

Hooker County

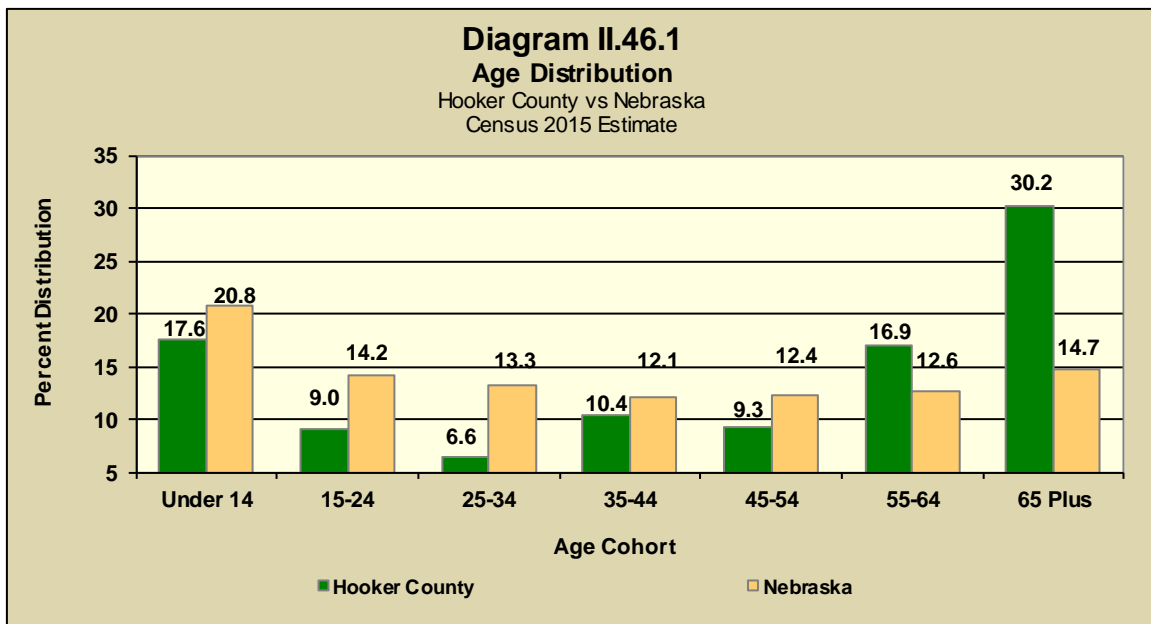
Summary

- Between 2010 and 2015, the county’s population decreased by 0.5 percent or by 4 persons.
- Between 2010 and 2015, the Hispanic population increased by 100.0 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs decreased by 1.
- In 2015, average earnings in the county was \$41,535 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 4.2 percent to 4.1 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 1 unit.
- In 2015, the average real value of new single-family construction was \$175,742.
- In fiscal year 2016, the average price of an existing home was \$47,404.
- In a November 2016 rental survey, the average vacancy rate was 0.0 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Hooker County’s population decreased by 0.5 percent, or from 736 people to 732 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 64 in 2010 to 66 in 2015, an increase of 3.1 percent. The number of people from 25 to 34 years of age decreased by 28.4 percent, and those aged between 35 and 44 increased by 13.4 percent. As shown in Diagram II.46.1, people younger than 25 represented 26.6 percent of the population in 2015, while individuals aged 55 and older represented 47.1 percent of the population in Hooker County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 2.7 percent, while the black population decreased by . percent. The Hispanic population of any race changed from 8 to 16 or by 100.0 percent. Table II.46.1, below, presents the details of these population variations.

Table II.46.1						
Population Characteristics						
State of Nebraska vs. Hooker County						
2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Hooker County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	736	732	-0.5%
Age						
Under 14 years	383,542	394,263	2.8%	124	129	4.0%
15 to 24 years	258,206	268,848	4.1%	64	66	3.1%
25 to 34 years	245,176	252,533	3.0%	67	48	-28.4%
35 to 44 years	220,838	228,643	3.5%	67	76	13.4%
45 to 54 years	258,726	234,477	-9.4%	104	68	-34.6%
55 to 64 years	213,176	238,715	12.0%	117	124	6.0%
65 & over	246,677	278,711	13.0%	193	221	6.0%
Race						
White	1,649,264	1,689,616	2.4%	729	709	-2.7%
Black	85,971	93,900	9.2%	0	0	.%
American Indian or Alaskan Native	23,418	26,492	13.1%	4	17	325.0%
Asian	33,322	44,479	33.5%	0	0	.%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	1	.%
Two or More Races	32,305	39,365	21.9%	3	5	66.7%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	8	16	100.0%

Population Migration

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.46.2, at right, from April 2000 to July 2009, Hooker County’s natural decrease was estimated to be 37 people. Hooker County has been experiencing net out-migration, with 23 persons leaving the county during the 2000-2009 year period.³¹⁵ The 2015 population estimates showed a natural decrease of 13 persons and a net in-migration of 9 persons since the 2010 Census. In total, Hooker County’s population decreased to 732 persons.

Table II.46.2	
Population Change	
Hooker County	
1980–2010 Census and Intercensal Data	
1980 Population	990
Natural Increase 80–90	-2
Net Migration 80–90	-195
1990 Population	793
Natural Increase 90–00	-90
Net Migration 90–00	80
2000 Population	783
Natural Increase 00–09	-37
Net Migration 00–09	-23
2009 Population Estimate	723
2010 Population	736
Natural Increase 10–15	-13
Net Migration 10–15	9
2015 Population Estimate	732

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 Hooker County increased from -5 persons in 2014 to 1 persons in 2015, with an additional net movement of 2 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.46.3.

³¹⁵ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.46.3			
Driver's Licenses Exchanged and Surrendered			
Hooker County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	11	8	3
Calendar 2002	8	9	-1
Calendar 2003	14	8	6
Calendar 2004	11	5	6
Calendar 2005	16	3	13
Calendar 2006	15	9	6
Calendar 2007	8	9	-1
Calendar 2008	14	11	3
Calendar 2009	7	3	4
Calendar 2010	7	11	-4
Calendar 2011	14	11	3
Calendar 2012	5	5	0
Calendar 2013	2	3	-1
Calendar 2014	8	13	-5
Calendar 2015	10	9	1
First Half of 2016	6	4	2

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 371 in 2014 to 372 in 2015, as shown in Table II.46.4, at right.

Table II.46.4	
Income Tax Returns	
Hooker County	
1991–2015 DOR Data	
Year	Returns
1991	406
1992	394
1993	407
1994	387
1995	389
1996	390
1997	393
1998	383
1999	389
2000	374
2001	353
2002	359
2003	344
2004	353
2005	334
2006	355
2007	375
2008	376
2009	372
2010	371
2011	383
2012	387
2013	364
2014	371
2015	372

School-Age Children

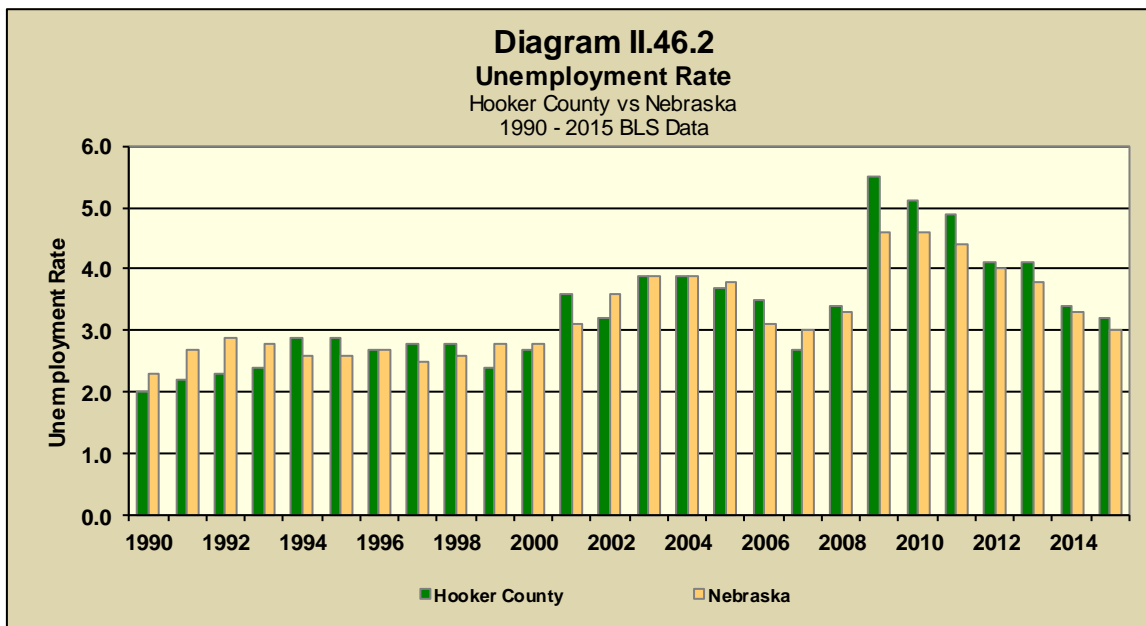
According to the Nebraska Department of Education (DOE), the total number of school-age children in Hooker County decreased by 4.9 percent from 123 in 2015 to 117 in 2016, as shown below in Table II.46.5. The number of school-age children 5 to 11 years of age decreased from 55 in 2015 to 48 in 2016.

Table II.46.5				
School-Age Children				
Hooker County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	79	36	62	177
1993	83	29	71	183
1994	78	24	76	178
1995	72	29	72	173
1996	72	31	73	176
1997	77	22	76	175
1998	83	15	76	174
1999	75	20	73	168
2000	68	27	63	158
2001	68	22	65	155
2002	62	22	61	145
2003	82	26	67	175
2004	81	29	79	189
2005	61	23	58	142
2006	58	19	59	136
2007	63	16	59	138
2008	60	17	54	131
2009	63	14	54	131
2010	57	19	54	130
2011	59	22	45	126
2012	49	22	47	118
2013	51	23	53	127
2014	48	21	51	120
2015	55	12	56	123
2016	48	14	55	117

ECONOMICS

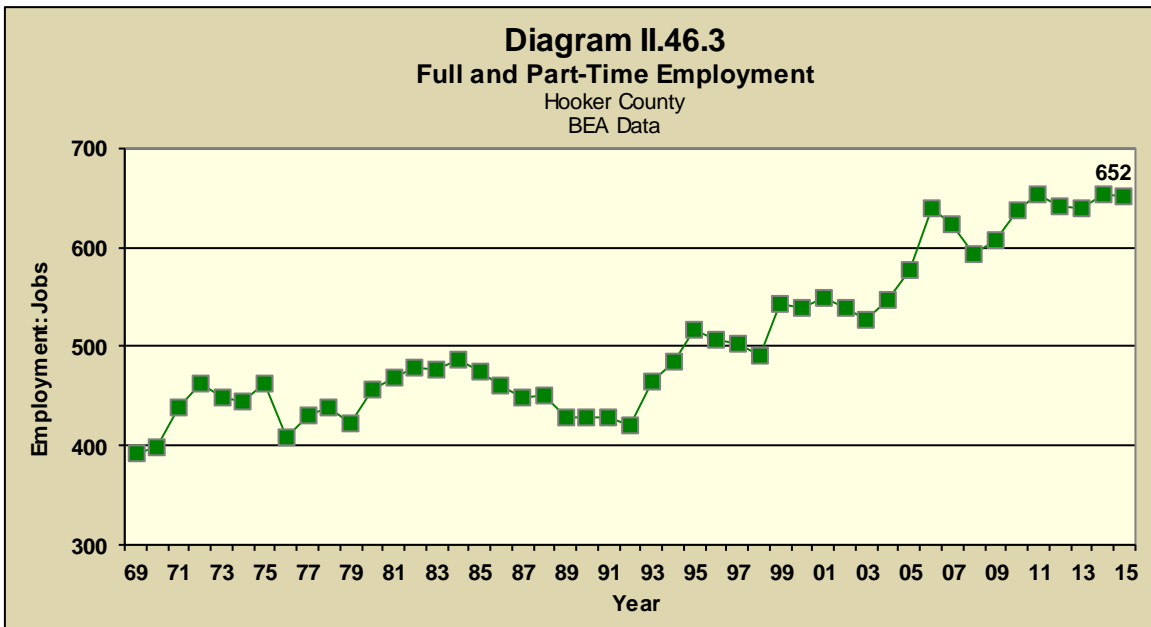
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Hooker County, defined as the number of people working or actively seeking work, decreased from 424 in 2014 to 414 in 2015. The total number of people employed changed from 406 in 2014 to 397 in 2015. The unemployment rate for the county was 4.1 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.46.2, below.

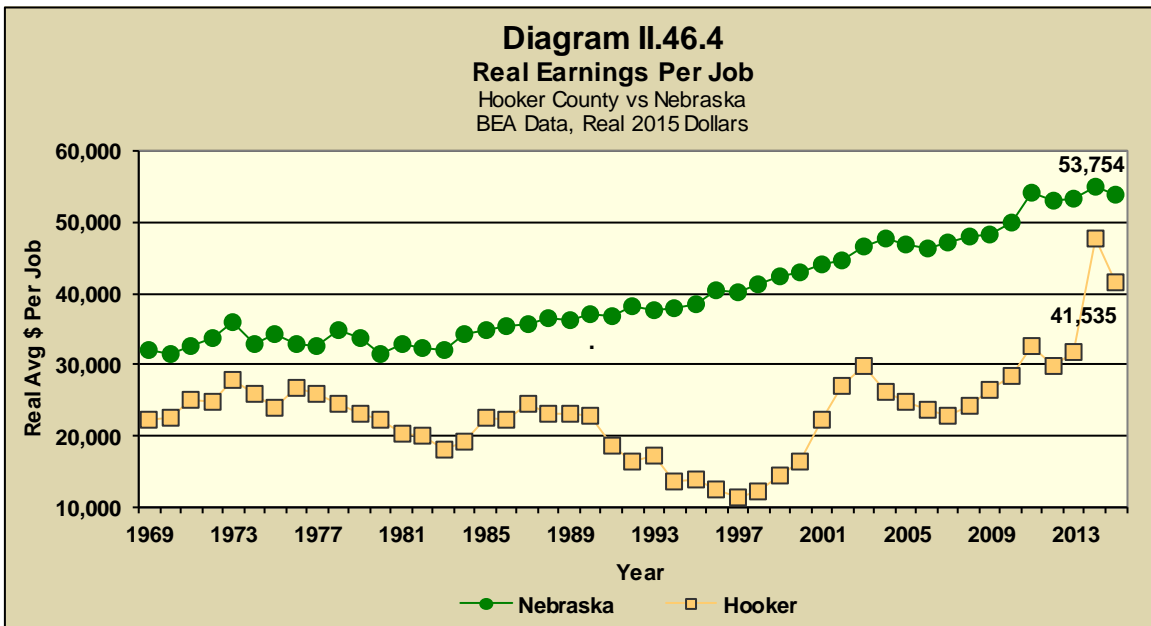


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 652 jobs in Hooker County, a decrease of 1 job since 2014. Diagram II.46.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.46.4, below, real average earnings per job in the county was \$41,535 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$36,105,000, a decline of 9.8 percent between 2014 and 2015. Table II.46.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.46.6
Total BEA Employment and Real Personal Income

Hooker County
 1969–2015 BEA Data, 1,000s of Real 2015 Dollars

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings per Job
1969	8,744	522	416	3,992	1,765	14,394	14,541	393	22,249
1970	8,975	535	395	4,032	2,023	14,892	15,677	399	22,495
1971	10,990	614	303	3,938	2,164	16,781	17,280	438	25,091
1972	11,536	690	158	4,170	2,092	17,266	18,910	463	24,915
1973	12,462	804	75	5,172	2,580	19,484	19,801	449	27,754
1974	11,530	860	-46	5,798	2,616	19,037	19,037	445	25,910
1975	11,081	973	-137	5,422	2,825	18,218	17,984	463	23,934
1976	10,982	859	-136	5,458	2,787	18,232	18,378	409	26,852
1977	11,116	853	-284	5,873	3,046	18,898	19,482	431	25,791
1978	10,763	882	-417	6,183	3,094	18,741	18,779	438	24,573
1979	9,805	884	-593	5,881	3,144	17,352	16,897	422	23,234
1980	10,129	868	-737	6,439	3,317	18,279	18,539	456	22,213
1981	9,461	921	-710	6,936	3,468	18,234	18,797	468	20,216
1982	9,592	959	-771	7,967	3,719	19,548	19,866	479	20,025
1983	8,556	916	-695	8,002	3,594	18,541	19,095	476	17,974
1984	9,297	1,013	-776	7,453	3,752	18,713	19,657	486	19,130
1985	10,670	1,059	-765	7,559	3,795	20,201	22,126	474	22,510
1986	10,314	1,132	-782	7,419	4,043	19,863	22,884	461	22,373
1987	10,948	1,061	-744	7,381	4,207	20,731	25,189	448	24,438
1988	10,397	1,178	-822	6,452	4,374	19,224	23,330	450	23,105
1989	9,940	1,318	-961	7,436	4,120	19,217	24,481	429	23,170
1990	9,778	1,290	-1,029	6,717	4,412	18,587	23,263	428	22,845
1991	7,975	1,252	-902	6,765	4,459	17,045	21,576	429	18,590
1992	6,964	1,233	-863	6,744	4,103	15,715	20,569	421	16,541
1993	8,017	1,319	-825	6,750	4,432	17,056	22,501	465	17,242
1994	6,575	1,352	-726	7,102	4,589	16,189	21,556	484	13,586
1995	7,142	1,402	-683	7,815	4,754	17,626	22,569	517	13,814
1996	6,370	1,453	-623	7,509	5,036	16,840	22,187	508	12,539
1997	5,690	1,438	-501	7,581	5,070	16,402	21,384	504	11,290
1998	5,945	1,491	-454	7,871	5,274	17,146	22,296	490	12,133
1999	7,799	1,582	-474	7,538	5,334	18,615	23,866	543	14,364
2000	8,831	1,470	-362	7,614	5,289	19,902	25,746	540	16,354
2001	12,211	1,546	1,050	7,500	5,680	24,895	33,416	549	22,242
2002	14,614	1,526	769	6,506	5,708	26,071	35,666	540	27,063
2003	15,790	1,469	511	6,464	5,576	26,873	36,462	528	29,906
2004	14,283	1,483	259	5,945	5,982	24,986	33,403	547	26,111
2005	14,332	1,683	-12	4,983	5,809	23,430	31,492	577	24,840
2006	15,230	2,136	-404	4,826	6,329	23,845	31,751	640	23,796
2007	14,229	2,136	-740	5,821	6,340	23,515	32,124	624	22,803
2008	14,322	1,937	-992	5,036	6,588	23,017	31,359	594	24,111
2009	16,115	2,037	-1,059	4,675	6,453	24,147	32,942	607	26,548
2010	18,089	1,994	-1,091	4,126	7,453	26,584	36,168	637	28,398
2011	21,349	1,800	-1,120	4,645	6,857	29,931	40,284	654	32,643
2012	19,119	1,824	-1,112	4,849	7,090	28,122	39,498	641	29,827
2013	20,272	1,990	-1,113	4,912	6,805	28,886	39,516	640	31,675
2014	31,239	2,062	-1,149	5,054	6,968	40,048	55,163	653	47,839
2015	27,081	2,132	-1,196	5,177	7,175	36,105	49,324	652	41,535

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 22.0 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 11.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 61.9 percent over the 2010 to 2015 period. Table II.46.7, on the following page, presents AGI distribution for the years 1991 through 2015.

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	\$100,000–\$250,000	More than \$250,000	Total ³¹⁶
1991	178	34	90	46	23	0	0	0	0	406
1992	171	32	87	48	22	10	0	0	0	394
1993	176	38	73	63	33	12	0	0	0	407
1994	163	36	76	56	10	0	0	0	0	387
1995	167	43	61	62	24	10	0	0	0	389
1996	164	39	70	56	25	0	0	0	0	390
1997	153	33	66	60	34	0	0	0	0	393
1998	149	31	68	48	30	11	0	0	0	383
1999	129	31	68	60	36	27	0	0	0	389
2000	129	20	72	48	53	21	0	0	0	374
2001	121	21	52	54	49	13	0	0	0	353
2002	134	24	52	54	48	20	0	0	0	359
2003	115	33	55	48	47	0	0	0	0	344
2004	106	25	51	59	48	11	0	0	0	353
2005	95	30	43	54	43					334
2006	79	33	55	52	49			11		355
2007	99	35	58	49	52			13		375
2008	109	29	68	38	49	33	0	12	0	376
2009	109	29	70	41	33	24	0	16	0	372
2010	100	32	50	41	50			21		371
2011	96	28	51	50	49	34	11	21		383
2012	96	37	55	43	40	45	0	25	0	387
2013	76	28	63	38	41	58	12	17		364
2014	71	27	56	44	26	54	11	28		371
2015	78	28	45	44	45	39		34		372

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 69 in 2010 to 57 in 2015, with the poverty rate reaching 8.1 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.46.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	108	15.8
1999	88	11.5
2000	83	11.4
2001	77	10.7
2002	80	11.1
2003	64	8.8
2004	50	6.9
2005	55	7.6
2006	63	8.6
2007	65	9.2
2008	66	9.3
2009	76	10.9
2010	69	9.7
2011	73	10.4
2012	62	8.8
2013	70	9.9
2014	67	9.6
2015	57	8.1

³¹⁶ 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.

Business Establishments

The total number of business establishments in Hooker County decreased by 2 between 1980 and 2014, at an annual rate of change of -0.2 percent, as reported by the Census Bureau and as presented in Table II.46.9, at right.³¹⁷ This compared to an average annual rate of change of 1.03 percent statewide. Hooker County lost 2 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units increased by 1.2 percent in Hooker County between 2010 and 2015, from 431 to 436. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.46.10.

Year	Nebraska	Hooker County
1980	37,727	32
1981	37,582	30
1982	37,500	30
1983	41,889	31
1984	43,151	31
1985	43,115	31
1986	42,538	30
1987	42,691	25
1988	43,134	26
1989	43,302	24
1990	43,749	21
1991	44,405	25
1992	45,269	28
1993	46,059	31
1994	46,640	34
1995	47,128	35
1996	47,607	35
1997	48,588	36
1998	48,655	35
1999	48,968	33
2000	49,623	32
2001	49,710	31
2002	50,259	32
2003	50,394	31
2004	50,928	32
2005	51,440	35
2006	51,906	37
2007	52,517	35
2008	52,152	31
2009	51,633	28
2010	51,886	30
2011	51,553	31
2012	52,294	31
2013	52,585	32
2014	52,991	30

Subject	Nebraska	% Growth Since Census	Hooker County	% Growth Since Census
2000 Census	722,668	-	440	-
2010 Census	796,793	10.3%	431	-2.0%
July 2011 Estimate	801,129	0.5%	432	0.2%
July 2012 Estimate	804,659	1.0%	433	0.5%
July 2013 Estimate	809,171	1.5%	434	0.7%
July 2014 Estimate	814,970	2.3%	434	0.7%
July 2015 Estimate	820,913	3.0%	436	1.2%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Hooker County. As shown in Table II.46.11 on the following page, 29.1 percent of housing units, or 128, were vacant in 2015. Of the 312 housing units that were occupied in 2015, 76.3 percent, or 238, were owner-occupied and the remaining 23.7 percent were renter-occupied.

³¹⁷ Totals may not add due to rounding-off of county totals.

Table II.46.11				
Housing Units by Tenure				
Hooker County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	326	75.6%	312	70.9%
Owner-Occupied	253	77.6%	238	76.3%
Renter-Occupied	73	22.4%	74	23.7%
Vacant Housing Units	105	24.4%	128	29.1%
Total Housing Units	431	100.0%	440	100.0%

As shown in Table II.46.12, below, there were 357 single family dwellings in 2015, which accounted for 81.1 percent of all housing units. Apartment units accounted for 1.6 percent of housing units, with 7 units. Mobile homes also accounted for an additional 13.9 percent of housing with 61 units.

Table II.46.12				
Housing Units by Type				
Hooker County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS³¹⁸		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	366	89%	357	81.1%
Duplex	0	0%	15	3.4%
Tri- or Four-Plex	0	0%	0	.0%
Apartment	12	3%	7	1.6%
Mobile Home	35	8%	61	13.9%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	413	100.0%	440	100.0%

Table II.46.13, below, shows the disposition of vacant housing units in Hooker County. The 2015 five-year ACS shows 10.9 percent of vacant units were for rent, 5.5 percent were for sale, and 10.9 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 53 “other vacant” units, or 50.5 percent; this compared to 23.4 percent “other vacant” units in 2015.

Table II.46.13				
Disposition of Vacant Housing Units				
Hooker County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	22	21.0%	14	10.9%
For Sale	2	1.9%	7	5.5%
Rented or Sold, Not Occupied	1	1.0%	14	10.9%
For Seasonal, Recreational, or Occasional Use	27	25.7%	63	49.2%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	53	50.5%	30	23.4%
Total	105	100.0%	128	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.³¹⁹ In most years for which data are presented, single-

³¹⁸ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Hooker County decreased from 3 in 2014 to 2 in 2015 and the average value of construction was \$175,742 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units decreased from 3 in 2014 to 2 in 2015. These changes in residential permit activity in the county compared to a decline in population of 51 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.46.14.

Table II.46.14
Building Permits and Valuation
Hooker County
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas				Total Units	Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units		Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	.	.	.	.	.	.	.	.	.
1981	.	.	.	.	.	.	.	.	.
1982	1	.	.	.	1	78.80	.	.	.
1983	.	.	.	.	.	.	.	.	.
1984	.	.	.	.	.	.	.	.	.
1985	.	.	.	.	.	.	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	.	.	.	.	.	.	.	.	.
1994	.	.	.	.	.	.	.	.	.
1995	2	.	.	.	2	83.80	.	.	.
1996	.	.	.	.	.	.	.	.	.
1997	.	.	.	.	.	.	.	.	.
1998	.	.	.	.	.	.	.	.	.
1999	.	.	.	.	.	.	.	.	.
2000	.	.	.	.	.	.	.	.	.
2001	.	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	2	.	.	.	2	101.6	.	.	.
2005	2	.	.	.	2	70.1	.	.	.
2006	2	.	.	.	2	172.5	.	.	.
2007	3	.	.	.	3	109.8	.	.	.
2008	1	.	.	.	1	143.8	.	.	.
2009	2	.	.	.	2	115.3	.	.	.
2010	3	.	.	.	3	94.0	.	.	.
2011	2	.	.	.	2	114.2	.	.	.
2012	2	.	.	.	2	135.6	.	.	.
2013	1	.	.	.	1	133.5	.	.	.
2014	3	.	.	.	3	89.2	.	.	.
2015	2	.	.	.	2	175.7	.	.	.

³¹⁹ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 153 property transactions in Hooker County. Of these, 146 were for single-family homes during this 18-year period, as shown in Table II.46.15.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	5	1	0	0	0	6
2000	12	0	0	0	1	13
2001	7	0	0	0	3	10
2002	10	0	0	0	0	10
2003	9	1	0	0	0	10
2004	18	0	0	0	0	18
2005	11	0	0	0	0	11
2006	10	0	0	0	0	10
2007	9	0	0	0	0	9
2008	2	0	0	0	0	2
2009	7	0	0	0	0	7
2010	7	0	0	0	0	7
2011	6	0	0	0	0	6
2012	0	0	0	0	0	0
2013	6	0	0	0	0	6
2014	6	0	0	0	0	6
2015	8	1	0	0	0	9
2016	13	0	0	0	0	13
Total	146	3	0	0	4	153

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 54 single-family home property transactions for units built before 1930, 11.1 percent of units were of low quality and 22.2 percent were of fair quality. Conversely, of the 2 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.46.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	6	3	0	0	0	0	0	0	0	9
Fair	12	7	8	2	0	0	0	0	0	29
Average	34	40	11	8	1	1	0	0	0	95
Good	2	4	1	3	1	0	2	0	0	13
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	0	0	0	0	0	0	0	0	0
Total	54	54	20	13	2	1	2	0	0	146

In regard to the current condition of residential dwellings, of the same 54 single-family homes built before 1930, 13.0 percent of the homes were worn out or badly worn, and 81.5 percent

were in average condition. Table II.46.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	1	1	0	0	0	0	0	0	0	2
Badly Worn	6	11	4	2	1	0	0	0	0	24
Average	44	37	16	9	1	1	1	0	0	109
Good	3	5	0	2	0	0	1	0	0	11
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	0	0	0	0	0	0	0	0	0
Total	54	54	20	13	2	1	2	0	0	146

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$45,429 to \$47,404, a total increase of 4.3 percent, as shown in Table II.46.18, at right.

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 Hooker County ranged from \$29,193 for homes built before 1930 to \$97,500 for homes built from 2001 to 2010.³²⁰ Homes built from 2001 through 2010 were also larger, averaging 1,888 square feet per unit. Table II.46.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	17,320
2000	35,292
2001	29,214
2002	31,750
2003	38,167
2004	29,722
2005	25,222
2006	42,050
2007	53,500
2008	58,500
2009	59,571
2010	45,429
2011	62,333
2012	0
2013	65,250
2014	60,000
2015	42,856
2016	47,404
Average	41,278

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ³²¹ (\$)
Before 1930	29,193	1,174	24.9
1931-1960	42,112	1,199	35.1
1961-1970	45,487	1,109	41.0
1971-1980	48,518	1,430	33.9
1981-1990	120,500	2,324	51.9
1991-2000	60,000	1,624	37.0
2001-2010	97,500	1,888	51.6
2011-2016	N/A	N/A	N/A
Average	40,487	1,230	33

³²⁰ 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.

³²¹ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

SURVEY OF RENTAL PROPERTIES

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.46.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Hooker County. The number of completed surveys decreased from 2 in 2015 to 1 in 2016. Between 2015 and 2016 the vacancy rate for all units remained unchanged by 0.0 percentage points and was at 0.0 percent in 2016.

Table II.46.20				
Survey of Rental Properties				
Hooker County				
2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.00	
2003	0	0	.00	
2004	4	4	25.00	257.5
2005	2	9	11.11	.0
2006	1	7	.00	19.0
2007	2	17	11.76	188.0
2008	3	10	.00	90.0
2009	1	2	.00	
2010	3	12	8.33	32.0
2011	1	8	12.50	21.0
2012	1	8	12.50	12.0
2013	1	8	25.00	
2014	2	9	.00	
2015	2	9	.0	
2016	1	8	.00	

Table II.46.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 8 single family units in Hooker County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Hooker County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. The average vacancy rate for all unit types over the last five years was 7.5 percent.

Table II.46.21				
Rental Vacancy Survey by Type				
Hooker County				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	8	0	.0%	.0%
Apartments	0	0	%	12.5%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	.0%
Total	8	0	.00%	7.5%

Table II.46.22, reports units by number of bedrooms. One bedroom units were the most common type of reported single family unit, with 8 units. The most common apartment units were one bedroom units, with 8 units. Details for additional unit types are reported on the following page.

Table II.46.22						
Rental Units by Number of Bedrooms						
Hooker County						
2016 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	8	0	0	0	.	8
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	0	0
Total	8	0	0	0	0	8

Table II.46.23, at right, displays the vacancy rate of single family units by the number of bedrooms. One bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.46.23			
Single Family Units by Number of Bedrooms			
Hooker County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	8	0	.0%
Two	0	0	%
Three	0	0	%
Four	0	0	%
Don’t know	0	0	%
Total	8	0	.0%

Average market-rate rents by unit type are shown in Table II.46.24, below. 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.46.24					
Average Market Rate Rents by Number of Bedrooms					
Hooker County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$375.0	\$	\$	\$	\$375.0
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Don’t know	\$	\$	\$	\$	\$
Total	\$375.0	\$	\$	\$	\$375.0

Table II.46.25, on the following page, shows vacancy rates for single family units by average rental rates for Hooker County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.46.25 Single Family Market Rate Rents by Vacancy Status Hooker County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	8	0	.0%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	8	0	.0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.46.26 below, 1 respondent, or 100.0 percent, included some sort of utility in the rent.

Table II.46.26 Are there any utilities included with the rent? Hooker County 2016 Survey of Rental Properties	
Period	Respondent
Yes	1
No	
% Offering Utilities	100.0%

The type of utility included in the rent is shown in Table II.46.27, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 1 respondent who included water and sewer and 1 respondent included trash collection in the rent.

Table II.46.27 Which utilities are included with the rent? Hooker County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	1
Trash Collection	1

Table II.46.28, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 1 respondent said they keep a waitlist, with an estimated 3 number of persons on the wait list.

Table II.46.28 Do you keep a waiting list? Hooker County 2016 Survey of Rental Properties	
Period	Respondent
Yes	1
No	
Waitlist Size	3

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.46.29, on the following page, most respondents

indicated there was extreme need for the renovation of existing single family units and extreme need for the renovation of existing apartment units.

Table II.46.29 How would you rate the need for renovation of existing units in the city? Hooker County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.46.30, below, 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.46.30 How would you rate the need for construction of new units in the city? Hooker County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	1	1	1	