percent during the same time period, and resulted in 250 persons over age 85 in 2010.

Table II.2.7					
Elderly Population by Age					
Antelope County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	144	9.7%	142	10.1%	-1.4%
67 to 69	196	13.2%	195	13.9%	-0.5%
70 to 74	341	23%	333	23.7%	-2.3%
75 to 79	326	22%	262	18.7%	-19.6%
80 to 84	231	15.6%	222	15.8%	-3.9%
85 or Older	245	16.5%	250	17.8%	2%
Total	1,483	100.0%	1,404	100.0%	-5.3%

Population by race and ethnicity is shown in Table II.2.8, with the white population representing 97.5 percent in 2010. The black population changed by 375 percent, representing 0.3 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 242.3 percent between 2000 and 2010, compared to the -12.1 percent growth rate for non-Hispanics.

Table II.2.8					
Population by Race and Ethnicity					
Antelope County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	7,364	98.8%	6,517	97.5%	-11.5%
Black	4	0.1%	19	0.3%	375%
American Indian	23	0.3%	11	0.2%	-52.2%
Asian	4	0.1%	20	0.3%	400%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	21	0.3%	77	1.2%	266.7%
Two or More Races	36	0.5%	41	0.6%	13.9%
Total	7,452	100.0%	6,685	100.0%	-10.3%
Hispanic	52	0.7%	178	2.7%	242.3%
Non-Hispanic	7,400	99.3%	6,507	97.3%	-12.1%

Population by race and ethnicity through 2016 is shown in Table II.2.9. The white population represented 97.8 percent of the population in 2016, compared with black population accounting for 0.3 percent of the population. Hispanic population represented 3.1 percent of the population in 2016.

Table II.2.9 Population by Race and Ethnicity Antelope County 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,517	97.5%	6,278	97.8%
Black	19	0.3%	17	0.3%
American Indian	11	0.2%	22	0.3%
Asian	20	0.3%	18	0.3%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	77	1.2%	51	0.8%
Two or More Races	41	0.6%	35	0.5%
Total	6,685	100.0%	6,421	100.0%
Non-Hispanic	6,507	97.3%	6,219	96.9%
Hispanic	178	2.7%	202	3.1%

The population by race is broken down further by ethnicity in Table II.2.10. While the white non-Hispanic population changed by -12.6 percent between 2000 and 2010, the white Hispanic population changed by 371.4 percent.

Table II.2.10 Population by Race and Ethnicity Antelope County 2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	7,343	99.2%	6,418	98.6%	-12.6%
Black	4	0.1%	19	0.3%	375%
American Indian	23	0.3%	9	0.1%	-60.9%
Asian	4	0.1%	20	0.3%	400%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	0	0%	9	0.1%	%
Two or More Races	26	0.4%	32	0.5%	23.1%
Total Non-Hispanic	7,400	100.0%	6,507	100.0%	-12.1%
Hispanic					
White	21	40.4%	99	55.6%	371.4%
Black	0	0%	0	0%	%
American Indian	0	0%	2	1.1%	%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	21	40.4%	68	38.2%	223.8%
Two or More Races	10	19.2%	9	5.1%	-10%
Total Hispanic	52	100.0%	178	100.0%	242.3%
Total Population	7,452	100.0%	6,685	100.0%	-10.3%



The change in race and ethnicity between 2010 and 2016 is shown in Table II.2.11. During this time, the total non-Hispanic population was 6,219 persons in 2016. The Hispanic population was 202.

Table II.2.11 Population by Race and Ethnicity				
Antelope County 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	6,418	98.6%	6,127	98.5%
Black	19	0.3%	17	0.3%
American Indian	9	0.1%	22	0.4%
Asian	20	0.3%	18	0.3%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	9	0.1%	0	0%
Two or More Races	32	0.5%	35	0.6%
Total Non-Hispanic	6,507	100.0%	6,219	100.0%
Hispanic				
White	99	55.6%	151	74.8%
Black	0	0%	0	0%
American Indian	2	1.1%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	68	38.2%	51	25.2%
Two or More Races	9	5.1%	0	0%
Total Hispanic	178	100.0	202	100.0%
Total Population	6,685	100.0%	6,421	100.0%

Households by type and tenure are shown in Table II.2.12. Family households represented 69.6 percent of households, while non-family households accounted for 30.4 percent. These changed from 67.4 and 32.6 percent, respectively.

Table II.2.12 Household Type by Tenure				
Antelope County 2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,915	67.4%	1,911	69.6%
Married-Couple Family	1,654	86.4%	1,612	84.4%
Owner-Occupied	1,420	85.9%	1,390	86.2%
Renter-Occupied	234	14.1%	222	13.8%
Other Family	261	13.6%	299	13.7%
Male Householder, No Spouse Present	93	35.6%	97	31.1%
Owner-Occupied	51	54.8%	66	68%
Renter-Occupied	42	45.2%	31	32%
Female Householder, No Spouse Present	168	64.4%	202	56.2%
Owner-Occupied	101	60.1%	137	67.8%
Renter-Occupied	67	39.9%	65	32.2%
Non-Family Households	926	32.6%	836	30.4%
Owner-Occupied	587	63.4%	522	62.4%
Renter-Occupied	339	36.6%	314	37.6%
Total	2,841	100.0%	2,747	100.0%

The group quarters population was 70 in 2010, compared to 104 in 2000. Institutionalized populations experienced a -29.3 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -100 percent change during this same time period.

Table II.2.13					
Group Quarters Population					
Antelope County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	3	3%	6	8.6%	100%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	90	90.9%	64	91.4%	-28.9%
Other Institutions	6	6.1%	0	0%	-100%
Total	99	100.0%	70	100.0%	-29.3%
Non-Institutionalized					
College Dormitories	0	0%	0	%	%
Military Quarters	0	0%	0	%	%
Other Non-Institutionalized	5	100%	0	%	-100%
Total	5	100.0%	0	100.0%	-100%
Group Quarters Population	104	100.0%	70	100.0%	-32.7%

The number of foreign born persons are shown in Table II.2.14. An estimated 1.4 percent of the population was born in Mexico, with 0.2 percent born in Philippines, and another 0.2 percent were born in Peru.

Table II.2.14			
Place of Birth for the Foreign-Born Population			
Antelope County			
2016 Five-Year ACS			
Number	Country	Number of Personss	Percent of Total Population
#1 country of origin	Mexico	88	1.4%
#2 country of origin	Philippines	14	0.2%
#3 country of origin	Peru	10	0.2%
#4 country of origin	Germany	5	0.1%
#5 country of origin	Ukraine	4	0.1%
#6 country of origin	Argentina	3	0%
#7 country of origin	Denmark	3	0%
#8 country of origin	Korea	3	0%
#9 country of origin	Canada	2	0%
#10 country of origin	Honduras	1	0%

Limited English Proficiency and the language spoken at home are shown in Table II.2.15. An estimated 1.6 percent of the population speaks Spanish at home, followed by 0.3 percent speaking German or other West Germanic languages.

Table II.2.15 Limited English Proficiency and Language Spoken at Home Antelope County 2016 Five-Year ACS			
Number	Country	Number of Personss	Percent of Total Population
#1 LEP Language	Spanish	96	1.6%
#2 LEP Language	German or other West Germanic languages	17	0.3%
#3 LEP Language	Russian, Polish, or other Slavic languages	4	0.1%
#4 LEP Language	French, Haitian, or Cajun	1	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	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

The disability rate from the 2000 Census is shown in Table II.2.16. Some 16.3 percent of the population was disabled in 2000, or a total of 1,127 persons. The disability rate was highest for those over 65, with 38.6 percent disabled.

Table II.2.16 Disability by Age Antelope County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	52	4%
16 to 64	538	12.8%
65 and older	537	38.6%
Total	1,127	16.3%

Table II.2.17 shows disability by type in 2000. There were 574 physical disabilities in 2000, some 348 employment disabilities, and 345 go-outside-home disabilities.

Table II.2.17 Total Disabilities Tallied: Aged 5 and Older Antelope County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	286
Physical disability	574
Mental disability	244
Self-care disability	146
Employment disability	348
Go-outside-home disability	345
Total	1,943



Disability by age, as estimated by the 2016 ACS, is shown in Table II.2.18. The disability rate for females was 16 percent, compared to 15.7 percent for males. The disability rate changed precipitously higher with age, with 55.1 percent of those over 75 experiencing a disability.

Table II.2.18 Disability by Age Antelope County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	4	2.1%	4	1%
5 to 17	49	8.9%	16	3%	65	6%
18 to 34	34	5.8%	16	3.3%	50	4.7%
35 to 64	140	11.6%	161	13.4%	301	12.5%
65 to 74	130	38.6%	84	23.7%	214	30.9%
75 or Older	146	50.5%	224	58.6%	370	55.1%
Total	499	15.7%	505	16%	1,004	15.9%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.2.19. Some 8.7 percent have an ambulatory disability, 5.2 have an independent living disability, and 2.5 percent have a self-care disability.

Table II.2.19 Total Disabilities Tallied: Aged 5 and Older Antelope County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	489	7.7%
Vision disability	185	2.9%
Cognitive disability	332	5.6%
Ambulatory disability	516	8.7%
Self-Care disability	151	2.5%
Independent living disability	254	5.2%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.2.20 and Table II.2.21. In 2016, some 3,175 persons were employed and 57 were unemployed. This totaled a labor force of 3,232 persons. The unemployment rate for Antelope County was estimated to be 1.8 in 2016.

Table II.2.20 Employment, Labor Force and Unemployment Antelope County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,175
Unemployed	57
Labor Force	3,232
Unemployment Rate	1.8%

In 2016, 92.4 percent of households in Antelope County had a high school education or greater.



Table II.2.21	
High School or Greater Education	
Antelope County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	2,539
Total Households	2,747
Percent High School or Above	92.4%

As seen in Table II.2.22, 32.5 percent of the population had a high school diploma or equivalent, another 40.7 percent have some college, 12.6 percent have a Bachelor's Degree, and 4.8 percent of the population had a graduate or professional degree.

Table II.2.22		
Educational Attainment		
Antelope County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	465	9.4%
High School or Equivalent	1,602	32.5%
Some College or Associates Degree	2,010	40.7%
Bachelor's Degree	624	12.6%
Graduate or Professional Degree	235	4.8%
Total Population Above 18 years	4,936	100.0%

ECONOMICS

Labor Force

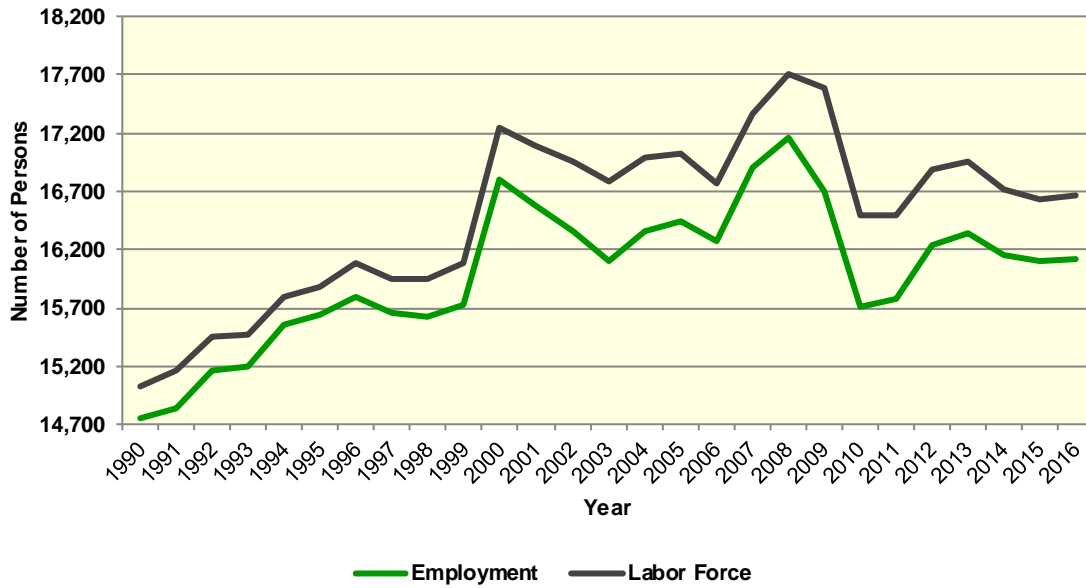
Table II.2.23, shows the labor force statistics for Antelope County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 1.9. The highest level of unemployment occurred during 1996 rising to a rate of 4. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Antelope County increased from 2.6 percent in 2015 to 2.7 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.2.23
Labor Force Statistics
 Antelope County
 1990 - 2016 BLS Data

Year	Antelope County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	64	3,336	3,400	1.9%	2.3%
1991	71	3,306	3,377	2.1%	2.7%
1992	84	3,241	3,325	2.5%	2.9%
1993	93	3,174	3,267	2.8%	2.8%
1994	123	3,221	3,344	3.7%	2.6%
1995	125	3,190	3,315	3.8%	2.6%
1996	129	3,068	3,197	4%	2.7%
1997	96	2,914	3,010	3.2%	2.5%
1998	105	2,926	3,031	3.5%	2.6%
1999	111	3,054	3,165	3.5%	2.8%
2000	111	3,869	3,980	2.8%	2.8%
2001	122	3,753	3,875	3.1%	3.1%
2002	121	3,795	3,916	3.1%	3.6%
2003	131	3,854	3,985	3.3%	3.9%
2004	131	3,799	3,930	3.3%	3.9%
2005	130	3,729	3,859	3.4%	3.8%
2006	107	3,652	3,759	2.8%	3.1%
2007	103	3,528	3,631	2.8%	3%
2008	109	3,540	3,649	3%	3.3%
2009	139	3,599	3,738	3.7%	4.6%
2010	126	3,400	3,526	3.6%	4.6%
2011	131	3,467	3,598	3.6%	4.4%
2012	117	3,464	3,581	3.3%	4%
2013	117	3,502	3,619	3.2%	3.8%
2014	98	3,492	3,590	2.7%	3.3%
2015	94	3,504	3,598	2.6%	3%
2016	99	3,529	3,628	2.7%	3.2%

Diagram II.2.2, shows the employment and labor force for Antelope County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 3,529 persons, with the labor force reaching 3,628, indicating there were a total of 99 unemployed persons.

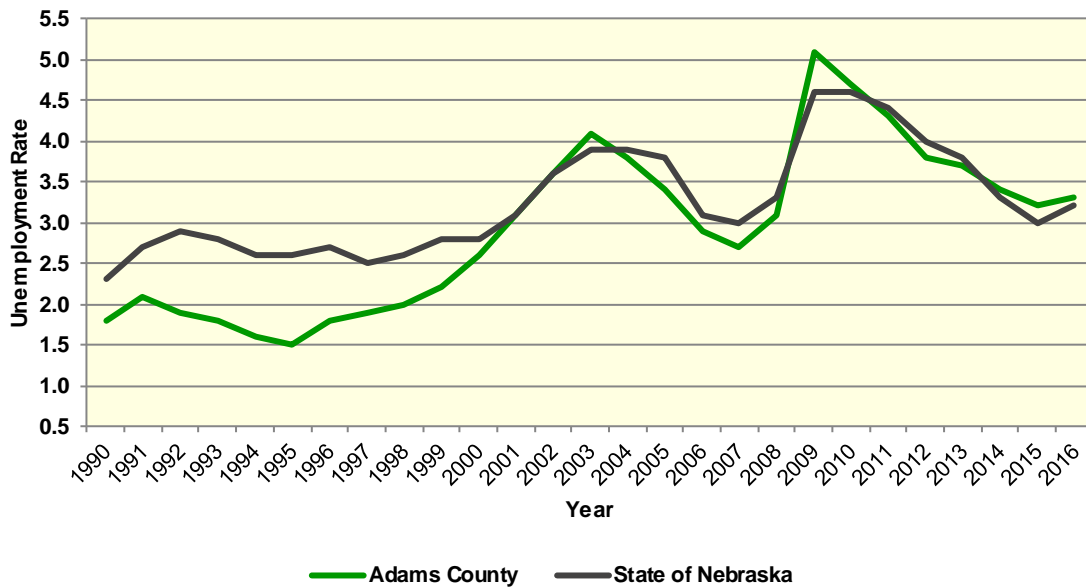
Diagram II.2.2
Employment and Labor Force
 Antelope County
 1990 – 2016 BLS Data



Unemployment

Diagram II.2.3, shows the unemployment rate for both the State and Antelope County. During the 1990’s the average rate for Antelope County was 3.1, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.1, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.1. Over the course of the entire period Antelope County had an average unemployment rate lower than the state, 3.1 percent for Antelope County, versus 3.3 statewide.

Diagram II.2.3
Annual Unemployment Rate
 Antelope County
 1990 – 2016 BLS Data



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 II.2.24, shows total real earnings by industry for Antelope County. In the most recent 2016 estimate, the farm industry had the largest total real earnings, with total real earnings reaching 76,092,000 dollars. Between 2015 and 2016 the information industry saw the largest percentage increase, rising by 32.3 percent to 5,616,000 dollars.

Table II.2.24
Real Earnings by Industry
 Antelope County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	46,214	77,485	144,722	93,427	116,066	100,148	85,801	76,092	-11.3
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	4,865	12,289	13,584	15,587	16,120	16,881	14,590	13,018	-10.8
Manufacturing	8,048	4,692	5,104	6,142	5,943	7,167	7,632	8,315	8.9
Wholesale trade	13,013	13,139	13,972	14,871	15,289	17,580	18,260	18,167	-0.5
Retail trade	6,861	7,013	7,600	8,169	9,014	9,446	9,769	9,475	-3
Transportation and warehousing	2,394	0	0	0	0	0	0	0	0
Information	939	569	700	815	791	818	766	1,013	32.3
Finance and insurance	0	0	0	0	0	5,893	6,334	6,510	2.8
Real estate and rental and leasing	0	0	0	0	0	6,138	5,236	4,770	-8.9
Professional and technical services	1,090	1,425	1,315	0	1,136	0	1,512	1,512	0
Management of companies and enterprises	0	0	0	0	0	-53	0	-60	0
Administrative and waste services	254	495	365	0	357	0	480	353	-26.5
Educational services	4,813	1,148	1,148	935	925	943	955	987	3.3
Health care and social assistance	9,017	12,657	12,549	13,271	13,639	14,077	14,714	14,986	1.8
Arts, entertainment, and recreation	616	441	361	424	410	472	464	534	15.1
Accommodation and food services	1,548	1,234	1,357	1,414	1,387	1,167	1,061	915	-13.7
Other services, except public administration	6,399	6,892	7,039	7,790	7,371	7,146	6,705	6,300	-6
Government and government enterprises	24,029	24,262	23,659	22,709	22,287	22,805	23,627	24,010	1.6
Total	137,514	176,126	250,126	208,852	230,437	223,003	209,220	197,198	-5.7



Table II.2.25, shows the total employment by industry for Antelope County. The most recent estimates show the farm industry was the largest employer in Antelope County, with employment reaching 969 jobs in 2016. Between 2015 and 2016 the manufacturing industry saw the largest percentage increase, rising by 21.3 percent to 148 jobs.

Table II.2.25
Employment by Industry
Antelope County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,047	930	958	923	929	921	1,011	969	-4.2
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	165	302	302	329	356	352	353	337	-4.5
Manufacturing	128	106	111	125	131	131	122	148	21.3
Wholesale trade	266	264	262	268	282	296	312	322	3.2
Retail trade	387	406	424	402	398	389	408	404	-1
Transportation and warehousing	97	0	0	0	0	0	0	0	0
Information	24	22	29	30	31	28	28	32	14.3
Finance and insurance	0	0	0	0	0	201	196	199	1.5
Real estate and rental and leasing	0	0	0	0	0	143	176	182	3.4
Professional and technical services	65	75	83	0	76	0	92	93	1.1
Management of companies and enterprises	0	0	0	0	0	12	13	15	15.4
Administrative and waste services	18	39	48	0	26	0	34	32	-5.9
Educational services	172	44	41	33	36	37	39	40	2.6
Health care and social assistance	349	367	360	376	379	366	384	389	1.3
Arts, entertainment, and recreation	34	35	27	38	38	34	37	38	2.7
Accommodation and food services	175	108	131	112	131	134	122	110	-9.8
Other services, except public administration	219	257	261	257	248	253	259	257	-0.8
Government and government enterprises	623	521	508	502	499	518	507	510	0.6
Total	4,060	4,033	4,124	4,064	4,137	4,214	4,387	4,375	-0.3

Table II.2.26, shows the real average earnings per job by industry for Antelope County. These figures are calculated by dividing the Total Real Earning displayed in Table II.2.24 and Table II.2.25, by Industry. In 2016, the farm industry had the highest average earnings reaching 78,526 dollars. Between 2015 and 2016 the information industry saw the largest percentage increase, rising by 15.7 percent to 31,656 dollars.

Table II.2.26
Real Earnings Per Job by Industry
Antelope County
BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	44,140	83,318	151,066	101,221	124,936	108,739	84,868	78,526	-7.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	29,484	40,692	44,979	47,378	45,281	47,957	41,330	38,629	-6.5
Manufacturing	62,874	44,267	45,978	49,139	45,365	54,713	62,559	56,182	-10.2
Wholesale trade	48,920	49,768	53,328	55,490	54,217	59,392	58,527	56,419	-3.6
Retail trade	17,729	17,274	17,924	20,320	22,648	24,283	23,944	23,453	-2
Transportation and warehousing	24,679	0	0	0	0	0	0	0	0
Information	39,144	25,873	24,142	27,151	25,523	29,222	27,356	31,656	15.7
Finance and insurance	0	0	0	0	0	29,321	32,318	32,714	1.2
Real estate and rental and leasing	0	0	0	0	0	42,925	29,750	26,209	-11.9
Professional and technical services	16,766	18,995	15,843	0	14,951	0	16,431	16,258	-1.1
Management of companies and enterprises	0	0	0	0	0	-4,438	0	-4,000	0
Administrative and waste services	14,120	12,703	7,596	0	13,712	0	14,125	11,031	-21.9
Educational services	27,983	26,098	27,995	28,342	25,684	25,491	24,498	24,675	0.7
Health care and social assistance	25,836	34,487	34,859	35,295	35,987	38,461	38,318	38,524	0.5
Arts, entertainment, and recreation	18,121	12,614	13,384	11,150	10,781	13,885	12,541	14,053	12
Accommodation and food services	8,843	11,428	10,359	12,625	10,591	8,712	8,695	8,318	-4.3
Other services, except public administration	29,220	26,817	26,969	30,313	29,722	28,245	25,889	24,514	-5.3
Government and government enterprises	38,570	46,568	46,573	45,238	44,663	44,025	46,602	47,078	1
Total	33,871	43,671	60,651	51,391	55,701	52,919	47,691	45,074	-5.5

Table II.2.27 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in Total Real Personal Income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$323,648,000 a -3.1 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 4,033 and 4,375 in 2016.

Table II.2.27
Total Employment and Real Personal Income
 Antelope County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	103,486	3,805	-67	20,469	14,135	134,217	14,490	3,846	26,905
1970	92,559	4,193	-372	22,794	15,068	125,856	13,943	3,853	24,022
1971	111,522	4,465	-880	23,915	16,564	146,657	16,490	4,001	27,872
1972	136,033	4,810	-1,151	26,970	17,506	174,547	19,389	4,094	33,226
1973	149,433	5,781	-1,126	29,898	19,073	191,498	21,481	4,028	37,097
1974	116,658	6,328	-1,386	30,509	20,625	160,078	18,226	4,120	28,315
1975	128,070	6,365	-1,908	31,205	21,816	172,818	19,094	4,178	30,654
1976	92,971	6,928	-2,213	32,661	22,300	138,791	15,480	4,215	22,058
1977	109,416	7,054	-2,759	36,384	22,134	158,122	17,856	4,282	25,553
1978	149,686	7,445	-3,441	39,138	22,798	200,735	23,056	4,368	34,268
1979	99,266	7,629	-3,559	40,364	22,351	150,794	17,115	4,306	23,052
1980	63,516	7,519	-4,151	47,762	23,551	123,159	14,211	4,366	14,548
1981	95,905	7,464	-2,409	54,486	25,195	165,712	19,242	4,216	22,747
1982	85,452	7,420	-1,698	62,822	26,360	165,517	19,172	4,110	20,792
1983	90,587	7,370	-791	63,933	26,821	173,179	20,017	4,191	21,615
1984	124,242	7,868	191	62,552	27,792	206,908	24,203	4,107	30,251
1985	119,081	8,098	1,145	61,746	27,849	201,723	23,886	4,079	29,194
1986	129,242	8,445	1,922	57,784	27,788	208,292	25,239	4,018	32,166
1987	131,329	8,932	2,838	54,420	26,868	206,523	25,319	4,174	31,463
1988	141,081	9,515	3,768	55,874	26,406	217,614	26,870	4,010	35,182
1989	125,929	9,815	4,735	58,321	29,190	208,361	25,903	3,990	31,561
1990	141,010	10,537	5,502	55,040	29,943	220,958	27,822	4,197	33,598
1991	128,955	10,898	5,888	55,755	29,207	208,906	26,308	4,221	30,551
1992	142,089	10,696	6,807	52,701	31,409	222,309	28,215	4,198	33,847
1993	141,371	11,020	8,135	53,642	32,905	225,033	28,877	4,162	33,967
1994	144,990	11,204	9,378	53,280	33,718	230,163	29,764	4,289	33,805
1995	130,503	10,491	10,540	57,722	35,699	223,972	29,024	4,099	31,838
1996	164,773	10,224	11,909	54,927	37,460	258,846	33,885	4,080	40,385
1997	147,100	10,514	13,437	57,944	37,106	245,073	32,057	4,022	36,574
1998	149,258	11,224	14,159	59,108	40,264	251,566	33,084	4,724	31,596
1999	139,571	11,311	14,626	59,225	42,078	244,188	32,589	4,803	29,059
2000	150,894	11,890	15,645	59,340	41,543	255,532	34,369	4,851	31,106
2001	137,514	11,018	17,914	57,677	43,915	246,001	33,968	4,060	33,871
2002	127,961	11,194	17,810	54,062	45,775	234,415	32,427	3,914	32,693
2003	166,585	11,282	18,127	56,250	47,460	277,139	38,642	3,854	43,224
2004	171,032	11,507	18,441	46,440	50,278	274,683	38,891	3,777	45,282
2005	165,353	11,570	18,128	38,303	49,213	259,426	37,092	3,759	43,988
2006	136,720	11,978	17,722	35,800	52,174	230,438	33,709	3,764	36,323
2007	166,036	12,020	18,256	41,415	51,570	265,258	39,199	3,792	43,786
2008	165,704	12,312	19,051	48,887	53,806	275,135	41,041	3,838	43,175
2009	154,514	12,540	18,404	51,581	56,465	268,424	39,832	3,952	39,097
2010	176,126	12,831	18,502	52,840	58,920	293,557	44,032	4,033	43,672
2011	250,126	11,704	19,348	59,611	57,494	374,875	56,559	4,124	60,652
2012	208,852	12,181	19,620	76,769	57,366	350,426	53,681	4,064	51,391
2013	230,437	13,538	19,481	57,450	56,443	350,273	54,298	4,137	55,701
2014	223,003	14,160	19,519	59,443	56,008	343,813	53,712	4,214	52,920
2015	209,220	14,195	20,316	60,956	57,621	333,919	52,191	4,387	47,691
2016	197,198	14,372	20,670	61,433	58,719	323,648	51,137	4,375	45,074



Diagram II.2.4, shows real average earnings per job for Antelope County from 1990 to 2016. Over this period the average earning per job for Antelope County was 40,180 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.2.4
Real Average Earnings Per Job
 Antelope County
 BEA Data 1990 - 2016

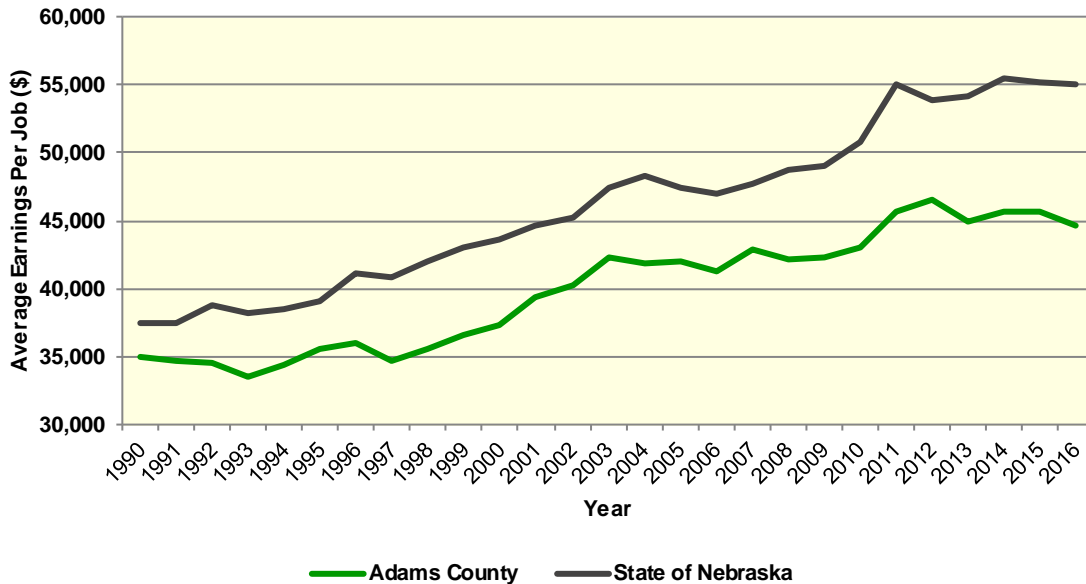
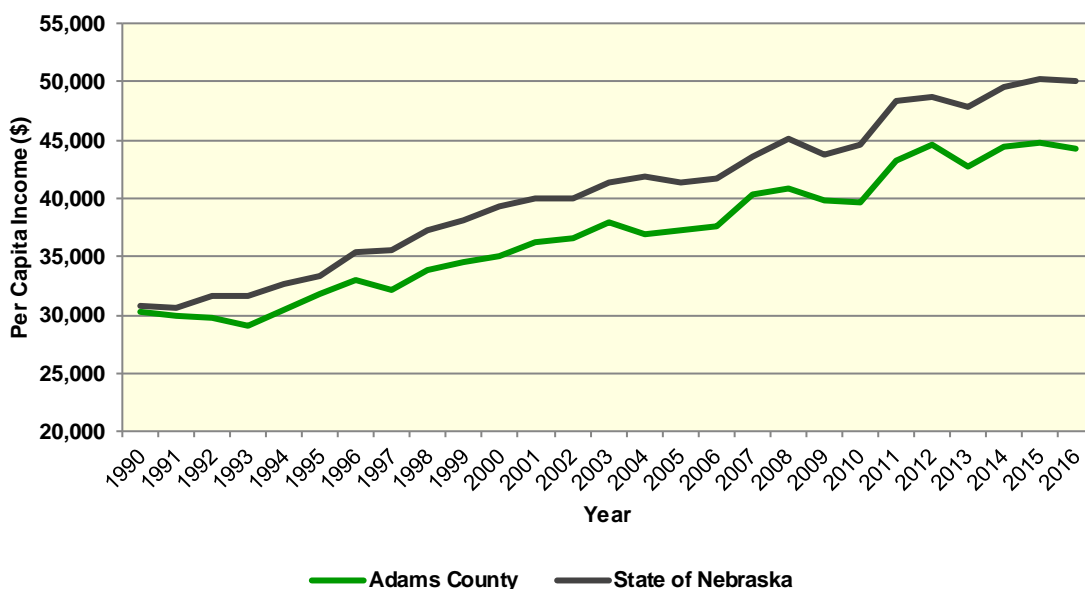


Diagram II.2.5, shows real per capita income in Antelope County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Antelope County was 38,385 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.2.5
Real Per Capita Income
 Antelope County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The Bureau of Labor Statistics (BLS) produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.2.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment increased from 2,130 persons in 2015 to 2,141 in 2016, a change of 1 percent.

Table II.2.28
Total Monthly Employment
 Antelope County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	1,949	1,904	1,903	1,949	1,925	1,957	1,947	1,990	2,037	2,066	2,037
Feb	1,970	1,888	1,901	1,917	1,909	1,939	1,954	1,978	1,993	2,054	2,019
Mar	1,998	1,905	1,920	1,954	1,946	1,959	1,977	1,992	2,028	2,071	2,034
Apr	2,025	1,982	1,929	1,976	2,020	2,016	2,045	2,065	2,094	2,144	2,155
May	2,059	2,028	2,029	2,029	2,078	2,048	2,106	2,152	2,176	2,202	2,232
Jun	2,096	2,093	2,078	2,076	2,096	2,105	2,174	2,210	2,214	2,260	2,319
Jul	1,974	1,962	2,009	1,955	1,986	2,017	2,052	2,152	2,158	2,166	2,236
Aug	1,952	1,968	2,000	1,952	1,975	2,021	2,060	2,125	2,147	2,157	2,234
Sep	1,962	1,935	1,979	1,935	2,028	2,024	2,014	2,095	2,117	2,125	2,164
Oct	1,969	1,959	1,965	1,969	2,001	2,008	2,020	2,074	2,092	2,120	2,125
Nov	1,960	1,981	1,963	1,983	2,006	2,000	2,006	2,053	2,097	2,096	2,090
Dec	1,966	1,971	1,982	1,989	2,019	2,006	2,018	2,059	2,104	2,093	2,046
Annual	1,990	1,965	1,972	1,974	1,999	2,008	2,031	2,079	2,105	2,130	2,141
% Change	(ND)%	-1%	(ND)%	(ND)%	1%	(ND)%	1%	2%	1%	1%	1%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$625 in 2015. In 2016, average weekly wages saw an increase of 2 percent over the prior year, rising to 637 dollars, or by 12 dollars. These data are shown in Table II.2.29.

Table II.2.29 Average Weekly Wages Antelope County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	350	352	375	411	372	
2002	364	378	388	429	390	5%
2003	387	391	412	443	408	5%
2004	421	414	453	471	440	8%
2005	433	425	457	500	454	3%
2006	420	415	451	499	446	-2%
2007	442	443	455	522	466	4%
2008	463	464	483	538	487	5%
2009	475	472	509	561	504	3%
2010	481	486	522	577	516	2%
2011	502	518	538	601	540	5%
2012	528	520	552	650	562	4%
2013	545	533	562	661	575	2%
2014	568	550	596	702	604	5%
2015	591	591	618	700	625	3%
2016(p)	596	608	650	694	637	2%

Total business establishments reported by the QCEW are displayed in Table II.2.30. Between 2015 and 2016, the total number of business establishments in Antelope County remained unchanged from 304 to 304 establishments.

Table II.2.30 Number of Business Establishments Antelope County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	254	258	258	254	256	
2002	263	263	268	262	264	3%
2003	265	261	259	260	261	-1%
2004	259	256	264	261	260	(ND)%
2005	264	265	263	267	265	2%
2006	263	264	263	262	263	-1%
2007	263	267	268	263	265	1%
2008	262	266	267	265	265	(ND)%
2009	259	262	262	256	260	-2%
2010	256	259	260	262	259	(ND)%
2011	260	266	263	267	264	2%
2012	284	280	279	282	281	6%
2013	291	299	290	293	293	4%
2014	298	300	308	304	303	3%
2015	311	306	297	301	304	(ND)%
2016	303	302	305	305	304	(ND)%

Nebraska Department of Revenue

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 17.3 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 13.7 percent over the period. On the other hand, by 2016 there were 384 returns for AGIs of \$100,000 or more. Table II.2.31 presents AGI distribution for the years 1991 through 2016.

Table II.2.31 Income Tax Returns by Adjusted Gross Income Antelope County 1991–2016 DOR Data										
Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,001– \$250,000	More than \$250,000	Total ⁹
1991	1,346	329	675	421	305	123	11	24	0	3,266
1992	1,296	327	680	406	324	148	14	22	0	3,242
1993	1,214	311	629	438	365	174	0	35	0	3,203
1994	1,252	327	600	431	333	174	0	30	0	3,179
1995	1,180	270	649	402	351	202	31	34	0	3,142
1996	1,201	249	600	402	367	237	40	33	0	3,150
1997	1,139	256	581	443	385	255	49	50	11	3,182
1998	1,111	220	559	454	410	260	33	44	0	3,120
1999	1,076	220	573	439	409	290	62	51	10	3,145
2000	1,051	240	539	430	439	300	67	61	0	3,143
2001	1,046	231	513	406	421	336	70	67	0	3,107
2002	1,076	256	527	397	420	339	85	62	10	3,172
2003	963	246	527	380	428	391	86	64	11	3,096
2004	866	236	519	405	428	360	130	91	16	3,051
2005	780	248	496	340	389	369	132	96	15	2,865
2006	765	284	567	370	413	401	168	109	23	3,100
2007	772	281	503	401	408	452	179	157	20	3,173
2008	720	277	518	410	412	434	205	180	19	3,175
2009	673	292	495	399	404	422	184	172	31	3,072
2010	641	296	508	373	393	465	216	197	33	3,122
2011	599	274	499	347	405	475	260	213	52	3,124
2012	560	247	445	343	390	492	251	294	76	3,098
2013	552	226	399	359	405	453	286	297	64	3,041
2014	526	215	413	365	385	473	295	335	73	3,080
2015	574	216	367	341	412	481	317	347	52	3,107
2016	530	230	415	322	447	463	317	334	50	3,108

⁹ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

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 903 in 2010 to 707 in 2016, with the poverty rate reaching 11.3 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table II.2.32 presents poverty data for the county.

The rate of poverty for Antelope County is shown in Table II.2.33. In 2016, there were an estimated 748 persons living in poverty. This represented an 11.8 percent poverty rate, compared to 13.6 percent poverty in 2000. In 2016, some 12 percent of those in poverty were under age 6, and 22.9 percent were 65 or older.

Year	Persons in Poverty	Poverty Rate
2000	892	12.4%
2001	917	12.8%
2002	925	12.9%
2003	833	11.8%
2004	783	11.3%
2005	874	12.7%
2006	865	12.7%
2007	938	14.1%
2008	906	13.8%
2009	981	15%
2010	903	13.7%
2011	923	14.1%
2012	883	13.7%
2013	818	12.8%
2014	885	14%
2015	774	12.2%
2016	707	11.3%

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	99	10%	90	12%
6 to 17	256	25.8%	124	16.6%
18 to 64	473	47.6%	363	48.5%
65 or Older	165	16.6%	171	22.9%
Total	993	100.0%	748	100.0%
Poverty Rate	13.6%	.	11.8%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -0.2 percent in Antelope County between 2010 and 2016, from 3,284 to 3,278. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.2.34.

Housing Production

The Census Bureau reports building permit authorizations and "per unit"

Subject	Nebraska	% Growth Since Census	Antelope County	% Growth Since Census
2000 Census Base	722,656	.	3,344	.
2010 Census	796,793	10.3	3,284	-1.8
July 2011 Estimate	801,068	0.5	3,284	0
July 2012 Estimate	804,586	1	3,283	0
July 2013 Estimate	809,062	1.5	3,282	-0.1
July 2014 Estimate	814,835	2.3	3,285	0
July 2015 Estimate	820,725	3	3,281	-0.1
July 2016 Estimate	827,156	3.8	3,278	-0.2



valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Antelope County decreased from 8 authorizations in 2015 to 1 in 2016.

The real value of single-family building permits decreased from \$220,531 in 2015 to \$100,000 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table II.2.35.

Table II.2.35 Building Permits and Valuation Antelope County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	19	0	0	0	19	114,132	0
1981	15	0	0	0	15	118,971	0
1982	22	0	0	0	22	109,184	0
1983	14	0	0	0	14	107,975	0
1984	12	0	0	0	12	96,234	0
1985	7	0	0	0	7	67,034	0
1986	2	0	0	0	2	85,878	0
1987	5	0	0	0	5	111,669	0
1988	7	0	0	0	7	87,327	0
1989	3	0	0	0	3	121,149	0
1990	8	0	0	0	8	107,539	0
1991	9	0	0	0	9	122,579	0
1992	6	0	3	0	9	95,283	0
1993	17	0	0	0	17	151,771	0
1994	20	0	0	0	20	118,324	0
1995	15	0	0	0	15	128,260	0
1996	23	0	4	0	27	122,642	0
1997	18	0	4	0	22	139,113	0
1998	17	0	0	0	17	117,223	0
1999	21	0	0	0	21	130,081	0
2000	16	0	0	0	16	147,149	0
2001	13	0	0	0	13	147,466	0
2002	11	0	0	0	11	143,056	0
2003	5	0	0	0	5	148,015	0
2004	16	0	0	0	16	147,712	0
2005	29	0	0	0	29	171,295	0
2006	27	0	0	0	27	221,640	0
2007	31	0	0	0	31	168,455	0
2008	7	0	0	8	15	209,353	54,745
2009	16	0	0	0	16	181,018	0
2010	8	0	0	8	16	211,123	73,931
2011	10	0	0	0	10	166,652	0
2012	14	0	0	0	14	174,342	0
2013	18	0	0	0	18	168,212	0
2014	11	0	0	0	11	221,364	0
2015	8	0	0	0	8	220,531	0
2016	1	0	0	0	1	100,000	0

Diagram II.2.6
Single-Family Permits
 Antelope County
 Census Bureau Data, 1980–2016

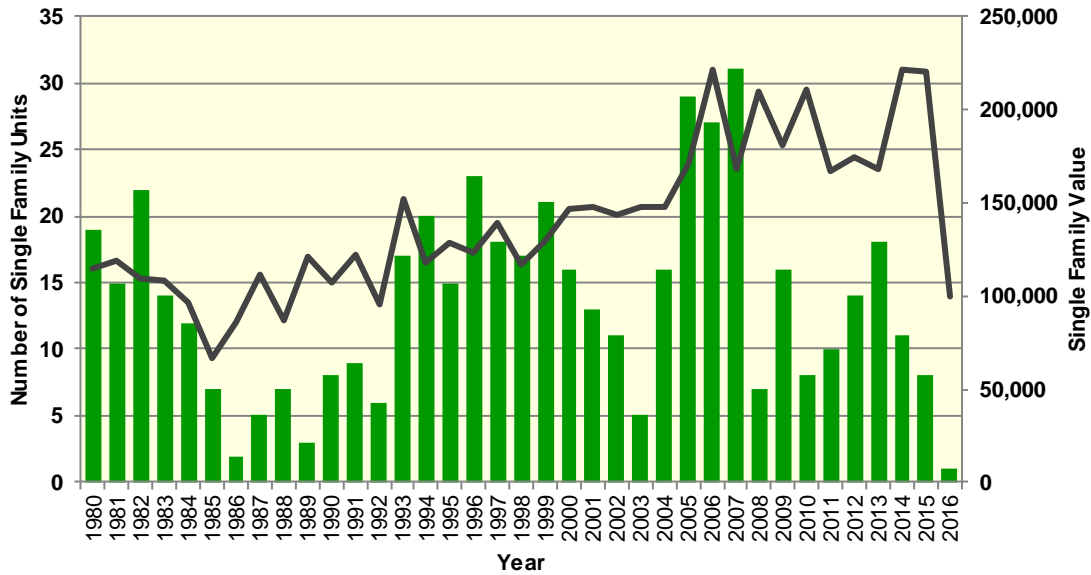
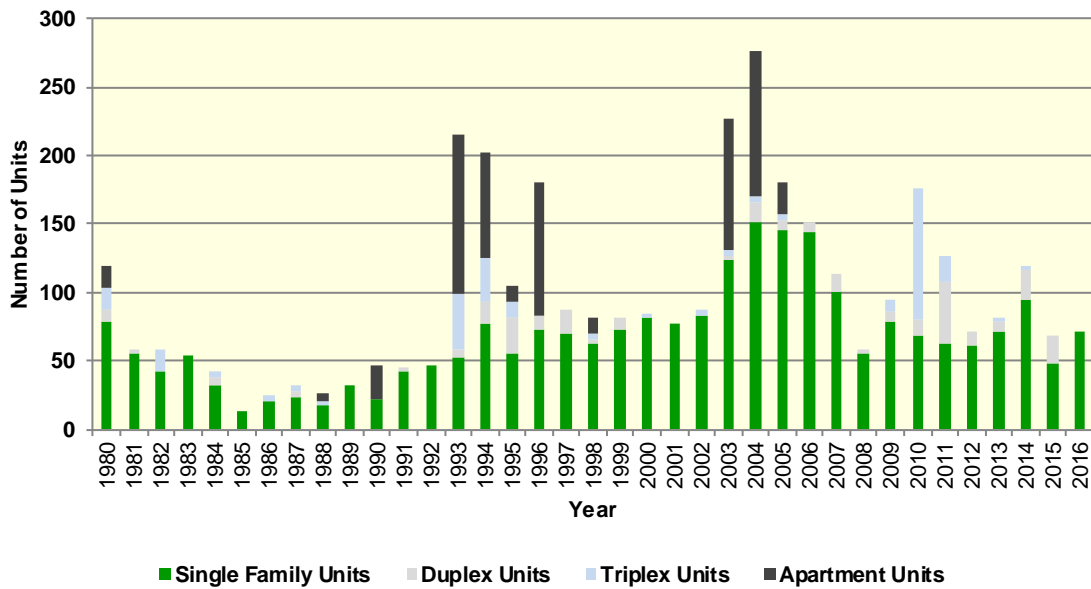


Diagram II.2.7
Total Permits by Unit Type
 Antelope County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.2.36. In 2016, there were 3,284 housing units, down from 3,346 in 2000. Single-family units accounted for 88.9 percent of units in 2016, compared to 89.8 in 2000. Apartment units accounted for 4.1 percent in 2016, compared to 2.1 percent in 2000.

Table II.2.36 Housing Units by Type Antelope County 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,005	89.8%	2,919	88.9%
Duplex	15	0.4%	37	1.1%
Tri- or Four-Plex	58	1.7%	45	1.4%
Apartment	70	2.1%	135	4.1%
Mobile Home	198	5.9%	148	4.5%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	3,346	100.0%	3,284	100.0%

Some 86.5 percent of housing was occupied in 2010, compared to 88.3 percent in 2000. Owner-occupied housing changed -4.3 percent between 2000 and 2010, ending with owner-occupied units representing 76 percent of units. Vacant units changed by 12.7 percent, resulting in 443 vacant units in 2010.

Table II.2.37 Housing Units by Tenure Antelope County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,953	88.3%	2,841	86.5%	-3.8%
Owner-Occupied	2,255	76.4%	2,159	76%	-4.3%
Renter-Occupied	698	23.6%	682	24%	-2.3%
Vacant Housing Units	393	11.7%	443	13.5%	12.7%
Total Housing Units	3,346	100.0%	3,284	100.0%	-1.9%

Table II.2.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,284 housing units. An estimated 77 percent were owner-occupied, and 16.4 percent were vacant.

Table II.2.38 Housing Units by Tenure Antelope County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,841	86.5%	2,747	83.6%
Owner-Occupied	2,159	76%	2,115	77%
Renter-Occupied	682	24%	632	23%
Vacant Housing Units	443	13.5%	537	16.4%
Total Housing Units	3,284	100.0%	3,284	100.0%



Households by household size are shown in Table II.2.39. There were a total of 2,841 households in 2010, down from 2,953 in 2000. One person households changed by 3.9 percent between 2000 and 2010, while two person households changed by 6.9 percent. Three and four person households changed by -15.5 and -24.6 respectively, representing 11.5 percent and 9.7 percent of the population in 2010.

Table II.2.39 Households by Household Size Antelope County 2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	820	27.8%	852	30%	3.9%
Two Persons	1,062	36%	1,135	40%	6.9%
Three Persons	387	13.1%	327	11.5%	-15.5%
Four Persons	366	12.4%	276	9.7%	-24.6%
Five Persons	200	6.8%	154	5.4%	-23%
Six Persons	80	2.7%	62	2.2%	-22.5%
Seven Persons or More	38	1.3%	35	1.2%	-7.9%
Total	2,953	100.0%	2,841	100.0%	-3.8%

Households by income is shown in Table II.2.40. Households earning more than \$100,000 per year represented 13 percent of households in 2016, compared to 3.6 percent in 2000. Households earning between \$50,000 and \$74,999 represented 18.2 percent of households in 2016, compared to 13.9 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 13.7 percent of households in 2016, compared to 23.3 percent in 2000.

Table II.2.40 Households by Income Antelope County 2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	692	23.3%	377	13.7%
\$15,000 to \$19,999	279	9.4%	157	5.7%
\$20,000 to \$24,999	253	8.5%	208	7.6%
\$25,000 to \$34,999	503	17%	299	10.9%
\$35,000 to \$49,999	615	20.7%	447	16.3%
\$50,000 to \$74,999	411	13.9%	500	18.2%
\$75,000 to \$99,999	107	3.6%	401	14.6%
\$100,000 or More	106	3.6%	358	13%
Total	2,966	100.0%	2,747	100.0%

Table II.2.41 shows households by year home built. Housing units built between 2000 and 2009, account for 5.6 percent and those built in 2010 or later accounted for 2.2 percent of households. Households built in the 1970's, 1980's, and 1990's account for 16.3 percent, 6 percent, and 6.7, respectively. Housing units built prior to 1939 represented 37.9 percent of households in 2016.

Table II.2.41				
Households by Year Home Built				
Antelope County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,285	43.5%	1,041	37.9%
1940 to 1949	247	8.4%	205	7.5%
1950 to 1959	237	8%	228	8.3%
1960 to 1969	272	9.2%	263	9.6%
1970 to 1979	484	16.4%	447	16.3%
1980 to 1989	235	8%	164	6%
1990 to 1999	193	6.5%	184	6.7%
2000 to 2009	.	.	155	5.6%
2010 or Later	.	.	60	2.2%
Total	2,953	100.0%	2,747	100.0%

The distribution of unit types by race are shown in Table II.2.42. An estimated 89.4 percent of white households occupy single-family homes and some 3.6 percent of white households occupy apartments.

Table II.2.42							
Distribution of Units in Structure by Race							
Antelope County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	89.4%	%	0%	%	%	60%	100%
Duplex	1.4%	%	0%	%	%	0%	0%
Tri- or Four-Plex	1.5%	%	100%	%	%	0%	0%
Apartment	3.6%	%	0%	%	%	0%	0%
Mobile Home	4.2%	%	0%	%	%	40%	0%
Boat, RV, Van, Etc.	0%	%	0%	%	%	0%	0%
Total	100.0%	%	100.0%	%	%	%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.2.43. An estimated 15.1 percent of vacant units were for rent in 2010, a 1.5 percent change since 2000. In addition, some 7.2 percent of vacant units were for sale, a change of -56.2 percent between 2000 and 2010. "Other" vacant units represented 54 percent of vacant units in 2010. This is a change of 45.7 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.2.43					
Disposition of Vacant Housing Units					
Antelope County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	66	16.8%	67	15.1%	1.5%
For Sale	73	18.6%	32	7.2%	-56.2%
Rented or Sold, Not Occupied	36	9.2%	25	5.6%	-30.6%
For Seasonal, Recreational, or Occasional Use	52	13.2%	80	18.1%	53.8%
For Migrant Workers	2	0.5%	0	0%	-100%
Other Vacant	164	41.7%	239	54%	45.7%
Total	393	100.0%	443	100.0%	12.7%

The disposition of vacant units between 2010 and 2016 are shown in Table II.2.44. By 2016, for rent units accounted for 8.6 percent of vacant units, while for sale units accounted for 5.6 percent. "Other" vacant units accounted for 66.1 percent of vacant units, representing a total of 355 "other" vacant units.

Table II.2.44				
Disposition of Vacant Housing Units				
Antelope County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	67	15.1%	46	8.6%
For Sale	32	7.2%	30	5.6%
Rented Not Occupied	7	1.6%	25	4.7%
Sold Not Occupied	18	4.1%	4	0.7%
For Seasonal, Recreational, or Occasional Use	80	18.1%	77	14.3%
For Migrant Workers	0	0%	0	0%
Other Vacant	239	54%	355	66.1%
Total	443	100.0%	537	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 1,316 property transactions in Antelope County. Of these, 1,282 were for single-family homes during this 19-year period, as shown in Table II.2.45.

Table II.2.45						
Residential Property Transactions						
Antelope County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	73	4	0	0	0	77
2000	73	3	0	0	0	76
2001	69	3	0	0	1	73
2002	65	2	0	0	0	67
2003	69	5	0	0	1	75
2004	66	5	0	0	0	71
2005	88	4	0	0	0	92
2006	71	4	0	0	0	75
2007	70	0	0	0	0	70
2008	56	0	0	0	2	58
2009	59	0	0	0	0	59
2010	54	0	0	0	0	54
2011	64	0	0	0	0	64
2012	60	0	0	0	0	60
2013	84	0	0	0	0	84
2014	74	0	0	0	0	74
2015	60	0	0	0	0	60
2016	60	0	0	0	0	60
2017	67	0	0	0	0	67
Total	1,282	30	0	0	4	1,316

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 733 single-family home property transactions for units built before 1930, 0.5 percent of units were of low quality and 49 percent were of fair quality. Conversely, of the 12 homes built from 2001 through 2010, 0 percent of units were of low quality and 25 percent of fair quality. Table II.2.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.2.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Antelope County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	4	0	0	0	2	0	0	0	0	6
Fair	359	79	28	67	13	14	3	0	1	564
Average	357	83	64	98	28	34	8	3	1	676
Good	13	0	1	11	0	7	1	0	0	33
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	1	0	2	0	0	0	0	0	3
Total	733	163	93	178	43	55	12	3	2	1,282

In regard to the current condition of residential dwellings, of the same 733 single-family homes built before 1930, 39.7 percent of the homes were worn out or badly worn, and 53.1 percent were in average condition. Table II.2.47 provides details about the condition of single-family residential dwellings by year built.

Table II.2.47
Single-Family Homes by Year Built and Condition
 Antelope County
 Fiscal Years 1999–2017 PAD Data

Condition	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	36	3	1	7	3	0	0	0	0	50
Badly Worn	255	20	12	22	1	0	0	0	1	311
Average	389	135	78	144	36	44	12	3	1	842
Good	52	4	2	5	3	11	0	0	0	77
Very Good	1	1	0	0	0	0	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	733	163	93	178	43	55	12	3	2	1,282

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$45,748 to \$78,171, a total increase of 70.9 percent, as shown in Table II.2.48.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Antelope County ranged from \$30,753 for homes built before 1930 to \$203,450 for homes built from 2001 to 2010, and \$205,000 for the newest homes built between 2011 and 2017.¹⁰ Homes built from 2001 through 2010 were also larger, averaging 1,798 square feet per unit. Table II.2.49, provides additional details about single-family homes.

Table II.2.48
Average Sales Price of Single-Family Homes
 Antelope County
 Fiscal Years 1999–2017 PAD Data

Fiscal Year	Average Sales Price (\$)
1999	36,902
2000	36,311
2001	38,459
2002	38,102
2003	33,057
2004	33,414
2005	41,902
2006	48,980
2007	40,253
2008	41,165
2009	39,553
2010	45,748
2011	45,496
2012	49,606
2013	63,685
2014	51,102
2015	69,067
2016	79,107
2017	78,171
Average	47,738

Table II.2.49
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot
 Antelope County
 Fiscal Years 1999–2017 PAD Data

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹¹ (\$)
Before 1931	30,753	1,280	24.02
1931-1960	43,562	1,186	36.73
1961-1970	58,930	1,260	46.76
1971-1980	69,555	1,316	52.86
1981-1990	91,905	1,634	56.26
1991-2000	121,368	1,781	68.14
2001-2010	203,450	1,798	113.17
2011-2017	205,000	1,530	133.96
Average	47,738	1,310	36.44

¹⁰ When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

¹¹ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.2.50. In 2016, an estimated 1.1 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.2.50 Overcrowding and Severe Overcrowding Antelope County 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	2,215	98.1%	36	1.6%	6	0.3%	2,257
2016 Five-Year ACS	2,090	98.8%	25	1.2%	0	0%	2,115
Renter							
2000 Census	680	97.7%	8	1.1%	8	1.1%	696
2016 Five-Year ACS	626	99.1%	6	0.9%	0	0%	2,747
Total							
2000 Census	2,895	98%	44	1.5%	14	0.5%	2,953
2016 Five-Year ACS	2,716	98.9%	31	1.1%	0	0%	2,747

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 16 households with incomplete plumbing facilities in 2016, representing 0.6 percent of households in Antelope County. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table II.2.51 Households with Incomplete Plumbing Facilities Antelope County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	2,945	2,731
Lacking Complete Plumbing Facilities	8	16
Total Households	2,953	2,747
Percent Lacking	0.3%	0.6%

There were 42 households lacking complete kitchen facilities in 2016, compared to 6 households in 2000. This was a change from 0.2 percent of households in 2000 to 1.5 percent in 2016.



Table II.2.52 Households with Incomplete Kitchen Facilities Antelope County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	2,947	2,705
Lacking Complete Kitchen Facilities	6	42
Total Households	2,953	2,747
Percent Lacking	0.2%	1.5%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Antelope County, 9.8 percent of households had a cost burden and 7.5 percent had a severe cost burden. Some 15 percent of renters were cost burdened, and 13 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6 percent and a severe cost burden rate of 3.8 percent. Owner occupied households with a mortgage had a cost burden rate of 13 percent, and severe cost burden at 10.1 percent.

Table II.2.53 Cost Burden and Severe Cost Burden by Tenure Antelope County 2000 Census & 2016 Five-Year ACS Data									
Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	478	78.9%	71	11.7%	53	8.7%	4	0.7%	606
2016 Five-Year ACS	522	76.3%	89	13%	69	10.1%	4	0.6%	684
Owner Without a Mortgage									
2000 Census	764	84%	73	8%	52	5.7%	21	2.3%	910
2016 Five-Year ACS	1,279	89.4%	86	6%	54	3.8%	12	0.8%	1,431
Renter									
2000 Census	308	59.2%	55	10.6%	34	6.5%	123	23.7%	520
2016 Five-Year ACS	288	45.6%	95	15%	82	13%	167	26.4%	632
Total									
2000 Census	1,550	76.1%	199	9.8%	139	6.8%	148	7.3%	2,036
2016 Five-Year ACS	2,089	76%	270	9.8%	205	7.5%	183	6.7%	2,747



Housing Problems by Income

Table II.2.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Antelope County. As can be seen in 2017 the MFI was \$58,200, which compared to \$68,200 for the State of Nebraska.

Table II.2.54 Median Family Income Antelope County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	34,400	50,400
2001	36,800	53,400
2002	36,800	55,100
2003	40,600	55,400
2004	42,200	56,300
2005	43,350	57,400
2006	44,900	59,400
2007	44,300	58,200
2008	45,100	59,800
2009	46,800	62,000
2010	47,200	62,600
2011	45,400	63,500
2012	46,100	64,400
2013	50,400	64,600
2014	51,500	66,000
2015	54,100	66,800
2016	56,100	66,500
2017	58,200	68,200

Table II.2.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 144 owner-occupied and 60 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 145 owner-occupied 95 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,265 households without a housing problem.

Table II.2.55
Housing Problems by Income and Tenure
 Antelope County
 2010–2014 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	4	4	0	4	4	16
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	4	4	4	12
Housing cost burden greater than 50% of income (and none of the above problems)	80	15	30	10	10	145
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	45	40	4	25	144
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	30	175	345	215	1,030	1,795
Total	154	239	419	237	1,073	2,122
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	4	30	10	0	10	54
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	4	4	0	8
Housing cost burden greater than 50% of income (and none of the above problems)	80	15	0	0	0	95
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	10	20	0	0	60
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	45	85	90	85	165	470
Total	163	140	128	89	175	695
Total						
Lacking complete plumbing or kitchen facilities	8	34	10	4	14	70
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	8	8	4	20
Housing cost burden greater than 50% of income (and none of the above problems)	160	30	30	10	10	240
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	55	60	4	25	204
Zero/negative income (and none of the above problems)	14	0	0	0	0	14
Has none of the 4 housing problems	75	260	435	300	1,195	2,265
Total	317	379	547	326	1,248	2,817

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.2.56, of the 53 loans in 2016, 25 loans were for Home Purchases, 11 were for Home Improvement and 17 were for refinancing.

Table II.2.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Antelope County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	15	10	29	54
2009	20	4	33	57
2010	13	6	31	50
2011	24	4	28	56
2012	14	3	43	60
2013	25	5	33	63
2014	15	11	13	39
2015	17	7	25	49
2016	25	11	17	53

Table II.2.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$82,533 and \$82,929 in 2012 and \$98,080 in 2016. Overall, average loans were \$82,611 in 2008 and \$117,057 in 2016.

Table II.2.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Antelope County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$82,533	\$45,800	\$95,345	\$82,611
2009	\$63,350	\$16,000	\$115,909	\$90,456
2010	\$122,538	\$29,333	\$138,645	\$121,340
2011	\$79,042	\$64,750	\$102,964	\$89,982
2012	\$82,929	\$47,333	\$161,698	\$137,600
2013	\$113,560	\$67,600	\$130,030	\$118,540
2014	\$96,667	\$36,727	\$86,769	\$76,462
2015	\$90,000	\$43,857	\$133,720	\$105,714
2016	\$98,080	\$93,727	\$160,059	\$117,057

Table II.2.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$1,238,000 and \$1,161,000 in 2012 and \$2,452,000 in 2016. Overall, average loans were \$4,461,000 in 2008 and \$6,204,000 in 2016.

Table II.2.58 Total Volume of Owner-Occupied Single-Family Loans Antelope County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	1,238,000	458,000	2,765,000	4,461,000
2009	1,267,000	64,000	3,825,000	5,156,000
2010	1,593,000	176,000	4,298,000	6,067,000
2011	1,897,000	259,000	2,883,000	5,039,000
2012	1,161,000	142,000	6,953,000	8,256,000
2013	2,839,000	338,000	4,291,000	7,468,000
2014	1,450,000	404,000	1,128,000	2,982,000
2015	1,530,000	307,000	3,343,000	5,180,000
2016	2,452,000	1,031,000	2,721,000	6,204,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.2.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Antelope County. The number of completed surveys increased from 5 in 2016 to 7 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 2.6 percentage points and was at 2.6 percent in 2017.

Table II.2.59 Survey of Rental Properties Antelope County 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	34	5.9	30
2003	5	93	4.3	44.1
2004	7	78	6.4	28.8
2005	13	135	6.7	50.7
2006	10	119	10.1	40.7
2007	10	119	11.8	65.8
2008	7	70	14.3	20.8
2009	7	104	9.6	34.4
2010	11	115	11.3	28.4
2011	10	93	6.5	7
2012	5	76	7.9	30
2013	6	101	4	90
2014	8	69	1.4	
2015	8	113	0.9	60
2016	5	49	0	
2017	7	115	2.6	

Table II.2.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 21 single-family units in Antelope County, with 0 of them available. This translates into a vacancy rate of 0 percent in Antelope County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 94 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 3.2 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 3.4 percent.

Table II.2.60 Rental Vacancy Survey by Type Antelope County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	21	0	0%	0%
Apartments	94	3	3.2%	2.5%
Mobile Homes	0	0	%	%
"Other" Units	0	0	0%	.
Don't Know	0	0	%	38.3%
Total	115	3	2.6%	3.4%

Table II.2.61, reports units by number of bedrooms. Four bedroom units were the most common type of reported single-family unit, with 5 units. The most common apartment units were one bedroom units, with 70 units.

Table II.2.61 Rental Units by Number of Bedrooms Antelope County 2017 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	70	0	0	.	70
Two	1	18	0	0	.	19
Three	3	0	0	0	.	3
Four	5	0	0	0	.	5
Don't Know	12	6	0	0	0	18
Total	21	94	0	0	0	115

Table II.2.62 displays the vacancy rate of single-family units by the number of bedrooms. Four bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table II.2.62 Single-Family Units by Number of Bedrooms Antelope County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	1	0	0%
Three	3	0	0%
Four	5	0	0%
Don't know	12	0	0%
Total	21	0	0%

Table II.2.63 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 4.3 percent.

Table II.2.63 Apartment Units by Number of Bedrooms Antelope County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	70	3	4.3%
Two	18	0	0%
Three	0	0	%
Four	0	0	%
Don't know	6	0	0%
Total	94	3	3.2%

Average market-rate rents by unit type are shown in Table II.2.64. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.2.64 Average Market Rate Rents by Number of Bedrooms Antelope County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$442	\$	\$	\$442
Two	\$	\$445	\$	\$	\$445
Three	\$500	\$	\$	\$	\$500
Four	\$575	\$	\$	\$	\$575
Don't know	\$	\$	\$	\$	
Total	\$575	\$453.3	\$	\$	\$502

Table II.2.65 shows vacancy rates for single-family units by average rental rates for Antelope County. The most common rent for single-family units was \$500 to \$749 dollars and units in this price range had a vacancy rate of 0 percent.

Table II.2.65 Single-Family Market Rate Rents by Vacancy Status Antelope County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	7	0	0%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	14	0	0%
Total	21	0	0%



The average rent and availability of apartment units is displayed in Table II.2.66. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 3.8 percent.

Table II.2.66 Apartment Market Rate Rents by Vacancy Status Antelope County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	80	3	3.8%
\$500 to \$749	8	0	0%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	6	0	0%
Total	94	3	3.2%

Respondents were asked if utilities are included in the rent and, as shown in Table II.2.67, 3 respondents, or 50 percent, included some sort of utility in the rent.

Table II.2.67 Are there any utilities included with the rent? Antelope County 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	3
% Offering Utilities	50%

The type of utility included in the rent is shown in Table II.2.68. There were 3 respondents who included electricity, 2 respondents who included natural gas, 3 respondents who included water and sewer and 3 respondents included trash collection in the rent.

Table II.2.68 Which utilities are included with the rent? Antelope County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	2
Water/Sewer	3
Trash Collection	3

Table II.2.69 shows the number of survey respondents who keep a waiting list. As can be seen, 4 respondents said they keep a waitlist, with an estimated 22 persons on the wait list.

Table II.2.69 Do you keep a waiting list? Antelope County 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	2
Waitlist Size	22

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table II.2.70 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table II.2.70 How would you rate the need for renovation of existing units in the city? Antelope County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	4	4	4	4
High Need	0	0		
Extreme Need	1	1	1	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.2.71 most respondents indicated there was extreme need for the construction of new single-family units and extreme need for the construction of new apartment units.

Table II.2.71 How would you rate the need for construction of new units in the city? Antelope County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	1	1	1	1
Moderate Need	0	0		
High Need	1	1	1	1
Extreme Need	3	3	3	3

