

**VOLUME II:  
SIOUX COUNTY**

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## Sioux County

### DEMOGRAPHICS

#### Population Estimates

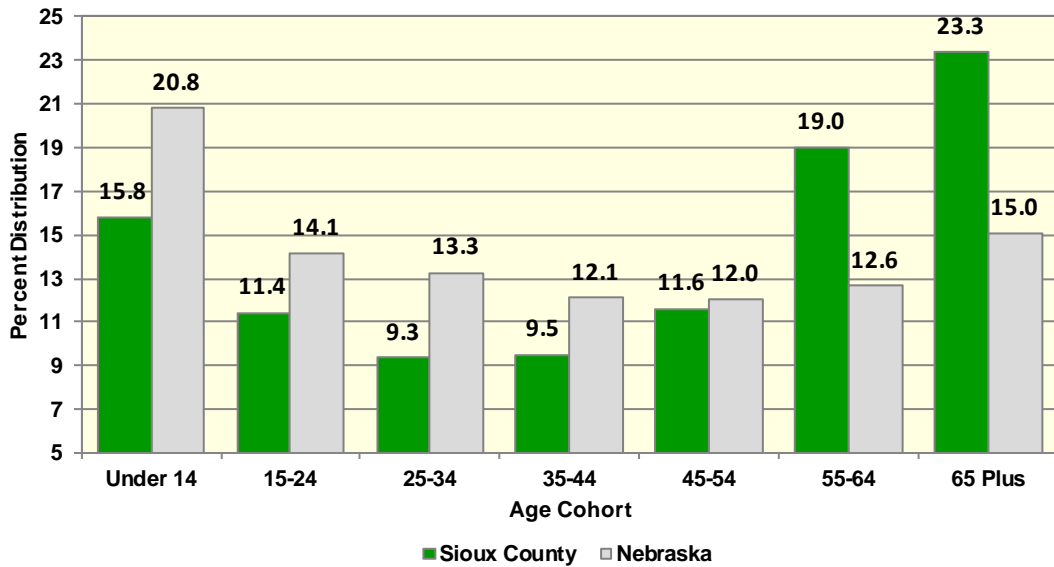
The Census Bureau's current census estimates indicate that Sioux County's population decreased from 1,311 in 2010 to 1,242 in 2016, or by 5.3 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age decreased by 7.2 percent, and the number of people from 55 to 64 years of age increased by 12.9 percent. The white population decreased by 6.6 percent, while the black population increased by 100 percent. The Hispanic population increased from 52 to 56 people between 2010 and 2016 or by 7.7 percent. These data are presented in Table II.83.1.

<b>Table II.83.1</b>						
<b>Profile of Population Characteristics</b>						
Sioux County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Sioux County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>1,311</b>	<b>1,242</b>	<b>-5.3%</b>	<b>1,826,341</b>	<b>1,907,116</b>	<b>4.4%</b>
<b>Age</b>						
0 to 14 years	241	196	-18.7%	383,542	396,601	3.4%
15 to 24 years	122	142	16.4%	258,206	269,442	4.4%
25 to 34 years	125	116	-7.2%	245,176	252,946	3.2%
35 to 44 years	125	118	-5.6%	220,838	230,528	4.4%
45 to 54 years	209	144	-31.1%	258,726	229,683	-11.2%
55 to 64 years	209	236	12.9%	213,176	241,172	13.1%
65 and Over	280	290	3.6%	246,677	286,744	16.2%
<b>Race</b>						
White	1,284	1,199	-6.6%	1,649,264	1,694,976	2.8%
Black	1	2	100%	85,971	94,620	10.1%
American Indian and Alaskan Native	8	21	162.5%	23,418	27,318	16.7%
Asian	1	3	200%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	0	0	0%	2,061	2,425	17.7%
Two or more races	17	17	0%	32,305	40,495	25.4%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	52	56	7.7%	167,405	203,320	21.5%

Table II.83.2, presents the population of Sioux County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 673 males, who accounted for 51.3 percent of the population, and the remaining 48.7 percent, or 638 persons, were female. In 2016, the number of males was 642 persons, and accounted for 51.7 percent of the population, with the remaining 48.3 percent, or 600 persons being female.

Table II.83.2 Population by Age and Gender Sioux 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	132	109	241	110	86	196	-18.7%
15 to 24 years	61	61	122	66	76	142	16.4%
25 to 34 years	67	58	125	58	58	116	-7.2%
35 to 44 years	55	70	125	59	59	118	-5.6%
45 to 54 years	117	92	209	78	66	144	-31.1%
55 to 64 years	111	98	209	128	108	236	12.9%
65 and Over	130	150	280	143	147	290	-5.3%
<b>Total</b>	<b>673</b>	<b>638</b>	<b>1,311</b>	<b>642</b>	<b>600</b>	<b>1,242</b>	<b>-5.3%</b>
<b>% of Total</b>	<b>51.3%</b>	<b>48.7%</b>	.	<b>51.7%</b>	<b>48.3%</b>	.	

**Diagram II.83.1  
Age Distribution**  
Sioux 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.83.3, from April 2000 to July 2009, Sioux County natural increase was estimated to be 30 people. Sioux County has been experiencing net out-migration, with 224 persons leaving the county in the last nine years.<sup>139</sup> The 2016 population estimates showed a natural increase of 16 persons. Between 2010 and 2016, Sioux County’s population decreased to 1,242 persons.

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 Sioux County decreased from 9 persons in 2015 to -5 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.83.4.

<b>Table II.83.3</b>	
<b>Population Change</b>	
Sioux County	
1980–2010 Census and Intercensal Data	
<b>1980 Population</b>	<b>1,845</b>
Natural Increase 80–90	57
Net Migration 80–90	-353
<b>1990 Population</b>	<b>1,549</b>
Natural Increase 90–00	34
Net Migration 90–00	-108
<b>2000 Population</b>	<b>1,475</b>
Natural Increase 00–09	30
Net Migration 00–09	-224
2009 Population Estimate	1,281
<b>2010 Population</b>	<b>1,311</b>
Natural Increase 10–16	16
Net Migration 10–16	-85
<b>2016 Population Estimate</b>	<b>1,242</b>

<b>Table II.83.4</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Sioux County			
2001–First half of 2017 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	29	27	2
Calendar 2002	25	24	1
Calendar 2003	27	26	1
Calendar 2004	40	30	10
Calendar 2005	31	17	14
Calendar 2006	24	20	4
Calendar 2007	30	31	-1
Calendar 2008	21	22	-1
Calendar 2009	17	22	-5
Calendar 2010	42	33	9
Calendar 2011	23	20	3
Calendar 2012	23	20	3
Calendar 2013	24	16	8
Calendar 2014	30	31	-1
Calendar 2015	28	19	9
Calendar 2016	21	26	-5
First Half of 2017	10	10	0

<sup>139</sup> 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 Sioux County increased by 4.7 percent from 171 in 2016 to 179 in 2017, as shown in Table II.83.5. The number of school-age children 5 to 11 years of age decreased from 89 in 2016 to 87 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.83.6, shows population by age for the 2000 and 2010 Census. The population changed by -11.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 17.2 percent to a total of 280 persons in 2010. Those aged 25 to 34 changed by -1.6 percent, and those aged under 5 changed by -19 percent.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	166	57	102	325
1993	161	51	105	317
1994	157	53	115	325
1995	145	56	129	330
1996	143	55	133	331
1997	135	48	136	319
1998	129	48	128	305
1999	123	44	125	292
2000	136	40	112	288
2001	120	34	85	239
2002	104	35	79	218
2003	70	24	55	149
2004	59	27	59	145
2005	117	36	59	212
2006	98	28	67	193
2007	111	33	70	214
2008	85	26	53	164
2009	88	30	66	184
2010	89	28	67	184
2011	96	32	73	201
2012	79	20	63	162
2013	95	21	59	175
2014	99	26	59	184
2015	89	25	58	172
2016	89	30	52	171
2017	87	25	67	179

<b>Table II.83.6</b> <b>Population by Age</b> Sioux County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	79	5.4%	64	4.9%	-19%
5 to 19	320	21.7%	250	19.1%	-21.9%
20 to 24	66	4.5%	49	3.7%	-25.8%
25 to 34	127	8.6%	125	9.5%	-1.6%
35 to 54	469	31.8%	334	25.5%	-28.8%
55 to 64	175	11.9%	209	15.9%	19.4%
65 or Older	239	16.2%	280	21.4%	17.2%
<b>Total</b>	<b>1,475</b>	<b>100.0%</b>	<b>1,311</b>	<b>100.0%</b>	<b>-11.1%</b>

The elderly population is further explored in Table II.83.7. Those aged 65 to 66 changed by -9.1 percent between 2000 and 2010, resulting in a population of 30 persons. Those aged 85 or older changed by -8.7 percent during the same time period, and resulted in 21 persons over age 85 in 2010.

<b>Table II.83.7</b> <b>Elderly Population by Age</b> Sioux County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	33	13.8%	30	10.7%	-9.1%
67 to 69	57	23.8%	43	15.4%	-24.6%
70 to 74	63	26.4%	71	25.4%	12.7%
75 to 79	38	15.9%	74	26.4%	94.7%
80 to 84	25	10.5%	41	14.6%	64%
85 or Older	23	9.6%	21	7.5%	-8.7%
<b>Total</b>	<b>239</b>	<b>100.0%</b>	<b>280</b>	<b>100.0%</b>	<b>17.2%</b>

Population by race and ethnicity is shown in Table II.83.8, with the white population representing 96.1 percent in 2010. The black population represented 0.1 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 0.1 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 52.9 percent between 2000 and 2010, compared to the -12.6 percent growth rate for non-Hispanics.

<b>Table II.83.8</b> <b>Population by Race and Ethnicity</b> Sioux County 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	1,440	97.6%	1,260	96.1%	-12.5%
Black	0	0%	1	0.1%	%
American Indian	2	0.1%	2	0.2%	0%
Asian	3	0.2%	1	0.1%	-66.7%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	17	1.2%	32	2.4%	88.2%
Two or More Races	13	0.9%	15	1.1%	15.4%
<b>Total</b>	<b>1,475</b>	<b>100.0%</b>	<b>1,311</b>	<b>100.0%</b>	<b>-11.1%</b>
<b>Hispanic</b>	34	2.3%	52	4%	52.9%
<b>Non-Hispanic</b>	1,441	97.7%	1,259	96%	-12.6%



Population by race and ethnicity through 2016 is shown in Table II.83.9. The white population represented 94.4 percent of the population in 2016, compared with the black population accounting for 0.3 percent of the population. Hispanic population represented 2.4 percent of the population in 2016.

<b>Table II.83.9</b>				
<b>Population by Race and Ethnicity</b>				
Sioux County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	1,260	96.1%	1,203	94.4%
Black	1	0.1%	4	0.3%
American Indian	2	0.2%	0	0%
Asian	1	0.1%	3	0.2%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	32	2.4%	0	0%
Two or More Races	15	1.1%	64	5%
<b>Total</b>	<b>1,311</b>	<b>100.0%</b>	<b>1,274</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>1,259</b>	<b>96%</b>	<b>1,243</b>	<b>97.6%</b>
<b>Hispanic</b>	<b>52</b>	<b>4%</b>	<b>31</b>	<b>2.4%</b>

The population by race is broken down further by ethnicity in Table II.83.10. While the white non-Hispanic population changed by -12.9 percent between 2000 and 2010, the white Hispanic population changed by 25 percent.

<b>Table II.83.10</b>					
<b>Population by Race and Ethnicity</b>					
Sioux County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	1,424	98.8%	1,240	98.5%	-12.9%
Black	0	0%	1	0.1%	%
American Indian	1	0.1%	2	0.2%	100%
Asian	3	0.2%	1	0.1%	-66.7%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	0	0%	0	0%	%
Two or More Races	13	0.9%	15	1.2%	15.4%
<b>Total Non-Hispanic</b>	<b>1,441</b>	<b>100.0%</b>	<b>1,259</b>	<b>100.0%</b>	<b>-12.6%</b>
<b>Hispanic</b>					
White	16	47.1%	20	38.5%	25%
Black	0	0%	0	0%	%
American Indian	1	2.9%	0	0%	-100%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	17	50%	32	61.5%	88.2%
Two or More Races	0	0%	0	0%	%
<b>Total Hispanic</b>	<b>34</b>	<b>100.0%</b>	<b>52</b>	<b>100.0%</b>	<b>52.9%</b>
<b>Total Population</b>	<b>1,475</b>	<b>100.0%</b>	<b>1,311</b>	<b>100.0%</b>	<b>-11.1%</b>



The change in race and ethnicity between 2010 and 2016 is shown in Table II.83.11. During this time, the total non-Hispanic population was 1,243 persons in 2016. The Hispanic population was 31.

<b>Table II.83.11</b>				
<b>Population by Race and Ethnicity</b>				
Sioux County				
2010 Census & 2016 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	1,240	98.5%	1,177	94.7%
Black	1	0.1%	4	0.3%
American Indian	2	0.2%	0	0%
Asian	1	0.1%	3	0.2%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	15	1.2%	59	4.7%
<b>Total Non-Hispanic</b>	<b>1,259</b>	<b>100.0%</b>	<b>1,243</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	20	38.5%	26	83.9%
Black	0	0%	0	0%
American Indian	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	32	61.5%	0	0%
Two or More Races	0	0%	5	16.1%
<b>Total Hispanic</b>	<b>52</b>	<b>100.0</b>	<b>31</b>	<b>100.0%</b>
<b>Total Population</b>	<b>1,311</b>	<b>100.0%</b>	<b>1,274</b>	<b>100.0%</b>

Households by type and tenure are shown in Table II.83.12. Family households represented 70 percent of households, while non-family households accounted for 30 percent. These changed from 68.3 and 31.7 percent, respectively.

<b>Table II.83.12</b>				
<b>Household Type by Tenure</b>				
Sioux County				
2010 Census SF1 & 2016 Five-Year ACS Data				
<b>Household Type</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Households</b>	<b>Households</b>	<b>Households</b>	<b>% of Total</b>
Family Households	394	68.3%	381	70%
Married-Couple Family	347	88.1%	347	91.1%
Owner-Occupied	262	75.5%	267	76.9%
Renter-Occupied	85	24.5%	80	23.1%
Other Family	47	11.9%	34	12.3%
Male Householder, No Spouse Present	15	31.9%	8	44.1%
Owner-Occupied	9	60%	2	25%
Renter-Occupied	6	40%	6	75%
Female Householder, No Spouse Present	32	68.1%	26	94.1%
Owner-Occupied	19	59.4%	18	69.2%
Renter-Occupied	13	40.6%	8	30.8%
Non-Family Households	183	31.7%	163	30%
Owner-Occupied	119	65%	102	62.6%
Renter-Occupied	64	35%	61	37.4%
<b>Total</b>	<b>577</b>	<b>100.0%</b>	<b>544</b>	<b>100.0%</b>



The group quarters population was 0 in 2010, compared to 0 in 2000.

<b>Table II.83.13</b>					
<b>Group Quarters Population</b>					
Sioux County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	0	%	0	%	%
Juvenile Facilities	.	.	0	%	.
Nursing Homes	0	%	0	%	%
Other Institutions	0	%	0	%	%
<b>Total</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Non-Institutionalized</b>					
College Dormitories	0	%	0	%	%
Military Quarters	0	%	0	%	%
Other Non-Institutionalized	0	%	0	%	%
<b>Total</b>	<b>0</b>	<b>100.0%</b>	<b>0</b>	<b>100.0%</b>	<b>%</b>
<b>Group Quarters Population</b>	<b>0</b>	<b>100.0%</b>	<b>0</b>	<b>100.0%</b>	<b>%</b>

The number of foreign born persons are shown in Table II.83.14. An estimated 0.8 percent of the population was born in Australia with 0.6 percent born in Canada and another 0.4 percent were born in El Salvador.

<b>Table II.83.14</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Sioux County			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Australia	10	0.8%
#2 country of origin	Canada	8	0.6%
#3 country of origin	El Salvador	5	0.4%
#4 country of origin	England	3	0.2%
#5 country of origin	Afghanistan	0	0%
#6 country of origin	Africa n.e.c	0	0%
#7 country of origin	Albania	0	0%
#8 country of origin	Argentina	0	0%
#9 country of origin	Armenia	0	0%
#10 country of origin	Asia n.e.c	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.83.15.

<b>Table II.83.15</b> <b>Limited English Proficiency and Language Spoken at Home</b> Sioux County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Arabic	0	0%
#2 LEP Language	Chinese	0	0%
#3 LEP Language	French, Haitian, or Cajun	0	0%
#4 LEP Language	German or other West Germanic languages	0	0%
#5 LEP Language	Korean	0	0%
#6 LEP Language	Other Asian and Pacific Island languages	0	0%
#7 LEP Language	Other Indo-European languages	0	0%
#8 LEP Language	Other and unspecified languages	0	0%
#9 LEP Language	Russian, Polish, or other Slavic languages	0	0%
#10 LEP Language	Spanish	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table II.83.16. Some 16.1 percent of the population was disabled in 2000, or a total of 225 persons. The disability rate was highest for those over 65, with 33.2 percent disabled.

<b>Table II.83.16</b> <b>Disability by Age</b> Sioux County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	14	5.9%
16 to 64	131	14.3%
65 and older	80	33.2%
<b>Total</b>	<b>225</b>	<b>16.1%</b>

Table II.83.17 shows disability by type in 2000. There were 108 physical disabilities in 2000, some 62 employment disabilities, and 56 go-outside-home disabilities.

<b>Table II.83.17</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Sioux County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	49
Physical disability	108
Mental disability	53
Self-care disability	20
Employment disability	62
Go-outside-home disability	56
<b>Total</b>	<b>348</b>



Disability by age, as estimated by the 2016 ACS, is shown in Table II.83.18. The disability rate for females was 9.2 percent, compared to 8.6 percent for males. The disability rate changed precipitously higher with age, with 38.9 percent of those over 75 experiencing a disability.

<b>Table II.83.18</b>						
<b>Disability by Age</b>						
Sioux 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%	2	5.6%	2	2.4%
5 to 17	0	0%	3	4.5%	3	1.7%
18 to 34	4	4.5%	2	1.2%	6	2.4%
35 to 64	12	5.1%	14	6%	26	5.5%
65 to 74	12	14.5%	7	12.3%	19	13.6%
75 or Older	27	39.1%	31	38.8%	58	38.9%
<b>Total</b>	<b>55</b>	<b>8.6%</b>	<b>59</b>	<b>9.2%</b>	<b>114</b>	<b>8.9%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.83.19. Some 5.7 percent have an ambulatory disability, 3.4 have an independent living disability, and 2.6 percent have a self-care disability.

<b>Table II.83.19</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Sioux County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	33	2.6%
Vision disability	22	1.7%
Cognitive disability	29	2.4%
Ambulatory disability	68	5.7%
Self-Care disability	31	2.6%
Independent living disability	34	3.4%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.83.20 and Table II.83.21. In 2016, some 665 persons were employed and 0 were unemployed. This totaled a labor force of 665 persons. The unemployment rate for Sioux County was estimated to be 0 in 2016.

<b>Table II.83.20</b>	
<b>Employment, Labor Force and Unemployment</b>	
Sioux County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	665
Unemployed	0
<b>Labor Force</b>	<b>665</b>
Unemployment Rate	0%

In 2016, 94.1 percent of households in Sioux County had a high school education or greater.

<b>Table II.83.21</b>	
<b>High School or Greater Education</b>	
Sioux County 2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	512
Total Households	544
<b>Percent High School or Above</b>	<b>94.1%</b>

As seen in Table II.83.22, 32.9 percent of the population had a high school diploma or equivalent, another 33.3 percent have some college, 22.1 percent have a Bachelor's Degree, and 5.5 percent of the population had a graduate or professional degree.

<b>Table II.83.22</b>		
<b>Educational Attainment</b>		
Sioux County 2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	62	6.1%
High School or Equivalent	334	32.9%
Some College or Associates Degree	338	33.3%
Bachelor's Degree	224	22.1%
Graduate or Professional Degree	56	5.5%
<b>Total Population Above 18 years</b>	<b>1,014</b>	<b>100.0%</b>

## ECONOMICS

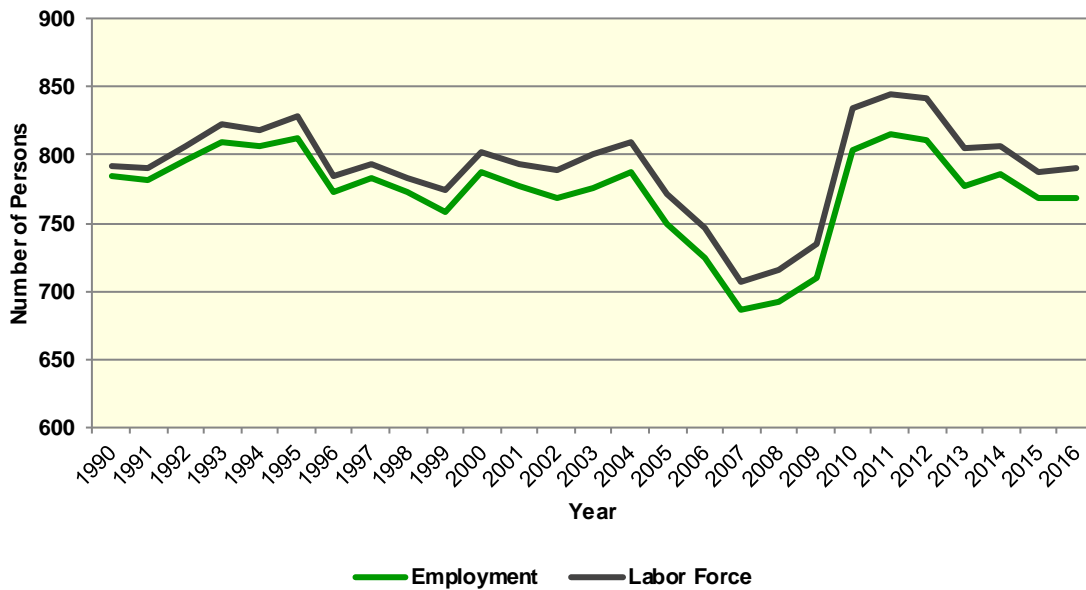
### Labor Force

Table II.83.23, shows the labor force statistics for Sioux County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 1. The highest level of unemployment occurred during 2010 rising to a rate of 3.7. 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 Sioux County increased from 2.5 percent in 2015 to 2.8 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.83.23 Labor Force Statistics Sioux County 1990 - 2016 BLS Data					
Year	Sioux County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	8	784	792	1%	2.3%
1991	9	782	791	1.1%	2.7%
1992	11	796	807	1.4%	2.9%
1993	13	809	822	1.6%	2.8%
1994	13	806	819	1.6%	2.6%
1995	16	812	828	1.9%	2.6%
1996	12	773	785	1.5%	2.7%
1997	11	783	794	1.4%	2.5%
1998	10	773	783	1.3%	2.6%
1999	15	759	774	1.9%	2.8%
2000	15	787	802	1.9%	2.8%
2001	16	777	793	2%	3.1%
2002	20	769	789	2.5%	3.6%
2003	24	776	800	3%	3.9%
2004	21	788	809	2.6%	3.9%
2005	22	750	772	2.8%	3.8%
2006	21	725	746	2.8%	3.1%
2007	20	687	707	2.8%	3%
2008	24	692	716	3.4%	3.3%
2009	25	710	735	3.4%	4.6%
2010	31	804	835	3.7%	4.6%
2011	29	815	844	3.4%	4.4%
2012	30	811	841	3.6%	4%
2013	27	778	805	3.4%	3.8%
2014	20	786	806	2.5%	3.3%
2015	20	768	788	2.5%	3%
2016	22	769	791	2.8%	3.2%

Diagram II.83.2, shows the employment and labor force for Sioux County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 769 persons, with the labor force reaching 791, indicating there were a total of 22 unemployed persons.

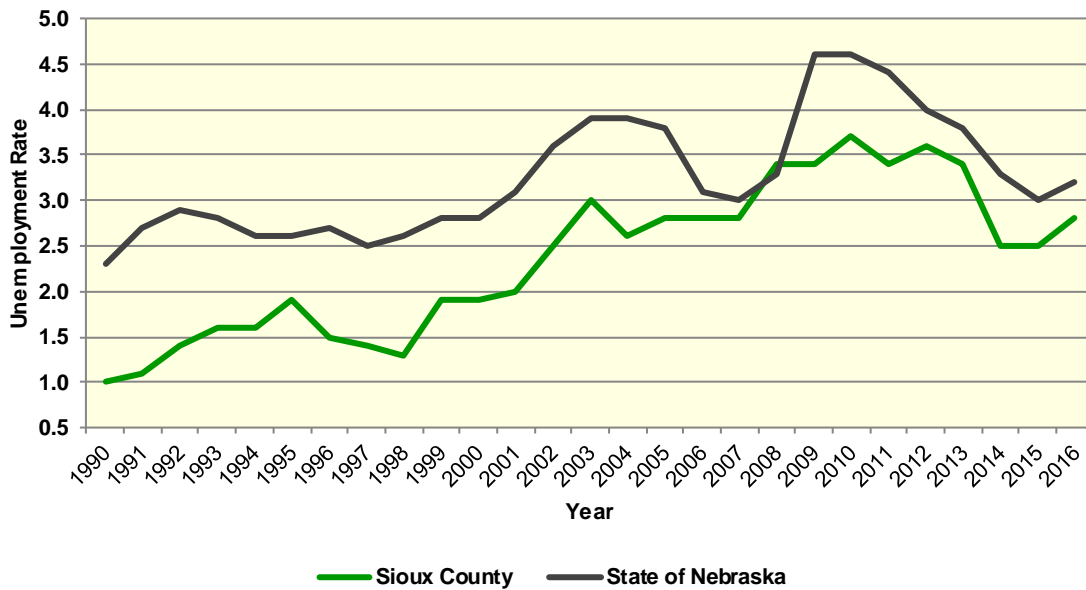
**Diagram II.83.2**  
**Employment and Labor Force**  
 Sioux County  
 1990 – 2016 BLS Data



### Unemployment

Diagram II.83.3, shows the unemployment rate for both the State and Sioux County. During the 1990’s the average rate for Sioux County was 1.5, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 2.7, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.1. Over the course of the entire period Sioux County had an average unemployment rate lower than the state, 2.4 percent for Sioux County, versus 3.3 statewide.

**Diagram II.83.3**  
**Annual Unemployment Rate**  
 Sioux 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.83.24, shows total real earnings by industry for Sioux County. In the most recent 2016 estimate, the farm industry had the largest total real earnings, with total real earnings reaching 42,965,000 dollars. Between 2015 and 2016 the construction industry saw the largest percentage increase, rising by 22.3 percent to 228,000 dollars.



**Table II.83.24**  
**Real Earnings by Industry**  
 Sioux 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	6,209	22,093	40,155	32,099	36,636	54,566	46,052	42,965	-6.7
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	73	56	54	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	0	0	288	333	267	216	186	228	22.3
Manufacturing	902	123	474	370	436	796	1,015	869	-14.4
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	825	718	753	0	988	850	0	699	0
Transportation and warehousing	397	681	950	965	459	2,807	3,216	0	-100
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	111	171	158	137	139	1.6
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	213	0	99	107	112	84	55	0	-100
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	81	100	163	252	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	0	0	0	0	0	0	0	0	0
Government and government enterprises	3,292	4,345	4,190	4,066	4,028	4,142	4,163	4,245	2
<b>Total</b>	<b>15,291</b>	<b>31,126</b>	<b>50,105</b>	<b>42,918</b>	<b>46,784</b>	<b>66,738</b>	<b>58,224</b>	<b>55,170</b>	<b>-5.2</b>

Table II.83.25, shows the total employment by industry for Sioux County. The most recent estimates show the farm industry was the largest employer in Sioux County, with employment reaching 379 jobs in 2016.

**Table II.83.25**  
**Employment by Industry**  
Sioux County  
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	383	397	393	364	367	362	394	379	-3.8
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	0	0	0	0	0	0	0	0	0
Manufacturing	0	0	10	10	11	0	0	0	0
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	31	25	24	0	31	28	0	20	0
Transportation and warehousing	11	10	11	12	13	12	11	0	-100
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	11	0	11	11	16	0	10	0
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	0	0	0	0	0	0	0	0	0
Government and government enterprises	104	100	99	97	96	97	91	90	-1.1
<b>Total</b>	<b>662</b>	<b>681</b>	<b>692</b>	<b>655</b>	<b>665</b>	<b>669</b>	<b>678</b>	<b>661</b>	<b>-2.5</b>

Table II.83.26, shows the real average earnings per job by industry for Sioux County. These figures are calculated by dividing the Total Real Earning displayed in Table II.83.24 and Table II.83.25, by Industry. In 2016, the farm industry had the highest average earnings reaching 113,364 dollars. Between 2015 and 2016 the government and government enterprises industry saw the largest percentage increase, rising by 3.1 percent to 47,167 dollars.

<b>Table II.83.26</b>									
<b>Real Earnings Per Job by Industry</b>									
Sioux County									
BEA Table CA5N and CA25 Data									
<b>NAICS Categories</b>	<b>2001</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>% Change 15-16</b>
Farm earnings	16,211	55,650	102,176	88,185	99,826	150,736	116,882	113,364	-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	0	0	0	0	0	0	0	0	0
Manufacturing	0	0	47,357	36,966	39,612	0	0	0	0
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	26,613	28,713	31,374	0	31,878	30,356	0	34,950	0
Transportation and warehousing	36,049	68,149	86,398	80,412	35,282	233,914	292,346	0	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	10,111	15,542	9,857	0	13,900	-100
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	0	0	0	0	0	0	0	0	0
Government and government enterprises	31,655	43,455	42,322	41,921	41,958	42,705	45,749	47,167	3.1
<b>Total</b>	<b>23,098</b>	<b>45,707</b>	<b>72,406</b>	<b>65,524</b>	<b>70,352</b>	<b>99,758</b>	<b>85,876</b>	<b>83,464</b>	<b>-2.8</b>

Table II.83.27 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 \$78,133,000 a -3.4 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 681 and 661 in 2016.

**Table II.83.27**  
**Total Employment and Real Personal Income**  
 Sioux 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	24,418	752	927	4,634	1,885	31,112	14,912	988	24,717
1970	20,998	631	1,541	5,034	2,016	28,958	14,168	897	23,410
1971	27,551	638	2,188	5,312	2,249	36,662	17,360	913	30,177
1972	25,435	660	2,816	6,470	2,374	36,435	17,492	896	28,389
1973	28,781	855	3,390	7,774	2,653	41,744	19,289	845	34,063
1974	21,145	827	3,781	7,640	3,043	34,783	17,601	854	24,759
1975	16,795	1,006	4,009	8,134	3,323	31,254	14,737	919	18,276
1976	17,410	903	4,547	8,205	3,681	32,940	15,928	906	19,215
1977	9,794	917	4,764	8,348	3,527	25,515	12,322	942	10,396
1978	22,943	919	5,154	8,966	3,441	39,585	18,717	956	23,998
1979	36,504	903	5,519	8,456	3,307	52,883	25,004	921	39,636
1980	35,095	821	5,603	9,905	3,370	53,152	28,825	940	37,336
1981	11,541	861	5,935	10,776	3,530	30,921	16,796	921	12,531
1982	9,890	865	5,636	12,489	3,529	30,679	16,337	896	11,038
1983	6,546	766	5,333	12,131	3,450	26,694	14,228	910	7,193
1984	11,688	836	5,349	14,396	3,490	34,087	19,001	878	13,311
1985	17,592	841	5,401	13,789	3,450	39,391	22,810	875	20,105
1986	4,576	842	5,271	12,166	3,595	24,767	14,796	837	5,468
1987	10,543	1,124	5,139	12,299	3,065	29,922	18,323	897	11,753
1988	15,946	1,120	5,070	9,443	2,954	32,292	19,811	846	18,848
1989	16,218	1,054	5,175	10,183	2,937	33,460	21,109	799	20,298
1990	20,938	943	5,279	9,287	3,264	37,825	24,578	762	27,478
1991	19,396	906	5,731	8,822	3,092	36,135	23,510	738	26,282
1992	15,513	941	6,323	8,798	3,228	32,922	21,199	739	20,992
1993	14,968	995	6,768	9,186	3,469	33,397	21,137	738	20,282
1994	10,397	1,035	7,192	9,918	3,253	29,727	18,910	743	13,993
1995	8,776	944	7,617	9,775	4,097	29,321	18,121	710	12,361
1996	9,378	969	8,046	9,916	4,214	30,584	19,938	762	12,307
1997	6,483	830	8,627	10,349	4,251	28,880	18,513	736	8,809
1998	7,185	868	9,480	10,708	4,291	30,796	20,049	712	10,090
1999	7,849	841	10,361	9,687	4,624	31,680	21,478	693	11,327
2000	9,763	860	10,936	9,739	4,703	34,281	23,304	673	14,507
2001	15,291	1,108	12,118	10,129	4,904	41,333	29,397	662	23,098
2002	17,797	1,080	10,405	9,220	5,517	41,860	29,009	621	28,659
2003	25,047	1,063	10,349	9,805	5,476	49,615	33,321	611	40,993
2004	22,035	1,083	9,437	9,022	6,341	45,752	31,817	652	33,795
2005	23,265	1,036	7,908	7,959	6,333	44,428	30,917	652	35,682
2006	22,016	1,360	7,305	7,284	6,299	41,543	29,484	661	33,306
2007	23,688	1,508	6,788	8,467	6,470	43,905	31,272	696	34,035
2008	25,707	1,561	5,416	10,103	7,451	47,116	34,645	670	38,368
2009	22,782	1,443	5,556	8,841	6,980	42,715	32,262	673	33,850
2010	31,126	1,375	6,075	8,124	7,109	51,059	38,887	681	45,706
2011	50,105	1,205	8,243	10,053	6,885	74,080	55,867	692	72,406
2012	42,918	1,280	10,146	9,640	7,150	68,574	51,872	655	65,524
2013	46,784	1,346	9,805	10,716	6,649	72,608	54,798	665	70,352
2014	66,738	1,437	9,195	11,155	6,820	92,472	70,590	669	99,758
2015	58,224	1,389	7,215	10,047	6,761	80,857	64,020	678	85,876
2016	55,170	1,423	7,358	10,178	6,850	78,133	62,909	661	83,464



Diagram II.83.4, shows real average earnings per job for Sioux County from 1990 to 2016. Over this period the average earning per job for Sioux County was 37,159 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

**Diagram II.83.4**  
**Real Average Earnings Per Job**  
 Sioux County  
 BEA Data 1990 - 2016

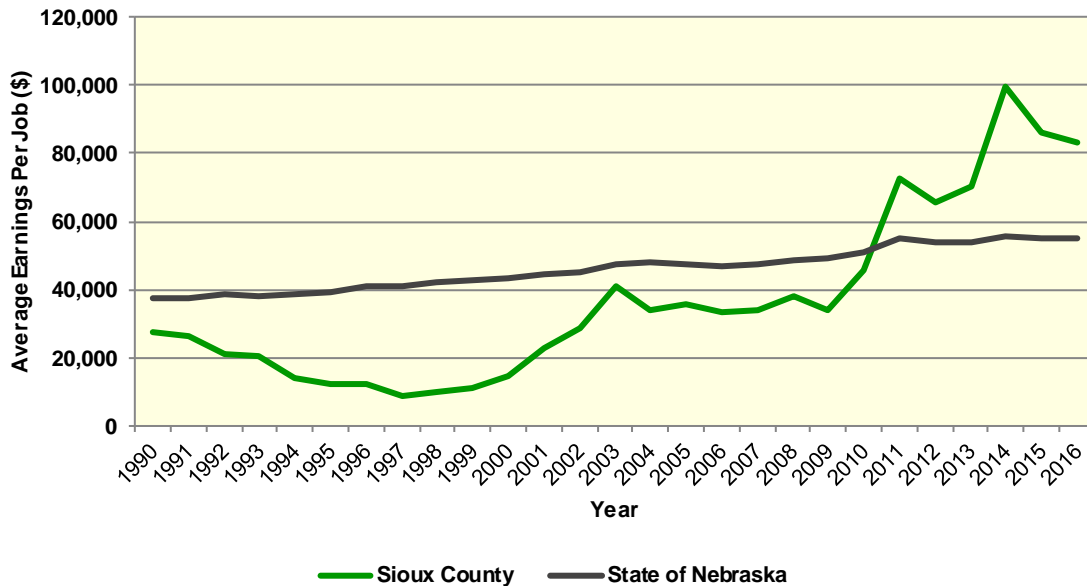
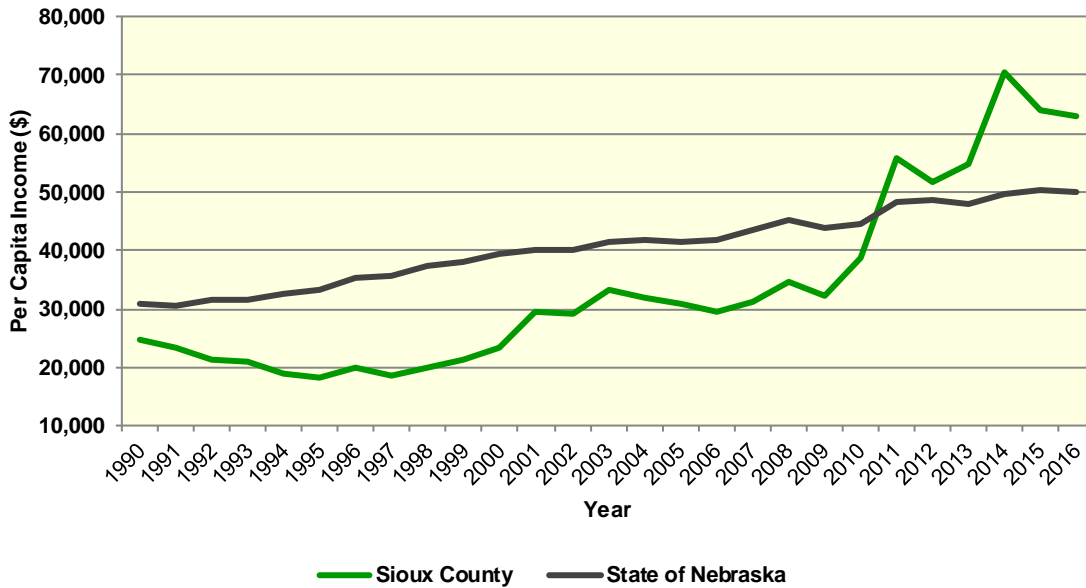


Diagram II.83.5, shows real per capita income in Sioux County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Sioux County was 33,771 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

**Diagram II.83.5**  
**Real Per Capita Income**  
 Sioux 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.83.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment increased from 153 persons in 2015 to 156 in 2016, a change of 2 percent.

**Table II.83.28**  
**Total Monthly Employment**  
 Sioux County  
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	136	138	135	136	158	147	161	144	155	155	149
Feb	141	136	132	139	156	156	154	144	150	149	156
Mar	136	138	133	139	161	154	158	151	151	146	151
Apr	134	138	141	143	147	149	149	147	148	146	144
May	140	147	140	141	164	149	160	153	157	150	150
Jun	157	153	166	142	164	149	169	160	172	165	163
Jul	134	146	138	152	167	155	178	163	160	158	157
Aug	152	141	137	147	186	156	150	167	165	158	160
Sep	141	162	148	160	157	185	149	172	166	154	164
Oct	156	150	156	155	181	185	169	158	159	154	161
Nov	140	129	142	143	160	159	155	159	150	147	157
Dec	142	143	158	143	181	166	170	166	173	151	164
<b>Annual</b>	<b>142</b>	<b>143</b>	<b>144</b>	<b>145</b>	<b>165</b>	<b>159</b>	<b>160</b>	<b>157</b>	<b>159</b>	<b>153</b>	<b>156</b>
% Change	-7%	1%	1%	1%	14%	-4%	1%	-2%	1%	-4%	2%

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 \$588 in 2015. In 2016, average weekly wages saw a increase of 4 percent over the prior year, rising to 614 dollars, or by 26 dollars. These data are shown in Table II.83.29.

<b>Table II.83.29</b>						
<b>Average Weekly Wages</b>						
Sioux County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	295	315	309	351	318	
2002	303	284	302	361	313	-2%
2003	307	322	300	371	325	4%
2004	316	311	297	557	373	15%
2005	328	334	318	323	325	-13%
2006	350	352	356	379	360	11%
2007	390	369	389	420	392	9%
2008	452	405	468	461	446	14%
2009	446	432	417	462	439	-2%
2010	451	464	452	484	463	5%
2011	461	485	460	511	480	4%
2012	480	490	486	518	494	3%
2013	535	514	481	583	528	7%
2014	528	533	543	601	551	4%
2015	570	566	564	652	588	7%
2016(p)	589	584	620	661	614	4%

Total business establishments reported by the QCEW are displayed in Table II.83.28. Between 2015 and 2016, the total number of business establishments in Sioux County increased from 29 to 30 establishments.

<b>Table II.83.30</b>						
<b>Number of Business Establishments</b>						
Sioux County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	34	35	35	36	35	
2002	36	35	35	34	35	(ND)%
2003	35	35	34	34	35	(ND)%
2004	35	34	34	34	34	-3%
2005	35	34	35	35	35	3%
2006	34	32	30	30	32	-9%
2007	31	31	32	32	32	(ND)%
2008	33	33	33	33	33	3%
2009	33	34	35	35	34	3%
2010	34	34	35	34	34	(ND)%
2011	29	28	28	29	29	-15%
2012	31	31	29	28	30	3%
2013	30	28	28	29	29	-3%
2014	31	31	33	32	32	10%
2015	31	30	27	29	29	-9%
2016	29	29	30	30	30	3%

### 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 1.6 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 22.0 percent over the period. On the other hand, by 2016 there were 33 returns for AGIs of \$100,000 or more. Table II.83.31 presents AGI distribution for the years 1991 through 2016.

Table II.83.31 Income Tax Returns by Adjusted Gross Income Sioux 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 <sup>140</sup>
1991	238	81	111	63	30	0	0	0	0	573
1992	217	69	114	60	62	10	0	0	0	566
1993	239	51	116	73	50	10	0	0	0	569
1994	246	52	98	58	47	0	0	0	0	537
1995	232	49	90	59	32	10	0	0	0	514
1996	256	55	89	51	49	0	0	0	0	539
1997	224	45	106	66	48	10	0	0	0	539
1998	218	52	99	67	40	10	0	0	0	534
1999	202	47	97	64	58	12	0	0	0	526
2000	173	40	100	65	65	23	0	0	0	503
2001	180	42	74	59	60	37	0	13	0	492
2002	170	41	79	75	53	25	0	11	0	486
2003	162	33	80	49	50	36	0	14	0	466
2004	160	34	76	55	61	56	0	20	0	481
2005	149	33	81	56	60	0	0	14	0	475
2006	129	43	81	67	73	0	0	17	0	491
2007	140	37	83	63	75	67	0	21	0	516
2008	142	46	89	63	67	59	0	20	0	521
2009	143	51	123	89	71	51	22	17	0	587
2010	124	51	87	62	59	68	0	32	0	507
2011	115	35	86	53	65	74	10	41	0	505
2012	100	45	81	59	69	63	20	50	0	519
2013	112	55	59	67	53	78	10	38	0	505
2014	97	43	55	66	59	55	14	63	0	494
2015	93	36	71	79	56	66	0	44	0	483
2016	122	36	59	70	72	61	0	33	0	481

<sup>140</sup> 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 219 in 2010 to 192 in 2016, with the poverty rate reaching 15.5 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.83.32 presents poverty data for the county.

The rate of poverty for Sioux County is shown in Table II.83.33. In 2016, there were an estimated 140 persons living in poverty. This represented a 11 percent poverty rate, compared to 15.4 percent poverty in 2000. In 2016, some 3.6 percent of those in poverty were under age 6, and 14.3 percent were 65 or older.

Year	Persons in Poverty	Poverty Rate
2000	181	12.7%
2001	222	15.2%
2002	215	14.3%
2003	141	9.8%
2004	133	9.1%
2005	172	11.9%
2006	205	14.7%
2007	188	14%
2008	167	13.1%
2009	205	16.1%
2010	219	16.8%
2011	229	17.2%
2012	173	13.2%
2013	217	16.5%
2014	208	16%
2015	176	14%
2016	192	15.5%

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	11	4.8%	5	3.6%
6 to 17	78	34.4%	33	23.6%
18 to 64	120	52.9%	82	58.6%
65 or Older	18	7.9%	20	14.3%
<b>Total</b>	<b>227</b>	<b>100.0%</b>	<b>140</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>15.4%</b>	<b>.</b>	<b>11%</b>	<b>.</b>

## HOUSING

The Census Bureau estimates that the total number of housing units increased by 0.5 percent in Sioux County between 2010 and 2016, from 815 to 819. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.83.34.

### Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Sioux County increased from 2 authorizations in 2015 to 3 in 2016.

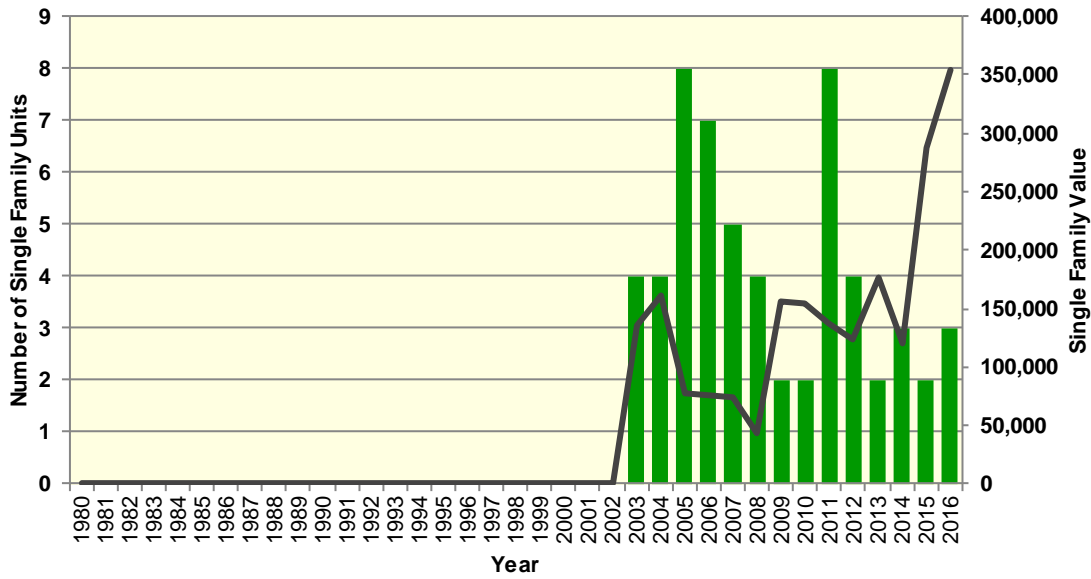
Subject	Nebraska	% Growth Since Census	Sioux County	% Growth Since Census
2000 Census Base	722,656	.	780	.
2010 Census	796,793	10.3	815	4.5
July 2011 Estimate	801,068	0.5	814	-0.1
July 2012 Estimate	804,586	1	819	0.5
July 2013 Estimate	809,062	1.5	820	0.6
July 2014 Estimate	814,835	2.3	819	0.5
July 2015 Estimate	820,725	3	819	0.5
July 2016 Estimate	827,156	3.8	819	0.5



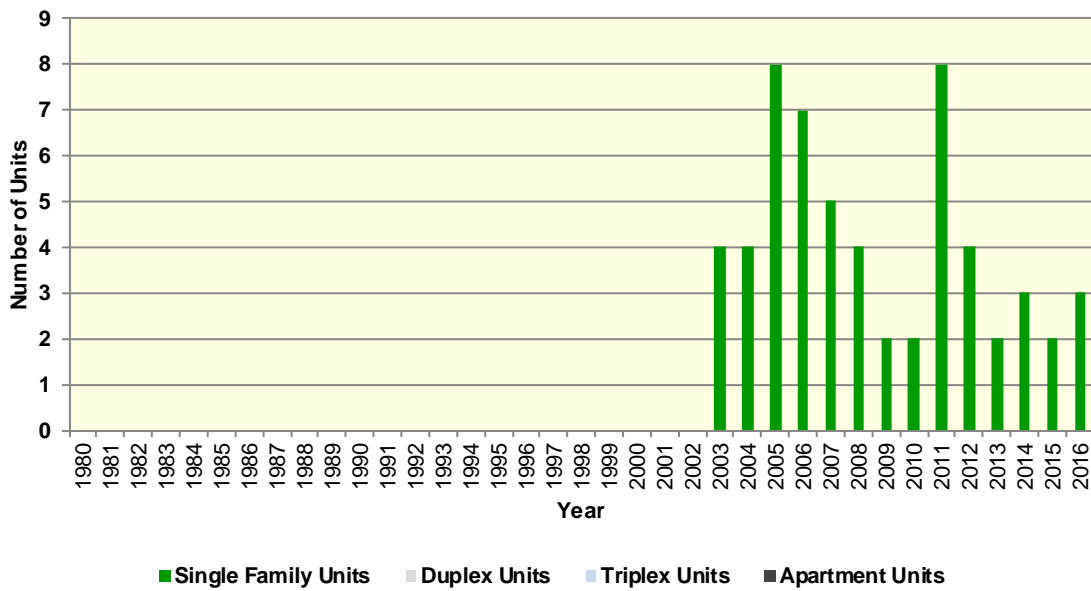
The real value of single-family building permits increased from \$287,741 in 2015 to \$355,000 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table II.83.35.

<b>Table II.83.35</b>							
<b>Building Permits and Valuation</b>							
Sioux County							
Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family Units	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0
1984	0	0	0	0	0	0	0
1985	0	0	0	0	0	0	0
1986	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993	0	0	0	0	0	0	0
1994	0	0	0	0	0	0	0
1995	0	0	0	0	0	0	0
1996	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0
1998	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0
2003	4	0	0	0	4	134,909	0
2004	4	0	0	0	4	162,010	0
2005	8	0	0	0	8	78,220	0
2006	7	0	0	0	7	75,885	0
2007	5	0	0	0	5	73,921	0
2008	4	0	0	0	4	43,641	0
2009	2	0	0	0	2	156,024	0
2010	2	0	0	0	2	154,134	0
2011	8	0	0	0	8	137,675	0
2012	4	0	0	0	4	123,102	0
2013	2	0	0	0	2	177,301	0
2014	3	0	0	0	3	119,474	0
2015	2	0	0	0	2	287,741	0
2016	3	0	0	0	3	355,000	0

**Diagram II.83.6**  
**Single-Family Permits**  
 Sioux County  
 Census Bureau Data, 1980–2016



**Diagram II.83.7**  
**Total Permits by Unit Type**  
 Sioux County  
 Census Bureau Data, 1980–2016



## Housing Characteristics

Housing types by unit are shown in Table II.83.36. In 2016, there were 779 housing units, down from 780 in 2000. Single-family units accounted for 89.7 percent of units in 2016, compared to 84.5 in 2000. Apartment units accounted for 1 percent in 2016, compared to 0.6 percent in 2000.

<b>Table II.83.36</b>				
<b>Housing Units by Type</b>				
Sioux 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	659	84.5%	699	89.7%
Duplex	4	0.5%	0	0%
Tri- or Four-Plex	5	0.6%	4	0.5%
Apartment	5	0.6%	8	1%
Mobile Home	107	13.7%	68	8.7%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>780</b>	<b>100.0%</b>	<b>779</b>	<b>100.0%</b>

Some 70.8 percent of housing was occupied in 2010, compared to 77.6 percent in 2000. Owner-occupied housing changed 1.5 percent between 2000 and 2010, ending with owner-occupied units representing 70.9 percent of units. Vacant units changed by 36 percent, resulting in 238 vacant units in 2010.

<b>Table II.83.37</b>					
<b>Housing Units by Tenure</b>					
Sioux County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	605	77.6%	577	70.8%	-4.6%
Owner-Occupied	403	66.6%	409	70.9%	1.5%
Renter-Occupied	202	33.4%	168	29.1%	-16.8%
Vacant Housing Units	175	22.4%	238	29.2%	36%
<b>Total Housing Units</b>	<b>780</b>	<b>100.0%</b>	<b>815</b>	<b>100.0%</b>	<b>4.5%</b>

Table II.83.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 779 housing units. An estimated 71.5 percent were owner-occupied, and 30.2 percent were vacant.

<b>Table II.83.38</b>				
<b>Housing Units by Tenure</b>				
Sioux County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	577	70.8%	544	69.8%
Owner-Occupied	409	70.9%	389	71.5%
Renter-Occupied	168	29.1%	155	28.5%
Vacant Housing Units	238	29.2%	235	30.2%
<b>Total Housing Units</b>	<b>815</b>	<b>100.0%</b>	<b>779</b>	<b>100.0%</b>

Households by household size are shown in Table II.83.39. There were a total of 577 households in 2010, down from 605 in 2000. One person households changed by 17.5 percent between 2000

and 2010, while two person households changed by 4.9 percent. Three and four person households changed by -39.6 and -33.3 respectively, representing 10.1 percent and 8.3 percent of the population in 2010.

<b>Table II.83.39</b>					
<b>Households by Household Size</b>					
Sioux County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	143	23.6%	168	29.1%	17.5%
Two Persons	245	40.5%	257	44.5%	4.9%
Three Persons	96	15.9%	58	10.1%	-39.6%
Four Persons	72	11.9%	48	8.3%	-33.3%
Five Persons	36	6%	27	4.7%	-25%
Six Persons	9	1.5%	13	2.3%	44.4%
Seven Persons or More	4	0.7%	6	1%	50%
<b>Total</b>	<b>605</b>	<b>100.0%</b>	<b>577</b>	<b>100.0%</b>	<b>-4.6%</b>

Households by income is shown in Table II.83.40. Households earning more than \$100,000 per year represented 15.8 percent of households in 2016, compared to 5.7 percent in 2000. Households earning between \$50,000 and \$74,999 represented 17.6 percent of households in 2016, compared to 14.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 9.7 percent of households in 2016, compared to 20 percent in 2000.

<b>Table II.83.40</b>				
<b>Households by Income</b>				
Sioux 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	120	20%	53	9.7%
\$15,000 to \$19,999	36	6%	50	9.2%
\$20,000 to \$24,999	84	14%	45	8.3%
\$25,000 to \$34,999	121	20.1%	65	11.9%
\$35,000 to \$49,999	93	15.5%	80	14.7%
\$50,000 to \$74,999	87	14.5%	96	17.6%
\$75,000 to \$99,999	26	4.3%	69	12.7%
\$100,000 or More	34	5.7%	86	15.8%
<b>Total</b>	<b>601</b>	<b>100.0%</b>	<b>544</b>	<b>100.0%</b>

Table II.83.41 shows households by year home built. Housing units built between 2000 and 2009, account for 8.6 percent and those built in 2010 or later accounted for 0 percent of households. Households built in the 1970's, 1980's, and 1990's account for 5.3 percent, 7.9 percent, and 3.9, respectively. Housing units built prior to 1939 represented 54.8 percent of households in 2016.

<b>Table II.83.41</b>				
<b>Households by Year Home Built</b>				
Sioux 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	256	42.3%	298	54.8%
1940 to 1949	76	12.6%	26	4.8%
1950 to 1959	58	9.6%	48	8.8%
1960 to 1969	47	7.8%	32	5.9%
1970 to 1979	73	12.1%	29	5.3%
1980 to 1989	44	7.3%	43	7.9%
1990 to 1999	51	8.4%	21	3.9%
2000 to 2009	.	.	47	8.6%
2010 or Later	.	.	0	0%
<b>Total</b>	<b>605</b>	<b>100.0%</b>	<b>544</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.83.42. An estimated 92.5 percent of white households occupy single-family homes. Some 1.5 percent of white households occupy apartments.

<b>Table II.83.42</b>							
<b>Distribution of Units in Structure by Race</b>							
Sioux County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	92.5%	%	%	%	%	%	100%
Duplex	0%	%	%	%	%	%	0%
Tri- or Four-Plex	0.7%	%	%	%	%	%	0%
Apartment	1.5%	%	%	%	%	%	0%
Mobile Home	5.2%	%	%	%	%	%	0%
Boat, RV, Van, Etc.	0%	%	%	%	%	%	0%
<b>Total</b>	<b>100.0%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.83.43. An estimated 25.6 percent of vacant units were for rent in 2010, a 577.8 percent change since 2000. In addition, some 3.8 percent of vacant units were for sale, a change of -50 percent between 2000 and 2010. "Other" vacant units represented 37.8 percent of vacant units in 2010. This is a change of 119.5 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.

<b>Table II.83.43</b>					
<b>Disposition of Vacant Housing Units</b>					
Sioux County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	9	5.1%	61	25.6%	577.8%
For Sale	18	10.3%	9	3.8%	-50%
Rented or Sold, Not Occupied	39	22.3%	3	1.3%	-92.3%
For Seasonal, Recreational, or Occasional Use	68	38.9%	74	31.1%	8.8%
For Migrant Workers	0	0%	1	0.4%	%
Other Vacant	41	23.4%	90	37.8%	119.5%
<b>Total</b>	<b>175</b>	<b>100.0%</b>	<b>238</b>	<b>100.0%</b>	<b>36%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table II.83.44. By 2016, for rent units accounted for 2.6 percent of vacant units, while for sale units accounted for 0 percent. “Other” vacant units accounted for 62.6 percent of vacant units, representing a total of 147 “other” vacant units.

<b>Table II.83.44</b>				
<b>Disposition of Vacant Housing Units</b>				
Sioux County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	61	25.6%	6	2.6%
For Sale	9	3.8%	0	0%
Rented Not Occupied	0	0%	0	0%
Sold Not Occupied	3	1.3%	0	0%
For Seasonal, Recreational, or Occasional Use	74	31.1%	82	34.9%
For Migrant Workers	1	0.4%	0	0%
Other Vacant	90	37.8%	147	62.6%
<b>Total</b>	<b>238</b>	<b>100.0%</b>	<b>235</b>	<b>100.0%</b>

### 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 130 property transactions in Sioux County. Of these, 114 were for single-family homes during this 19-year period, as shown in Table II.83.45.

<b>Table II.83.45</b>						
<b>Residential Property Transactions</b>						
Sioux County						
Fiscal Years 1999–2017 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	5	1	0	0	0	6
2000	11	1	0	0	1	13
2001	3	0	0	0	0	3
2002	10	0	0	0	0	10
2003	3	0	0	0	0	3
2004	3	1	0	0	0	4
2005	7	0	0	0	1	8
2006	2	2	0	0	0	4
2007	9	1	0	1	0	11
2008	6	0	0	0	0	6
2009	2	0	0	0	0	2
2010	6	0	0	0	0	6
2011	8	2	0	0	0	10
2012	9	0	0	0	0	9
2013	11	1	0	0	0	12
2014	5	2	0	0	0	7
2015	3	1	0	0	0	4
2016	8	0	0	0	0	8
2017	3	1	0	0	0	4
<b>Total</b>	<b>114</b>	<b>13</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>130</b>

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 72 single-family home property transactions for units built before 1930, 15.3 percent of units were of low quality and 45.8 percent were of fair quality. Conversely, of the 1 home built from 2001 through 2010, 0 percent of units were of low quality and 0 percent of fair quality. Table II.83.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.83.46</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Sioux County										
Fiscal Years 1999–2017 PAD Data										
<b>Quality</b>	<b>Before 1931</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2017</b>	<b>Missing</b>	<b>Total</b>
Low	11	6	0	0	0	0	0	0	0	17
Fair	33	10	3	5	2	0	0	0	4	57
Average	27	5	2	1	2	0	1	0	0	38
Good	0	0	0	1	0	0	0	0	0	1
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	0	0	0	0	1
<b>Total</b>	<b>72</b>	<b>21</b>	<b>5</b>	<b>7</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>114</b>

In regard to the current condition of residential dwellings, of the same 72 single-family homes built before 1930, 48.6 percent of the homes were worn out or badly worn, and 50 percent were in average condition. Table II.83.47 provides details about the condition of single-family residential dwellings by year built.



**Table II.83.47**  
**Single-Family Homes by Year Built and Condition**

Sioux 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	14	7	1	1	0	0	0	0	0	23
Badly Worn	21	5	2	0	1	0	0	0	2	31
Average	36	8	2	6	3	0	1	0	2	58
Good	1	1	0	0	0	0	0	0	0	2
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
<b>Total</b>	<b>72</b>	<b>21</b>	<b>5</b>	<b>7</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>114</b>

## Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$30,742 to \$56,667, a total increase of 84.3 percent, as shown in Table II.83.48.

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 Sioux County ranged from \$34,313 for homes built before 1930 to \$181,500 for homes built from 2001 to 2010.<sup>141</sup> Homes built from 2001 through 2010 were also larger, averaging 2,464 square feet per unit. Table II.83.49, provides additional details about single-family homes.

**Table II.83.48**  
**Average Sales Price of Single-Family Homes**

Sioux County  
Fiscal Years 1999–2017 PAD Data

Fiscal Year	Average Sales Price (\$)
1999	39,000
2000	35,909
2001	23,000
2002	38,700
2003	27,933
2004	38,500
2005	19,357
2006	30,500
2007	64,222
2008	30,167
2009	13,500
2010	30,742
2011	87,625
2012	50,331
2013	58,989
2014	61,700
2015	32,633
2016	32,851
2017	56,667
<b>Average</b>	<b>44,336</b>

**Table II.83.49**  
**Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot**

Sioux County  
Fiscal Years 1999–2017 PAD Data

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>142</sup> (\$)
Before 1931	34,313	1,265	27.12
1931-1960	43,560	1,246	34.97
1961-1970	62,600	1,415	44.23
1971-1980	85,000	1,201	70.8
1981-1990	110,000	1,640	67.07
1991-2000	0	0	0
2001-2010	181,500	2,464	73.66
2011-2017	0	0	0
<b>Average</b>	<b>44,336</b>	<b>1,279</b>	<b>34.65</b>

<sup>141</sup> 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.

<sup>142</sup> 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.83.50. In 2016, an estimated 0 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.83.50 Overcrowding and Severe Overcrowding Sioux 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	
<b>Owner</b>							
2000 Census	398	98.5%	6	1.5%	0	0%	404
2016 Five-Year ACS	389	100%	0	0%	0	0%	389
<b>Renter</b>							
2000 Census	193	96%	5	2.5%	3	1.5%	201
2016 Five-Year ACS	155	100%	0	0%	0	0%	544
<b>Total</b>							
2000 Census	591	97.7%	11	1.8%	3	0.5%	605
2016 Five-Year ACS	544	100%	0	0%	0	0%	544

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 0 households with incomplete plumbing facilities in 2016, representing 0 percent of households in Sioux County. This is compared to 1 percent of households lacking complete plumbing facilities in 2000.

Table II.83.51 Households with Incomplete Plumbing Facilities Sioux County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	599	544
Lacking Complete Plumbing Facilities	6	0
<b>Total Households</b>	<b>605</b>	<b>544</b>
<b>Percent Lacking</b>	<b>1%</b>	<b>0%</b>

There were 2 households lacking complete kitchen facilities in 2016, compared to 2 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.4 percent in 2016.



<b>Table II.83.52</b> <b>Households with Incomplete Kitchen Facilities</b> Sioux County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	603	542
Lacking Complete Kitchen Facilities	2	2
<b>Total Households</b>	<b>605</b>	<b>544</b>
<b>Percent Lacking</b>	<b>0.3%</b>	<b>0.4%</b>

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 Sioux County, 12.5 percent of households had a cost burden and 11.8 percent had a severe cost burden. Some 3.9 percent of renters were cost burdened, and 7.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 12.8 percent and a severe cost burden rate of 5.3 percent. Owner occupied households with a mortgage had a cost burden rate of 20.4 percent, and severe cost burden at 25.3 percent.

<b>Table II.83.53</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Sioux 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	
<b>Owner With a Mortgage</b>									
2000 Census	22	73.3%	8	26.7%	0	0%	0	0%	30
2016 Five-Year ACS	88	54.3%	33	20.4%	41	25.3%	0	0%	162
<b>Owner Without a Mortgage</b>									
2000 Census	100	90.9%	6	5.5%	2	1.8%	2	1.8%	110
2016 Five-Year ACS	186	81.9%	29	12.8%	12	5.3%	0	0%	227
<b>Renter</b>									
2000 Census	40	37.7%	6	5.7%	7	6.6%	53	50%	106
2016 Five-Year ACS	86	55.5%	6	3.9%	11	7.1%	52	33.5%	155
<b>Total</b>									
2000 Census	162	65.9%	20	8.1%	9	3.7%	55	22.4%	246
2016 Five-Year ACS	360	66.2%	68	12.5%	64	11.8%	52	9.6%	544



### Housing Problems by Income

Table II.83.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Sioux County. As can be seen in 2017 the MFI was \$56,000, which compared to \$68,200 for the State of Nebraska.

Table II.83.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 79 owner-occupied and 8 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 55 owner-occupied and 14 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 403 households without a housing problem.

<b>Table II.83.54</b> <b>Median Family Income</b> Sioux County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	26,900	50,400
2001	26,900	53,400
2002	28,000	55,100
2003	35,700	55,400
2004	39,300	56,300
2005	39,300	57,400
2006	39,000	59,400
2007	37,700	58,200
2008	39,200	59,800
2009	40,500	62,000
2010	40,900	62,600
2011	54,700	63,500
2012	55,500	64,400
2013	56,100	64,600
2014	55,200	66,000
2015	57,000	66,800
2016	58,300	66,500
2017	56,000	68,200



**Table II.83.55**  
**Housing Problems by Income and Tenure**  
 Sioux 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
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	30	15	10	0	0	55
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	35	20	4	10	79
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	4	40	50	25	160	279
<b>Total</b>	<b>44</b>	<b>90</b>	<b>80</b>	<b>29</b>	<b>170</b>	<b>413</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	4	4
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	10	4	0	0	0	14
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	4	0	0	0	8
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	4	10	30	25	55	124
<b>Total</b>	<b>18</b>	<b>18</b>	<b>30</b>	<b>25</b>	<b>59</b>	<b>150</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	4	4
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	40	19	10	0	0	69
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	14	39	20	4	10	87
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	8	50	80	50	215	403
<b>Total</b>	<b>62</b>	<b>108</b>	<b>110</b>	<b>54</b>	<b>229</b>	<b>563</b>

## 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.83.56, of the 11 loans in 2016, 3 loans were for Home Purchases, 2 were for Home Improvement and 6 were for refinancing.

<b>Table II.83.56</b>				
<b>Owner-Occupied Single-Family Home Loans by Loan Type</b>				
Sioux County				
2008 – 2016 HMDA Data				
<b>Year</b>	<b>Home Purchase</b>	<b>Home Improvement</b>	<b>Refinancing</b>	<b>Total</b>
2008	2	2	4	8
2009	1	1	4	6
2010	2	0	1	3
2011	2	1	3	6
2012	4	0	6	10
2013	4	0	6	10
2014	1	3	4	8
2015	1	1	2	4
2016	3	2	6	11

Table II.83.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$16,000 and \$69,000 in 2012 and \$76,667 in 2016. Overall, average loans were \$99,625 in 2008 and \$154,182 in 2016.

<b>Table II.83.57</b>				
<b>Owner-Occupied Single-Family Home Loans by Average Loan Amount</b>				
Sioux County				
2008 – 2016 HMDA Data				
<b>Year</b>	<b>Home Purchase</b>	<b>Home Improvement</b>	<b>Refinancing</b>	<b>Total</b>
2008	\$16,000	\$152,000	\$115,250	\$99,625
2009	\$57,000	\$74,000	\$154,500	\$124,833
2010	\$120,500	\$	\$183,000	\$141,333
2011	\$36,000	\$8,000	\$137,000	\$81,833
2012	\$69,000	\$	\$159,833	\$123,500
2013	\$80,750	\$	\$187,833	\$145,000
2014	\$113,000	\$30,000	\$219,250	\$135,000
2015	\$42,000	\$8,000	\$186,000	\$105,500
2016	\$76,667	\$43,000	\$230,000	\$154,182

Table II.83.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$32,000 and \$276,000 in 2012 and \$230,000 in 2016. Overall, average loans were \$797,000 in 2008 and \$1,696,000 in 2016.

<b>Table II.83.58</b> <b>Total Volume of Owner-Occupied Single-Family Loans</b> Sioux County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	32,000	304,000	461,000	797,000
2009	57,000	74,000	618,000	749,000
2010	241,000		183,000	424,000
2011	72,000	8,000	411,000	491,000
2012	276,000		959,000	1,235,000
2013	323,000		1,127,000	1,450,000
2014	113,000	90,000	877,000	1,080,000
2015	42,000	8,000	372,000	422,000
2016	230,000	86,000	1,380,000	1,696,000

### 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.83.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2004 in Sioux County. Unfortunately, no surveys have been completed since 2004.

<b>Table II.83.59</b> <b>Survey of Rental Properties</b> Sioux County 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	0	
2003	0	0	0	
2004	1	44	6.8	17

