

City of South Sioux City

Summary

- From 2010 to 2015, population decreased by 0.3 percent, or by 34 persons.
- In 2015, 15 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$193,948.
- The vacancy rate in the Fall 2016 Rental Survey was 5.2 percent, which compared to a vacancy rate of 6.7 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, South Sioux City’s population increased by 11.69 percent between 2000 and 2015, from 11,925 to 13,319 persons. This growth rate was greater than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 44 persons in South Sioux City between 2014 and 2015, as shown below in Table III.29.1.

Subject	Nebraska	% Growth Since 2000	South Sioux City	% Growth Since 2000
2000 Census	1,711,263		11,925	
July 2001 Estimate	1,719,836	0.5%	12,119	1.6
July 2002 Estimate	1,728,292	1.0%	12,240	2.6
July 2003 Estimate	1,738,643	1.6%	12,402	4.0
July 2004 Estimate	1,749,370	2.2%	12,449	4.4
July 2005 Estimate	1,761,497	2.9%	12,407	4.0
July 2006 Estimate	1,772,693	3.6%	12,563	5.4
July 2007 Estimate	1,783,440	4.2%	12,821	7.5
July 2008 Estimate	1,796,378	5.0%	12,910	8.3
July 2009 Estimate	1,812,683	5.9%	13,231	11.0
2010 Census	1,826,341	6.7%	13,353	12.0
July 2011 Estimate	1,842,383	7.7%	13,347	11.9
July 2012 Estimate	1,855,973	8.5%	13,321	11.7
July 2013 Estimate	1,869,300	9.2%	13,361	12.0
July 2014 Estimate	1,882,980	10.0%	13,275	11.3
July 2015 Estimate	1,896,190	10.8%	13,319	11.7

Table III.29.2, on the following page, shows the population of South Sioux City by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 58.9 percent of the population, with a total of 7,845 persons. There were also 838 black and 427 Native American persons residing in the City of South Sioux City. In 2010 the Hispanic population accounted for 45.3 percent of the population, with 6,047 persons, which compared to a population share of 47.2 percent in 2015 and a Hispanic population of 6,284.

Table III.29.2				
Population by Race and Ethnicity				
City of South Sioux City				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	8,368	62.7%	7,845	58.9%
Black	625	4.7%	838	6.3%
American Indian	407	3.0%	427	3.2%
Asian	385	2.9%	481	3.6%
Native Hawaiian/ Pacific Islander	21	.2%	29	.2%
Other	3,173	23.8%	3,529	26.5%
Two or More Races	374	2.8%	166	1.2%
Total	13,353	100.0%	13,315¹⁰⁵	100.0%
Hispanic	6,047	45.3%	6,284	47.2%

Table III.29.3, below, shows the population of South Sioux City by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 15.1 percent of the total population in 2010 to 15.5 percent in 2015. The number of people from 25 to 34 years of age accounted for 14.4 percent of the population in 2015, or 1,915 persons. The percentage of people aged 65 or Older changed from 10.4 percent of the total population in 2010 to 11.0 percent in 2015. Additional age details are shown in table III.29.3.

Table III.29.3				
Population by Age				
City of South Sioux City				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	3,546	26.6%	3,551	26.7%
15 - 24	2,019	15.1%	2,062	15.5%
25 - 34	1,927	14.4%	1,915	14.4%
35 - 44	1,554	11.6%	1,518	11.4%
45 - 54	1,621	12.1%	1,520	11.4%
55 - 64	1,291	9.7%	1,289	9.7%
65 or Older	1,395	10.4%	1,460	11.0%
Total	13,353	100.0%	13,315	100.0%

¹⁰⁵ The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of South Sioux City increased by 3.1 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 10.3 percent to 1,210 persons, while the enrollment for those aged 5 to 10 increased by 2.5 percent, to 1,681 persons. Between 2015 and 2016, school enrollment fell by 0.7 percent or from 4,082 to 4,054 persons. These results can be seen in Table III.29.4, at right.

HOUSING

Housing Development

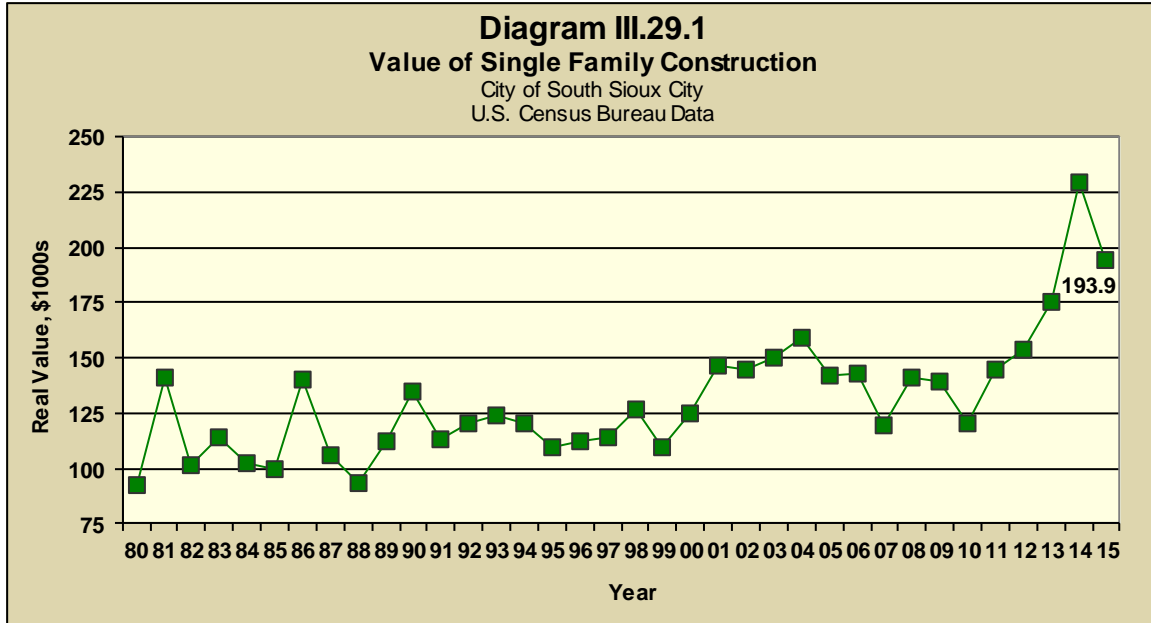
Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.¹⁰⁶ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in South Sioux City numbering 44 in 1980, 29 in 1990, 37 in 2000, and 18 in 2008. Between 2014 and 2015, single-family permits increased to 15 units. Additional details of permit activity and per-unit valuations are shown in Table III.29.5.

Age	5 to 10	11 to 14	15 to 18	Total
2000	1,455	1,021	937	3,413
2001	1,493	1,065	920	3,478
2002	1,532	1,126	950	3,608
2003	1,569	1,135	928	3,632
2004	1,547	1,119	962	3,628
2005	1,623	1,121	996	3,740
2006	1,620	1,073	1,063	3,756
2007	1,645	1,071	1,073	3,789
2008	1,622	1,105	1,081	3,808
2009	1,640	1,183	1,130	3,953
2010	1,640	1,196	1,097	3,933
2011	1,626	1,164	1,120	3,910
2012	1,680	1,165	1,150	3,995
2013	1,725	1,149	1,202	4,076
2014	1,726	1,158	1,202	4,086
2015	1,725	1,147	1,210	4,082
2016	1,681	1,163	1,210	4,054

¹⁰⁶ 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.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	44	2	0	32	78	93	74	0	54
1981	17	4	0	0	21	141	62	0	0
1982	8	2	4	0	14	102	85	53	0
1983	19	0	0	0	19	114	0	0	0
1984	22	4	0	0	26	103	31	0	0
1985	19	0	0	0	19	100	0	0	0
1986	27	2	4	0	33	141	56	45	0
1987	20	2	0	0	22	106	82	0	0
1988	24	4	0	0	28	93	80	0	0
1989	40	8	8	0	56	113	74	47	0
1990	29	8	4	0	41	135	108	46	0
1991	44	6	0	87	137	113	94	0	48
1992	45	2	4	0	51	121	58	54	0
1993	39	2	4	66	111	124	18	53	50
1994	40	12	8	48	108	120	92	135	59
1995	26	0	4	131	161	110	0	73	57
1996	37	4	0	0	41	113	68	0	0
1997	22	8	0	192	222	114	114	0	61
1998	16	2	0	0	18	127	63	0	0
1999	20	0	0	50	70	110	0	0	48
2000	37	0	4	12	53	125	0	54	84
2001	22	2	0	0	24	147	69	0	0
2002	11	0	0	0	11	145	0	0	0
2003	20	28	0	0	48	150	84	0	0
2004	11	2	0	0	13	160	111	0	0
2005	15	2	0	0	17	142	173	0	0
2006	18	0	0	0	18	143	0	0	0
2007	15	6	0	0	21	120	99	0	0
2008	18	0	0	0	18	141	0	0	0
2009	19	0	4	0	23	139	0	75	0
2010	57	0	0	48	105	121	0	0	104
2011	12	0	0	0	12	144	0	0	0
2012	11	0	0	0	11	154	0	0	0
2013	23	0	0	0	23	175	0	0	0
2014	14	2	0	0	16	229	126	0	0
2015	15	0	0	0	15	194	0	0	.0

As shown in Diagram III.29.1, on the following, the average value of newly constructed single-family units in 2000 was \$125,271, \$141,939 in 2005, and \$120,809 in 2010. In 2015, the value of single family units fell to \$193,948 from \$229,269 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in South Sioux City. As shown in Table III.29.6, below, 3.9 percent, or 186 housing units were vacant in 2015. Of the 4,547 housing units that were occupied in 2015, 56.3 percent, or 2,561 units, were owner-occupied, and the remaining 43.7 percent were renter-occupied. This compares to 4,512 housing units that were occupied in 2010 with 2,548 units, or 56.5 percent, being owner-occupied, and the remaining 43.5 percent being renter-occupied.

Table III.29.6
Housing Units by Tenure
 City of South Sioux City
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,512	95.2%	4,547	96.1%
Owner-Occupied	2,548	56.5%	2,561	56.3%
Renter-Occupied	1,964	43.5%	1,986	43.7%
Vacant Housing Units	227	4.8%	186	3.9%
Total Housing Units	4,739	100.0%	4,733	100.0%

As shown in Table III.29.7, on the following page, there were 3,225 single family dwellings in 2015, which accounted for 68.1 percent of all housing units. Apartment units accounted for 21.2 percent of housing units, with 1,004 units. Mobile homes also accounted for an additional 7.8 percent of housing with 371 units.

Table III.29.7				
Housing Units by Type				
City of South Sioux City				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,177	67%	3,225	68.1%
Duplex	93	2%	36	.8%
Tri- or Four-Plex	376	8%	97	2.0%
Apartment	829	18%	1,004	21.2%
Mobile Home	245	5%	371	7.8%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	4,720	100.0%	4,733	100.0%

Table III.29.8, below, shows the disposition of vacant housing units in South Sioux City. At the time of the 2015 five-year ACS, 29.0 percent of vacant units were for rent, 16.1 percent were for sale, and 23.1 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 25 “other vacant” units, representing 11.0 percent of vacant units, which compared to 31.7 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.29.8				
Disposition of Vacant Housing Units				
City of South Sioux City				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	154	67.8%	54	29.0%
For Sale	27	11.9%	30	16.1%
Rented or Sold, Not Occupied	12	5.3%	43	23.1%
For Seasonal, Recreational, or Occasional Use	9	4.0%	0	.0%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	25	11.0%	59	31.7%
Total	227	100.0%	186	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.29.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of South Sioux City. The number of completed surveys decreased from 14 in 2015 to 13 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 1.5 percentage points and was at 5.2 percent in 2016.

Table III.29.9				
Survey of Rental Properties				
City of South Sioux City				
2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	9	724	1.8	12.2
2003	7	114	19.3	51.4
2004	9	2,073	4.9	38.1
2005	12	835	7.9	38.8
2006	15	1,095	3.6	27.5
2007	13	1,129	2.7	16.8
2008	13	1,421	4.9	15.7
2009	13	884	3.6	19.0
2010	12	938	6.5	9.0
2011	11	1,332	13.8	13.6
2012	9	629	4.5	12.5
2013	12	883	5.7	39.1
2014	15	1,097	1.0	24.7
2015	14	1,097	6.7	16.5
2016	13	801	5.2	26.6

Table III.29.10 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of

the survey, there were an estimated 1 single family unit in City of South Sioux City, with 0 of them available. This translates into a vacancy rate of 0.0 percent in City of South Sioux City, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 753 apartment units reported in the survey, with 26 of them available, which resulted in a vacancy rate of 3.5 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 4.6 percent.

Table III.29.10				
Rental Vacancy Survey by Type				
City of South Sioux City				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	1	0	.0%	1.3%
Apartments	753	26	3.5%	4.9%
Mobile Homes	0	0	0	.2%
“Other” Units	47	16	34.0%	.
Don't Know	0	0	0	2.3%
Total	801	42	5.2%	4.6%

Table III.29.11, below reports units by Number of Bedrooms. Four bedroom units were the most common type of reported single family unit, with 1 unit. The most common apartment units were two bedroom units, with 97 units. Details for additional unit types are reported below.

Table III.29.11						
Rental Units by Number of Bedrooms						
City of South Sioux City						
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	0	50	0	0	.	50
Two	0	97	0	0	.	97
Three	0	37	0	47	.	84
Four	1	0	0	0	.	1
Don't Know	0	569	0	0	0	569
Total	1	753	0	47	0	801

Table III.29.12, at right, displays the vacancy rate of single family units by the number of bedrooms. Four bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table III.29.12 Single Family Units by Number of Bedrooms City of South Sioux City 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	0	0	0
Two	0	0	0
Three	0	0	0
Four	1	0	.0%
Don't know	0	0	0
Total	1	0	.0%

Table III.29.13, below displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 6.2 percent.

Table III.29.13 Apartment Units by Number of Bedrooms City of South Sioux City 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	50	8	16.0%
Two	97	6	6.2%
Three	37	2	5.4%
Four	0	0	0
Don't know	569	10	1.8%
Total	753	26	3.5%

Average market-rate rents by unit type are shown in Table III.29.14, 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 III.29.14 Average Market Rate Rents by Number of Bedrooms City of South Sioux City 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$622	\$	\$	\$622
Two	\$	\$708	\$	\$	\$708
Three	\$	\$872	\$	\$900	\$877
Four	\$1,200	\$	\$	\$	\$1,200
Average	\$1,200	\$698	\$	\$900	\$743

Table III.29.15, below, shows vacancy rates for single family units by average rental rates for the City of South Sioux City. The most common rent for single family units was \$1,000 to \$1,250 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table III.29.15 Single Family Market Rate Rents by Vacancy Status City of South Sioux City 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	0	0	0
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	1	0	.0%
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	1	0	.0%

The average rent and availability of apartment units is displayed in Table III.29.16, below. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 2.6 percent.

Table III.29.16 Apartment Market Rate Rents by Vacancy Status City of South Sioux City 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	182	8	4.4%
\$750 to \$1,000	423	11	2.6%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	148	7	4.7%
Total	753	26	3.5%

Respondents were asked if utilities are included in the rent and as shown in Table III.29.17, on the following page, 8 respondents, or 80.0 percent, included some sort of utility in the rent.

Table III.29.17 Are there any utilities included with the rent? City of South Sioux City 2016 Survey of Rental Properties	
Period	Respondent
Yes	8
No	2
% Offering Utilities	80.0%

The type of utility included in the rent is shown in Table III.29.18, below. There were 3 respondents who included electricity, 2 respondents who included natural gas, 8 respondents who included water and sewer and 8 respondents included trash collection in the rent.

Table III.29.18 Which utilities are included with the rent? City of South Sioux City 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	2
Water/Sewer	8
Trash Collection	8

Table III.29.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waiting list, with an estimated 176 number of persons on the waiting list.

Table III.29.19 Do you keep a waiting list? City of South Sioux City 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	4
Waiting list Size	176

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.29.20, below, 0 respondents said there was no need for renovating single family units, with 2 respondents saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.

Table III.29.20 How would you rate the need for renovation of existing units in the city? City of South Sioux City 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need				
Low Need				
Moderate Need	2	2	2	
High Need	2	2	2	1
Extreme Need	2	2	2	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.29.21, below, 5 respondents said there was no need for new single family units, with 0 respondents saying there was extreme need for constructing new single family units. Likewise, 5 respondents indicated no need for constructing new apartment units, with 0 respondents saying there was extreme need for constructing new apartment units.

Table II.29.21				
How would you rate the need for construction of new units in the city?				
City of South Sioux City				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	5	5	5	1
Low Need	1	1	1	
Moderate Need				
High Need	1	1	1	
Extreme Need				

Local Commentary

South Sioux City is located in Dakota County, just across the Missouri River from Sioux City, Iowa. The largest employer is a Tyson meat processing plant, with more than 4,000 employees, and other food processors employing hundreds more. The local school district is also a very large employer with at least 500 employees, and insurance and manufacturing are also important industries.

The business environment in South Sioux City is very strong and there have been several businesses that have opened in this past year. Many companies are also expanding their facilities such as Beef Products Inc. Richardson Milling's finished their 18 million-dollar expansion. Additionally Big Ox Energy has opened a new facility.

There is a need for more workers in this area along with more housing. Ho-Chuck Development has recently purchased 200 acres of land with plans to develop Flatwater Crossing which is a planned community containing mixed use and upper end housing. A Sustainable Housing Committee has been formed along with several new neighborhood associations to help with the housing shortage. Veterans Drive thoroughfare is under construction and slated for completion in 2017.¹⁰⁷

¹⁰⁷ Telephone interview with South Sioux City staff, 11/2016

