

**VOLUME II:
STANTON COUNTY**

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Stanton County

DEMOGRAPHICS

Population Estimates

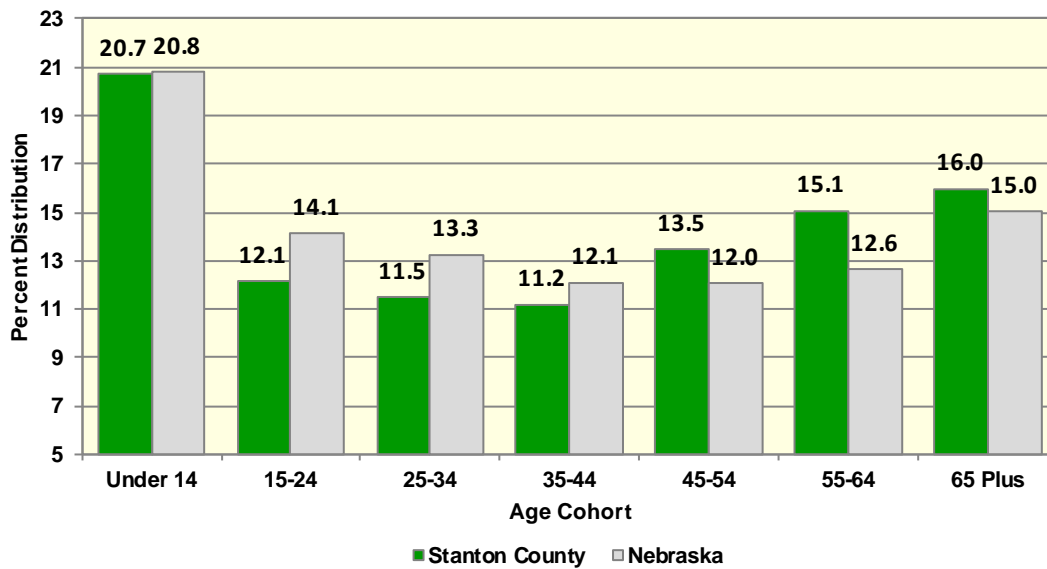
The Census Bureau’s current census estimates indicate that Stanton County’s population decreased from 6,129 in 2010 to 5,944 in 2016, or by 3 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age decreased by 9.5 percent, and the number of people from 55 to 64 years of age increased by 17.9 percent. The white population decreased by 3.9 percent, while the black population increased by 28.9 percent. The Hispanic population increased from 281 to 332 people between 2010 and 2016 or by 18.1 percent. These data are presented in Table II.84.1.

Table II.84.1						
Profile of Population Characteristics						
Stanton County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Stanton County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	6,129	5,944	-3%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	1,392	1,231	-11.6%	383,542	396,601	3.4%
15 to 24 years	692	722	4.3%	258,206	269,442	4.4%
25 to 34 years	754	682	-9.5%	245,176	252,946	3.2%
35 to 44 years	703	665	-5.4%	220,838	230,528	4.4%
45 to 54 years	964	800	-17%	258,726	229,683	-11.2%
55 to 64 years	759	895	17.9%	213,176	241,172	13.1%
65 and Over	865	949	9.7%	246,677	286,744	16.2%
Race						
White	5,990	5,754	-3.9%	1,649,264	1,694,976	2.8%
Black	45	58	28.9%	85,971	94,620	10.1%
American Indian and Alaskan Native	35	44	25.7%	23,418	27,318	16.7%
Asian	6	15	150%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	1	1	0%	2,061	2,425	17.7%
Two or more races	52	72	38.5%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	281	332	18.1%	167,405	203,320	21.5%

Table II.84.2, presents the population of Stanton County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 3,031 males, who accounted for 49.5 percent of the population, and the remaining 50.5 percent, or 3,098 persons, were female. In 2016, the number of males was 3,040 persons, and accounted for 51.1 percent of the population, with the remaining 48.9 percent, or 2,904 persons being female.

Table II.84.2 Population by Age and Gender Stanton 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	680	712	1,392	659	572	1,231	-11.6%
15 to 24 years	356	336	692	361	361	722	4.3%
25 to 34 years	385	369	754	366	316	682	-9.5%
35 to 44 years	357	346	703	333	332	665	-5.4%
45 to 54 years	483	481	964	410	390	800	-17%
55 to 64 years	385	374	759	457	438	895	17.9%
65 and Over	385	480	865	454	495	949	-3.0%
Total	3,031	3,098	6,129	3,040	2,904	5,944	-3%
% of Total	49.5%	50.5%	.	51.1%	48.9%	.	

Diagram II.84.1
Age Distribution
 Stanton 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.84.3, from April 2000 to July 2009, Stanton County natural increase was estimated to be 294 people. Stanton County has been experiencing net out-migration, with 438 persons leaving the county in the last nine years.¹⁴³ The 2016 population estimates showed a natural increase of 199 persons. Between 2010 and 2016, Stanton County’s population decreased to 5,944 persons.

Table II.84.3	
Population Change	
Stanton County	
1980–2010 Census and Intercensal Data	
1980 Population	6,549
Natural Increase 80–90	568
Net Migration 80–90	-873
1990 Population	6,244
Natural Increase 90–00	305
Net Migration 90–00	-94
2000 Population	6,455
Natural Increase 00–09	294
Net Migration 00–09	-438
2009 Population Estimate	6,311
2010 Population	6,129
Natural Increase 10–16	199
Net Migration 10–16	-384
2016 Population Estimate	5,944

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 Stanton County increased from 0 persons in 2015 to 13 persons in 2016, with an additional net movement of 4 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.84.4.

Table II.84.4			
Driver's Licenses Exchanged and Surrendered			
Stanton County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	57	50	7
Calendar 2002	38	49	-11
Calendar 2003	32	41	-9
Calendar 2004	36	50	-14
Calendar 2005	40	50	-10
Calendar 2006	32	73	-41
Calendar 2007	64	69	-5
Calendar 2008	57	49	8
Calendar 2009	46	49	-3
Calendar 2010	80	63	17
Calendar 2011	52	47	5
Calendar 2012	49	47	2
Calendar 2013	45	31	14
Calendar 2014	40	41	-1
Calendar 2015	36	36	0
Calendar 2016	63	50	13
First Half of 2017	37	33	4

¹⁴³ 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 Stanton County decreased by 7.6 percent from 1,242 in 2016 to 1,147 in 2017, as shown in Table II.84.5. The number of school-age children 5 to 11 years of age decreased from 604 in 2016 to 568 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.

Table II.84.5 School-Age Children Stanton County Academic Years 1992–2017 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	854	250	511	1,615
1993	828	224	537	1,589
1994	842	245	513	1,600
1995	813	246	493	1,552
1996	791	223	527	1,541
1997	797	211	589	1,597
1998	828	250	598	1,676
1999	787	252	615	1,654
2000	737	242	508	1,487
2001	693	240	562	1,495
2002	615	213	577	1,405
2003	272	84	228	584
2004	269	76	208	553
2005	651	170	528	1,349
2006	650	180	517	1,347
2007	644	197	517	1,358
2008	627	175	441	1,243
2009	642	181	426	1,249
2010	585	191	407	1,183
2011	604	176	421	1,201
2012	561	157	458	1,176
2013	569	172	435	1,176
2014	578	183	416	1,177
2015	581	188	418	1,187
2016	604	186	452	1,242
2017	568	161	418	1,147

Population Characteristics

Table II.84.6, shows population by age for the 2000 and 2010 Census. The population changed by -5.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -0.6 percent to a total of 865 persons in 2010. Those aged 25 to 34 changed by 3.6 percent, and those aged under 5 changed by 6.9 percent.



Table II.84.6					
Population by Age					
Stanton County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	433	6.7%	463	7.6%	6.9%
5 to 19	1,681	26%	1,350	22%	-19.7%
20 to 24	297	4.6%	271	4.4%	-8.8%
25 to 34	728	11.3%	754	12.3%	3.6%
35 to 54	1,866	28.9%	1,667	27.2%	-10.7%
55 to 64	580	9%	759	12.4%	30.9%
65 or Older	870	13.5%	865	14.1%	-0.6%
Total	6,455	100.0%	6,129	100.0%	-5.1%

The elderly population is further explored in Table II.84.7. Those aged 65 to 66 changed by -7.8 percent between 2000 and 2010, resulting in a population of 94 persons. Those aged 85 or older changed by -11.6 percent during the same time period, and resulted in 129 persons over age 85 in 2010.

Table II.84.7					
Elderly Population by Age					
Stanton County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	102	11.7%	94	10.9%	-7.8%
67 to 69	120	13.8%	138	16%	15%
70 to 74	212	24.4%	219	25.3%	3.3%
75 to 79	170	19.5%	170	19.7%	0%
80 to 84	120	13.8%	115	13.3%	-4.2%
85 or Older	146	16.8%	129	14.9%	-11.6%
Total	870	100.0%	865	100.0%	-0.6%

Population by race and ethnicity is shown in Table II.84.8 representing 94.9 percent of the white population in 2010. The black population changed by 51.9 percent, representing 0.7 percent of the population in 2010. The American Indian and Asian populations represented 0.4 and 0.1 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 88.6 percent between 2000 and 2010, compared to the -7.3 percent growth rate for non-Hispanics.

Table II.84.8					
Population by Race and Ethnicity					
Stanton County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	6,243	96.7%	5,814	94.9%	-6.9%
Black	27	0.4%	41	0.7%	51.9%
American Indian	31	0.5%	25	0.4%	-19.4%
Asian	8	0.1%	6	0.1%	-25%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	89	1.4%	173	2.8%	94.4%
Two or More Races	57	0.9%	70	1.1%	22.8%
Total	6,455	100.0%	6,129	100.0%	-5.1%
Hispanic	149	2.3%	281	4.6%	88.6%
Non-Hispanic	6,306	97.7%	5,848	95.4%	-7.3%

Population by race and ethnicity through 2016 is shown in Table II.84.9. The white population represented 97.3 percent of the population in 2016, compared with the black population accounting for 0.7 percent of the population. Hispanic population represented 5.3 percent of the population in 2016.

Table II.84.9				
Population by Race and Ethnicity				
Stanton County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	5,814	94.9%	5,858	97.3%
Black	41	0.7%	44	0.7%
American Indian	25	0.4%	0	0%
Asian	6	0.1%	15	0.2%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	173	2.8%	16	0.3%
Two or More Races	70	1.1%	89	1.5%
Total	6,129	100.0%	6,022	100.0%
Non-Hispanic	5,848	95.4%	5,704	94.7%
Hispanic	281	4.6%	318	5.3%

The population by race is broken down further by ethnicity in Table II.84.10. While the white non-Hispanic population changed by -7.6 percent between 2000 and 2010, the white Hispanic population changed by 88.9 percent. The black non-Hispanic population changed by 33.3 percent.

Table II.84.10					
Population by Race and Ethnicity					
Stanton County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	6,198	98.3%	5,729	98%	-7.6%
Black	27	0.4%	36	0.6%	33.3%
American Indian	27	0.4%	25	0.4%	-7.4%
Asian	8	0.1%	6	0.1%	-25%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	0	0%	5	0.1%	%
Two or More Races	46	0.7%	47	0.8%	2.2%
Total Non-Hispanic	6,306	100.0%	5,848	100.0%	-7.3%
Hispanic					
White	45	30.2%	85	30.2%	88.9%
Black	0	0%	5	1.8%	%
American Indian	4	2.7%	0	0%	-100%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	89	59.7%	168	59.8%	88.8%
Two or More Races	11	7.4%	23	8.2%	109.1%
Total Hispanic	149	100.0%	281	100.0%	88.6%
Total Population	6,455	100.0%	6,129	100.0%	-5.1%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.84.11. During this time, the total non-Hispanic population was 5,704 persons in 2016. The Hispanic population was 318.

Table II.84.11				
Population by Race and Ethnicity				
Stanton County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	5,729	98%	5,556	97.4%
Black	36	0.6%	44	0.8%
American Indian	25	0.4%	0	0%
Asian	6	0.1%	15	0.3%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	5	0.1%	0	0%
Two or More Races	47	0.8%	89	1.6%
Total Non-Hispanic	5,848	100.0%	5,704	100.0%
Hispanic				
White	85	30.2%	302	95%
Black	5	1.8%	0	0%
American Indian	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	168	59.8%	16	5%
Two or More Races	23	8.2%	0	0%
Total Hispanic	281	100.0	318	100.0%
Total Population	6,129	100.0%	6,022	100.0%

Households by type and tenure are shown in Table II.84.12. Family households represented 75.9 percent of households, while non-family households accounted for 24.1 percent. These changed from 71.8 and 28.2 percent, respectively.

Table II.84.12				
Household Type by Tenure				
Stanton County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,715	71.8%	1,777	75.9%
Married-Couple Family	1,454	84.8%	1,433	80.6%
Owner-Occupied	1,265	87%	1,305	91.1%
Renter-Occupied	189	13%	128	8.9%
Other Family	261	15.2%	344	14.7%
Male Householder, No Spouse Present	81	31%	102	23.5%
Owner-Occupied	65	80.2%	91	89.2%
Renter-Occupied	16	19.8%	11	10.8%
Female Householder, No Spouse Present	180	69%	242	52.3%
Owner-Occupied	123	68.3%	156	64.5%
Renter-Occupied	57	31.7%	86	35.5%
Non-Family Households	672	28.2%	565	24.1%
Owner-Occupied	435	64.7%	426	75.4%
Renter-Occupied	237	35.3%	139	24.6%
Total	2,387	100.0%	2,342	100.0%



The group quarters population was 0 in 2010, compared to 120 in 2000. Institutionalized populations experienced a -100 percent change between 2000 and 2010. Non-institutionalized populations experienced a -100 percent change during this same time period.

Table II.84.13					
Group Quarters Population					
Stanton County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	%	%
Juvenile Facilities	.	.	0	%	.
Nursing Homes	119	100%	0	%	-100%
Other Institutions	0	0%	0	%	%
Total	119	100.0%	0	100.0%	-100%
Noninstitutionalized					
College Dormitories	0	0%	0	%	%
Military Quarters	0	0%	0	%	%
Other Noninstitutionalized	1	100%	0	%	-100%
Total	1	100.0%	0	100.0%	-100%
Group Quarters Population	120	100.0%	0	100.0%	-100%

The number of foreign born persons are shown in Table II.84.14. An estimated 1.8 percent of the population was born in Mexico with 0.1 percent born in Philippines and another 0.1 percent were born in Kenya.

Table II.84.14			
Place of Birth for the Foreign-Born Population			
Stanton County			
2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	109	1.8%
#2 country of origin	Philippines	9	0.1%
#3 country of origin	Kenya	7	0.1%
#4 country of origin	Netherlands	7	0.1%
#5 country of origin	Honduras	5	0.1%
#6 country of origin	Syria	5	0.1%
#7 country of origin	Korea	4	0.1%
#8 country of origin	England	3	0%
#9 country of origin	Hong Kong	2	0%
#10 country of origin	Norway	1	0%

Limited English Proficiency and the language spoken at home are shown in Table II.84.15. An estimated 2 percent of the population speaks Spanish at home, followed by 0.3 percent speaking Arabic.

Table II.84.15 Limited English Proficiency and Language Spoken at Home Stanton County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	113	2%
#2 LEP Language	Arabic	19	0.3%
#3 LEP Language	Chinese	0	0%
#4 LEP Language	French, Haitian, or Cajun	0	0%
#5 LEP Language	German or other West Germanic languages	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.84.16. Some 15.4 percent of the population was disabled in 2000, or a total of 899 persons. The disability rate was highest for those over 65, with 32.6 percent disabled.

Table II.84.16 Disability by Age Stanton County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	111	9.2%
16 to 64	544	14%
65 and older	244	32.6%
Total	899	15.4%

Table II.84.17 shows disability by type in 2000. There were 375 physical disabilities in 2000, some 342 employment disabilities, and 202 go-outside-home disabilities.

Table II.84.17 Total Disabilities Tallied: Aged 5 and Older Stanton County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	164
Physical disability	375
Mental disability	237
Self-care disability	113
Employment disability	342
Go-outside-home disability	202
Total	1,433



Disability by age, as estimated by the 2016 ACS, is shown in Table II.84.18. The disability rate for females was 12.4 percent, compared to 12.7 percent for males. The disability rate changed precipitously higher with age, with 48.9 percent of those over 75 experiencing a disability.

Table II.84.18						
Disability by Age						
Stanton 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%	0	0%	0	0%
5 to 17	68	11%	26	4.6%	94	7.9%
18 to 34	44	7.9%	46	8.4%	90	8.2%
35 to 64	99	8%	151	12.6%	250	10.3%
65 to 74	83	34.2%	37	15.3%	120	24.7%
75 or Older	88	50.3%	110	47.8%	198	48.9%
Total	382	12.7%	370	12.4%	752	12.5%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.84.19. Some 6.2 percent have an ambulatory disability, 4.7 have an independent living disability, and 2.9 percent have a self-care disability.

Table II.84.19		
Total Disabilities Tallied: Aged 5 and Older		
Stanton County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	264	4.4%
Vision disability	134	2.2%
Cognitive disability	229	4.1%
Ambulatory disability	349	6.2%
Self-Care disability	164	2.9%
Independent living disability	208	4.7%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.84.20 and Table II.84.21. In 2016, some 3,147 persons were employed and 106 were unemployed. This totaled a labor force of 3,253 persons. The unemployment rate for Stanton County was estimated to be 3.3 in 2016.

Table II.84.20	
Employment, Labor Force and Unemployment	
Stanton County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,147
Unemployed	106
Labor Force	3,253
Unemployment Rate	3.3%



In 2016, 91 percent of households in Stanton County had a high school education or greater.

Table II.84.21	
High School or Greater Education	
Stanton County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	2,131
Total Households	2,342
Percent High School or Above	91%

As seen in Table II.84.22, 33.2 percent of the population had a high school diploma or equivalent, another 40.5 percent have some college, 14.7 percent have a Bachelor's Degree, and 3.4 percent of the population had a graduate or professional degree.

Table II.84.22		
Educational Attainment		
Stanton County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	369	8.3%
High School or Equivalent	1,475	33.2%
Some College or Associates Degree	1,801	40.5%
Bachelor's Degree	652	14.7%
Graduate or Professional Degree	152	3.4%
Total Population Above 18 years	4,449	100.0%

ECONOMICS

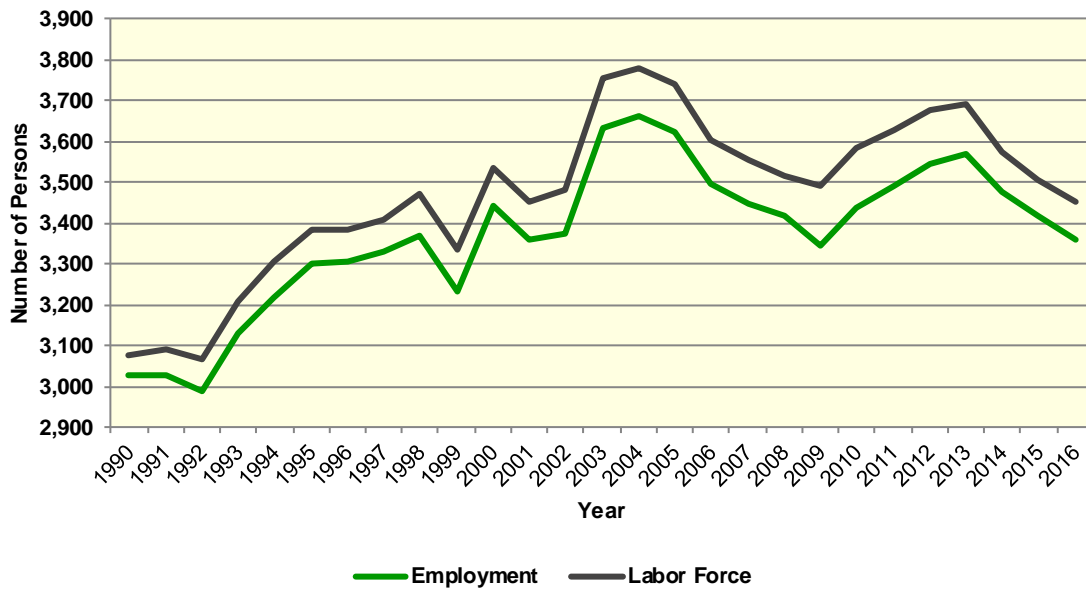
Labor Force

Table II.84.23, shows the labor force statistics for Stanton County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 1.5. The highest level of unemployment occurred during 2009 rising to a rate of 4.1. 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 Stanton County increased from 2.6 percent in 2015 to 2.7 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.84.23 Labor Force Statistics Stanton County 1990 - 2016 BLS Data					
Year	Stanton County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	46	3,029	3,075	1.5%	2.3%
1991	65	3,026	3,091	2.1%	2.7%
1992	79	2,987	3,066	2.6%	2.9%
1993	81	3,129	3,210	2.5%	2.8%
1994	86	3,220	3,306	2.6%	2.6%
1995	82	3,302	3,384	2.4%	2.6%
1996	80	3,304	3,384	2.4%	2.7%
1997	77	3,331	3,408	2.3%	2.5%
1998	100	3,371	3,471	2.9%	2.6%
1999	103	3,230	3,333	3.1%	2.8%
2000	91	3,442	3,533	2.6%	2.8%
2001	93	3,357	3,450	2.7%	3.1%
2002	107	3,376	3,483	3.1%	3.6%
2003	122	3,632	3,754	3.2%	3.9%
2004	119	3,661	3,780	3.1%	3.9%
2005	116	3,624	3,740	3.1%	3.8%
2006	111	3,494	3,605	3.1%	3.1%
2007	105	3,449	3,554	3%	3%
2008	97	3,416	3,513	2.8%	3.3%
2009	144	3,346	3,490	4.1%	4.6%
2010	146	3,438	3,584	4.1%	4.6%
2011	135	3,493	3,628	3.7%	4.4%
2012	128	3,547	3,675	3.5%	4%
2013	124	3,569	3,693	3.4%	3.8%
2014	100	3,474	3,574	2.8%	3.3%
2015	90	3,416	3,506	2.6%	3%
2016	94	3,357	3,451	2.7%	3.2%

Diagram II.84.2, shows the employment and labor force for Stanton County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 3,357 persons, with the labor force reaching 3,451, indicating there were a total of 94 unemployed persons.

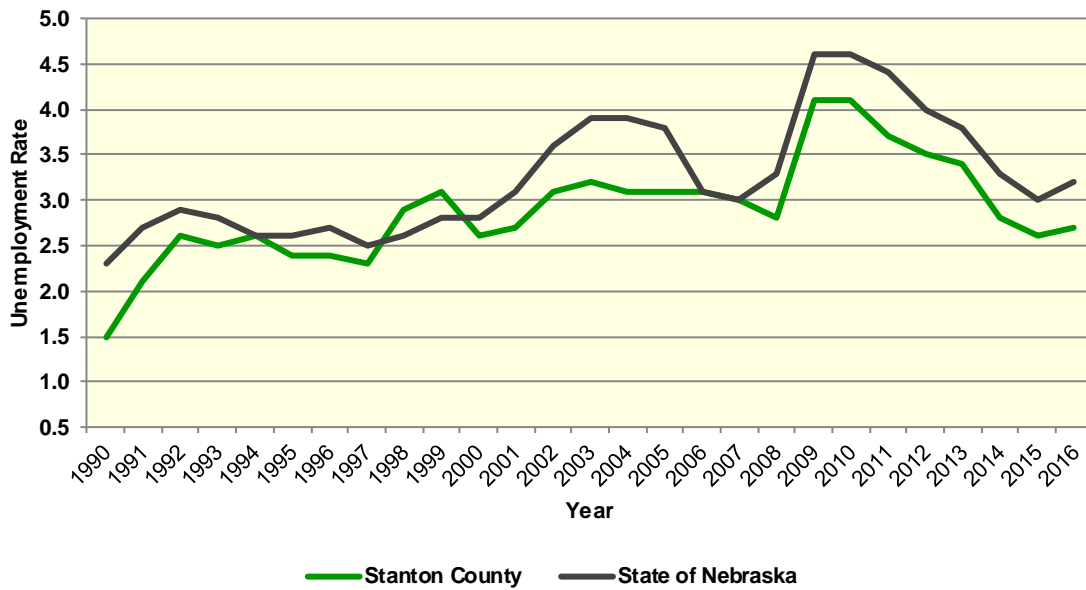
Diagram II.84.2
Employment and Labor Force
 Stanton County
 1990 – 2016 BLS Data



Unemployment

Diagram II.84.3, shows the unemployment rate for both the State and Stanton County. During the 1990’s the average rate for Stanton County was 2.4, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.1, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.3. Over the course of the entire period Stanton County had an average unemployment rate lower than the state, 2.9 percent for Stanton County, versus 3.3 statewide.

Diagram II.84.3
Annual Unemployment Rate
 Stanton 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.84.24, shows total real earnings by industry for Stanton County. In the most recent 2016 estimate, the farm industry had the largest total real earnings, with total real earnings reaching 49,719,000 dollars. Between 2015 and 2016 the retail trade industry saw the largest percentage increase, rising by 28.9 percent to 1,371,000 dollars.

Table II.84.24
Real Earnings by Industry
 Stanton 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	27,172	44,885	83,902	31,322	91,204	55,822	53,363	49,719	-6.8
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	0	0	0	0	0	0	0
Wholesale trade	3,816	5,407	6,283	6,608	6,761	6,431	5,796	5,218	-10
Retail trade	3,107	1,094	1,394	1,417	1,034	1,141	1,064	1,371	28.9
Transportation and warehousing	800	5,568	6,962	8,305	7,347	9,084	10,027	10,335	3.1
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	1,924	3,107	2,315	2,701	2,116	2,226	2,089	2,399	14.8
Real estate and rental and leasing	0	165	398	882	1,311	1,054	1,124	1,076	-4.2
Professional and technical services	741	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	76	0	0	-65	0	-55	0
Administrative and waste services	2,645	0	0	0	0	514	503	410	-18.4
Educational services	84	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	655	760	789	3.8
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	3,493	3,926	4,018	4,274	4,305	4,516	4,583	4,540	-0.9
Government and government enterprises	12,781	15,565	15,205	15,063	14,405	14,504	14,909	15,568	4.4
Total	114,409	142,089	187,345	139,888	196,294	167,899	162,402	159,566	-1.7



Table II.84.25, shows the total employment by industry for Stanton County. The most recent estimates show the farm industry was the largest employer in Stanton County, with employment reaching 617 jobs in 2016. Between 2015 and 2016 the finance and insurance industry saw the largest percentage increase, rising by 7.2 percent to 74 jobs.

Table II.84.25
Employment by Industry
Stanton County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	740	638	641	622	620	614	632	617	-2.4
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	0	0	0	0	0	0	0
Wholesale trade	67	105	121	125	124	122	109	93	-14.7
Retail trade	136	90	101	99	95	83	91	93	2.2
Transportation and warehousing	74	141	151	153	147	132	132	135	2.3
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	52	70	65	80	71	80	69	74	7.2
Real estate and rental and leasing	25	45	66	55	66	65	76	79	3.9
Professional and technical services	37	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	10	0
Administrative and waste services	153	0	0	0	0	26	25	24	-4
Educational services	10	0	0	0	0	10	0	0	0
Health care and social assistance	0	0	0	0	0	35	50	46	-8
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	120	131	120	126	128	127	128	129	0.8
Government and government enterprises	357	337	331	320	320	315	315	317	0.6
Total	2,510	2,541	2,573	2,505	2,493	2,462	2,499	2,457	-1.7



Table II.84.26, shows the real average earnings per job by industry for Stanton County. These figures are calculated by dividing the Total Real Earning displayed in Table II.84.24 and Table II.84.25, by Industry. In 2016, the farm industry had the highest average earnings reaching 80,582 dollars. Between 2015 and 2016 the retail trade industry saw the largest percentage increase, rising by 26.1 percent to 14,742 dollars.

Table II.84.26
Real Earnings Per Job by Industry
 Stanton County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	36,719	70,353	130,892	50,357	147,103	90,915	84,435	80,582	-4.6
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	0	0	0	0	0	0	0
Wholesale trade	56,961	51,493	51,923	52,867	54,526	52,714	53,178	56,108	5.5
Retail trade	22,846	12,159	13,799	14,315	10,885	13,745	11,690	14,742	26.1
Transportation and warehousing	10,807	39,486	46,108	54,283	49,980	68,822	75,965	76,556	0.8
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	37,003	44,384	35,615	33,762	29,805	27,829	30,278	32,419	7.1
Real estate and rental and leasing	0	3,670	6,031	16,042	19,869	16,212	14,784	13,620	-7.9
Professional and technical services	20,032	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	-5,500	0
Administrative and waste services	17,290	0	0	0	0	19,772	20,101	17,083	-15
Educational services	8,383	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	18,726	15,198	17,152	12.9
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	29,108	29,970	33,486	33,920	33,635	35,560	35,801	35,194	-1.7
Government and government enterprises	35,801	46,188	45,936	47,072	45,017	46,044	47,330	49,110	3.8
Total	45,581	55,918	72,812	55,843	78,738	68,196	64,987	64,943	-0.1

Table II.84.27 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 \$281,598,000 a -0.2 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 2,541 and 2,457 in 2016, which was a percentage change of -1.7 over this period.



Table II.84.27
Total Employment and Real Personal Income
 Stanton 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	68,115	1,643	13,548	12,034	6,215	98,270	15,489	1,947	34,985
1970	44,217	1,659	12,016	13,116	6,624	74,315	12,906	1,874	23,596
1971	82,793	1,699	11,946	13,799	7,132	113,971	19,823	1,894	43,715
1972	83,208	1,807	11,830	15,542	7,349	116,122	20,080	1,901	43,771
1973	99,712	2,383	12,497	17,630	8,400	135,857	22,962	1,947	51,215
1974	76,953	3,339	11,786	18,389	8,800	112,589	18,012	2,128	36,161
1975	74,542	3,721	10,469	19,215	9,574	110,078	16,958	2,118	35,195
1976	50,707	4,123	12,152	19,572	10,323	88,633	14,116	2,116	23,964
1977	84,186	4,041	14,697	21,107	10,092	126,042	20,038	2,118	39,749
1978	86,390	4,689	15,480	21,088	10,643	128,912	20,809	2,146	40,255
1979	76,710	6,058	16,466	22,776	10,115	120,008	18,560	2,324	33,008
1980	69,031	6,911	11,010	25,635	10,563	109,327	16,688	2,447	28,209
1981	90,841	7,359	8,151	28,179	11,718	131,530	20,094	2,399	37,866
1982	71,533	5,720	16,218	32,608	12,024	126,663	19,516	2,358	30,337
1983	72,445	6,365	13,581	34,526	12,936	127,122	19,623	2,386	30,362
1984	84,020	7,298	11,712	37,838	13,036	139,309	21,828	2,464	34,099
1985	96,990	7,701	12,609	36,719	12,773	151,390	23,740	2,579	37,607
1986	96,160	8,050	11,447	36,359	12,735	148,651	23,716	2,673	35,975
1987	114,093	8,669	6,062	31,664	12,118	155,267	25,031	2,921	39,060
1988	119,788	9,385	6,118	28,429	12,530	157,479	25,327	2,467	48,556
1989	119,425	9,360	9,868	29,628	13,411	162,973	26,483	2,428	49,187
1990	125,359	9,351	13,154	28,041	13,525	170,728	27,178	2,411	51,994
1991	113,305	9,241	16,083	29,357	14,561	164,066	26,051	2,407	47,073
1992	122,497	9,316	13,883	27,704	15,298	170,066	27,179	2,429	50,431
1993	118,052	10,383	17,026	27,410	14,862	166,967	26,762	2,540	46,477
1994	126,718	10,595	21,544	27,150	15,232	180,048	28,592	2,615	48,458
1995	106,986	10,155	24,845	24,381	16,727	162,784	25,451	2,575	41,548
1996	137,094	10,234	27,058	25,687	17,496	197,101	30,817	2,615	52,427
1997	129,513	10,880	28,366	26,029	18,009	191,036	29,710	2,686	48,217
1998	118,262	10,293	37,891	26,289	20,028	192,178	29,398	2,596	45,555
1999	113,215	9,841	46,357	25,483	22,205	197,419	30,452	2,622	43,179
2000	112,123	9,879	45,506	25,203	22,696	195,649	30,494	2,616	42,861
2001	114,409	10,181	52,990	22,717	24,776	204,711	32,117	2,510	45,581
2002	103,492	10,018	50,081	21,187	26,618	191,360	29,654	2,520	41,068
2003	115,625	9,992	46,936	21,678	25,919	200,166	31,096	2,460	47,002
2004	120,569	9,780	43,825	22,735	27,043	204,392	31,807	2,408	50,070
2005	117,341	10,127	42,251	24,549	26,959	200,973	31,520	2,438	48,129
2006	109,623	11,609	42,875	27,635	29,925	198,449	31,188	2,440	44,927
2007	124,867	12,353	40,834	31,461	29,425	214,234	34,289	2,482	50,309
2008	126,184	12,477	38,340	34,650	33,203	219,900	35,786	2,460	51,295
2009	130,695	11,870	42,893	32,512	33,195	227,426	36,937	2,509	52,091
2010	142,089	12,223	38,210	30,731	35,162	233,969	38,149	2,541	55,919
2011	187,345	11,284	39,653	34,518	35,079	285,311	46,063	2,573	72,812
2012	139,888	11,464	38,886	39,372	33,806	240,487	39,392	2,505	55,844
2013	196,294	11,949	39,272	36,604	33,459	293,680	48,224	2,493	78,738
2014	167,899	12,290	37,967	38,136	33,192	264,904	43,692	2,462	68,196
2015	162,402	11,965	54,860	42,562	34,361	282,221	47,769	2,499	64,987
2016	159,566	12,213	56,346	43,033	34,866	281,598	47,375	2,457	64,943



Diagram II.84.4, shows real average earnings per job for Stanton County from 1990 to 2016. Over this period the average earning per job for Stanton County was 52,227 dollars, which was higher than the statewide average of 46,130 dollars over the same period.

Diagram II.84.4
Real Average Earnings Per Job
 Stanton County
 BEA Data 1990 - 2016

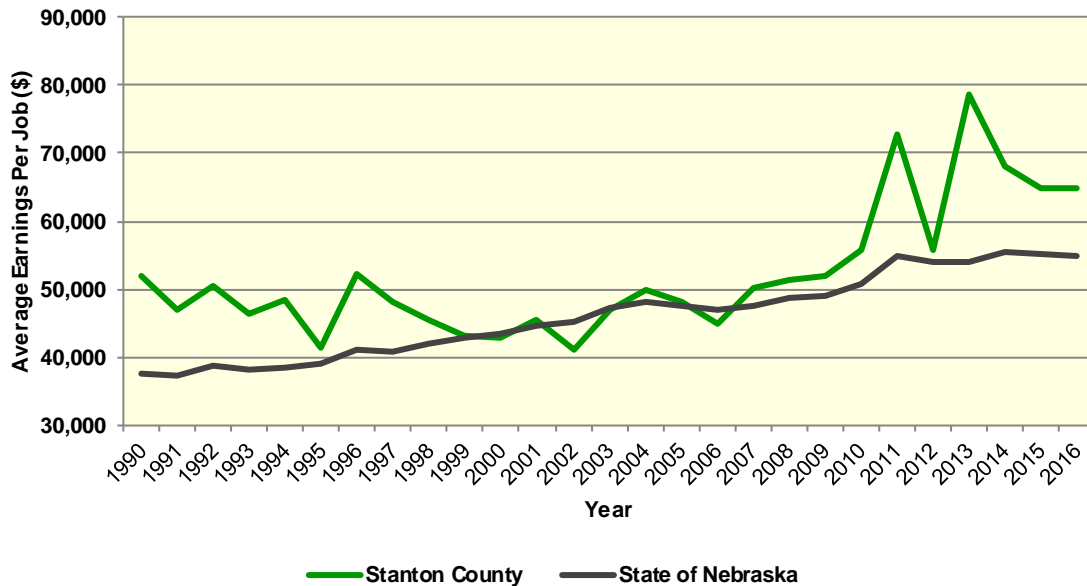
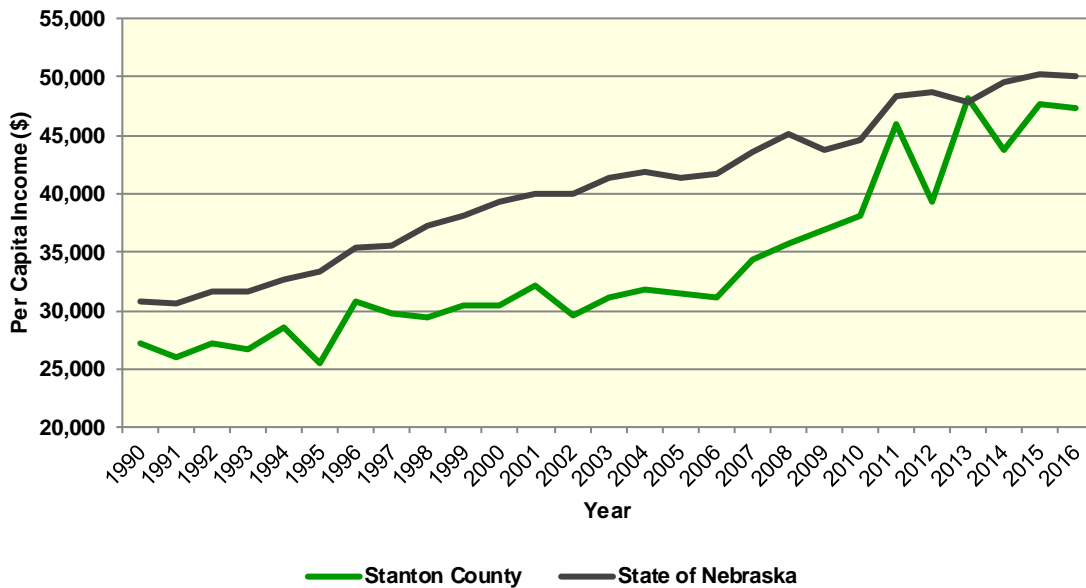


Diagram II.84.5, shows real per capita income in Stanton County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Stanton County was 33,968 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.84.5
Real Per Capita Income
 Stanton 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.84.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 1,339 persons in 2015 to 1,284 in 2016, a change of -4 percent.

Table II.84.28
Total Monthly Employment
 Stanton County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	1,248	1,294	1,291	1,318	1,343	1,326	1,405	1,435	1,357	1,315	1,239
Feb	1,271	1,286	1,287	1,309	1,349	1,358	1,424	1,427	1,338	1,296	1,235
Mar	1,288	1,314	1,322	1,315	1,374	1,368	1,455	1,438	1,340	1,341	1,266
Apr	1,284	1,333	1,315	1,339	1,377	1,387	1,454	1,446	1,345	1,332	1,277
May	1,303	1,342	1,339	1,373	1,398	1,394	1,480	1,463	1,365	1,348	1,296
Jun	1,318	1,378	1,385	1,372	1,423	1,422	1,486	1,508	1,397	1,380	1,355
Jul	1,287	1,318	1,343	1,348	1,406	1,399	1,467	1,485	1,362	1,359	1,278
Aug	1,281	1,327	1,350	1,351	1,410	1,418	1,466	1,469	1,367	1,351	1,294
Sep	1,269	1,308	1,336	1,352	1,409	1,466	1,454	1,478	1,380	1,352	1,289
Oct	1,291	1,311	1,331	1,356	1,406	1,456	1,455	1,469	1,354	1,335	1,297
Nov	1,278	1,299	1,338	1,353	1,408	1,437	1,422	1,485	1,347	1,336	1,287
Dec	1,290	1,331	1,324	1,367	1,398	1,429	1,424	1,501	1,361	1,317	1,295
Annual	1,284	1,320	1,330	1,346	1,392	1,405	1,449	1,467	1,359	1,339	1,284
% Change	-3%	3%	1%	1%	3%	1%	3%	1%	-7%	-1%	-4%

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 \$1,016 in 2015. In 2016, average weekly wages saw a increase of 6 percent over the prior year, rising to 1,072 dollars, or by 56 dollars. These data are shown in Table II.84.29.

Table II.84.29						
Average Weekly Wages						
Stanton County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	738	664	686	735	705	
2002	642	686	713	725	691	-2%
2003	768	670	691	766	723	5%
2004	720	693	770	797	745	3%
2005	763	720	759	886	782	5%
2006	996	786	801	958	885	13%
2007	1,098	811	810	924	909	3%
2008	1,083	865	884	914	935	3%
2009	946	736	754	918	838	-10%
2010	846	875	845	881	862	3%
2011	945	890	844	924	900	4%
2012	1,020	907	857	963	936	4%
2013	987	901	872	987	936	(ND)%
2014	1,091	1,026	1,008	1,148	1,068	14%
2015	1,073	973	960	1,060	1,016	-5%
2016(p)	1,117	1,060	1,034	1,076	1,072	6%

Total business establishments reported by the QCEW are displayed in Table II.84.28. Between 2015 and 2016, the total number of business establishments in Stanton County decreased from 116 to 115 establishments.

Table II.84.30						
Number of Business Establishments						
Stanton County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	99	100	102	99	100	
2002	100	100	101	96	99	-1%
2003	102	102	102	102	102	3%
2004	100	101	104	103	102	(ND)%
2005	111	107	110	109	109	7%
2006	106	110	111	111	110	1%
2007	116	115	115	113	115	5%
2008	117	115	117	113	116	1%
2009	115	115	118	120	117	1%
2010	119	118	119	119	119	2%
2011	118	118	115	115	117	-2%
2012	121	121	120	118	120	3%
2013	120	120	116	118	119	-1%
2014	118	119	119	117	118	-1%
2015	117	117	115	114	116	-2%
2016	114	114	115	117	115	-1%



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 1.9 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 decreased by 6.0 percent over the period. On the other hand, by 2016 there were 249 returns for AGIs of \$100,000 or more. Table II.84.31 presents AGI distribution for the years 1991 through 2016.

Table II.84.31										
Income Tax Returns by Adjusted Gross Income										
Stanton 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 ¹⁴⁴
1991	832	249	466	332	275	107	0	12	0	2,290
1992	789	241	504	311	290	101	0	16	0	2,280
1993	769	207	473	343	286	131	10	24	0	2,267
1994	769	197	371	322	263	150	10	15	0	2,114
1995	711	206	413	290	269	178	11	16	0	2,119
1996	745	176	390	318	302	195	25	17	0	2,184
1997	680	180	372	310	328	209	27	27	0	2,156
1998	685	153	358	307	330	249	31	35	0	2,165
1999	661	155	375	308	347	287	61	33	0	2,235
2000	657	151	388	319	340	287	68	41	0	2,266
2001	616	140	367	315	350	311	76	35	0	2,225
2002	648	160	353	281	344	310	78	39	0	2,231
2003	587	165	311	306	335	336	86	49	0	2,191
2004	560	143	379	245	315	366	108	57	0	2,191
2005	475	143	298	270	305	336	139	56	12	2,034
2006	413	189	334	288	318	369	151	78	13	2,153
2007	447	174	319	252	314	383	169	107	16	2,181
2008	451	192	300	256	329	389	175	123	15	2,230
2009	456	163	274	283	320	409	165	116	0	2,214
2010	373	155	313	267	319	402	199	140	13	2,181
2011	387	153	305	247	328	410	230	148	13	2,221
2012	396	156	271	255	314	414	239	181	26	2,252
2013	400	159	285	246	325	400	273	175	18	2,281
2014	360	152	241	251	339	395	272	214	23	2,247
2015	368	152	265	247	342	413	273	214	28	2,302
2016	366	150	265	245	300	393	303	224	25	2,271

¹⁴⁴ 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 540 in 2010 to 449 in 2016, with the poverty rate reaching 7.6 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.84.32 presents poverty data for the county.

Table II.84.32 Persons in Poverty Stanton County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	527	8.4%
2001	568	8.9%
2002	620	9.5%
2003	499	7.8%
2004	476	7.4%
2005	521	8.1%
2006	563	8.8%
2007	554	8.9%
2008	533	8.7%
2009	579	9.4%
2010	540	8.9%
2011	574	9.4%
2012	539	8.9%
2013	505	8.3%
2014	557	9.2%
2015	504	8.5%
2016	449	7.6%

The rate of poverty for Stanton County is shown in Table II.84.33. In 2016, there were an estimated 570 persons living in poverty. This represented a 9.5 percent poverty rate, compared to 6.8 percent poverty in 2000. In 2016, some 8.9 percent of those in poverty were under age 6, and 18.8 percent were 65 or older.

Table II.84.33 Poverty by Age Stanton County 2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	31	7.3%	51	8.9%
6 to 17	101	23.7%	76	13.3%
18 to 64	240	56.3%	336	58.9%
65 or Older	54	12.7%	107	18.8%
Total	426	100.0%	570	100.0%
Poverty Rate	6.8%	.	9.5%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 1.4 percent in Stanton County between 2010 and 2016, from 2,633 to 2,671. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.84.34.

Table II.84.34 Housing Units State of Nebraska vs. Stanton County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Stanton County	% Growth Since Census
2000 Census Base	722,656	.	2,454	.
2010 Census	796,793	10.3	2,633	7.3
July 2011 Estimate	801,068	0.5	2,634	0
July 2012 Estimate	804,586	1	2,636	0.1
July 2013 Estimate	809,062	1.5	2,638	0.2
July 2014 Estimate	814,835	2.3	2,638	0.2
July 2015 Estimate	820,725	3	2,652	0.7
July 2016 Estimate	827,156	3.8	2,671	1.4

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 Stanton County decreased from 23 authorizations in 2015 to 6 in 2016.

The real value of single-family building permits increased from \$238,756 in 2015 to \$258,333 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.84.35.

Table II.84.35 Building Permits and Valuation Stanton County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0
1982	13	0	0	0	13	70,701	0
1983	15	2	0	0	17	70,409	0
1984	14	0	0	0	14	72,637	0
1985	13	0	0	0	13	71,930	0
1986	5	0	0	0	5	104,962	0
1987	5	0	0	0	5	102,364	0
1988	7	0	0	0	7	114,810	0
1989	30	0	0	0	30	68,940	0
1990	32	0	0	0	32	70,328	0
1991	10	0	0	0	10	136,488	0
1992	12	0	0	0	12	132,660	0
1993	8	2	0	0	10	115,494	0
1994	17	0	0	0	17	89,986	0
1995	12	0	8	0	20	111,438	0
1996	18	0	0	0	18	126,497	0
1997	13	0	0	0	13	124,176	0
1998	14	0	0	0	14	143,039	0
1999	11	0	0	0	11	132,681	0
2000	15	0	0	0	15	154,963	0
2001	20	0	0	0	20	147,186	0
2002	10	0	0	0	10	245,970	0
2003	13	0	0	0	13	175,036	0
2004	14	0	0	0	14	175,066	0
2005	22	0	0	0	22	204,694	0
2006	19	0	0	0	19	187,625	0
2007	12	0	0	0	12	219,754	0
2008	15	0	0	0	15	166,798	0
2009	5	0	0	0	5	220,885	0
2010	10	0	0	0	10	188,704	0
2011	9	0	0	0	9	202,565	0
2012	9	0	0	0	9	251,268	0
2013	4	0	4	0	8	242,364	0
2014	22	0	0	0	22	228,460	0
2015	23	0	3	0	26	238,756	0
2016	6	0	0	0	6	258,333	0

Diagram II.84.6
Single-Family Permits
 Stanton County
 Census Bureau Data, 1980–2016

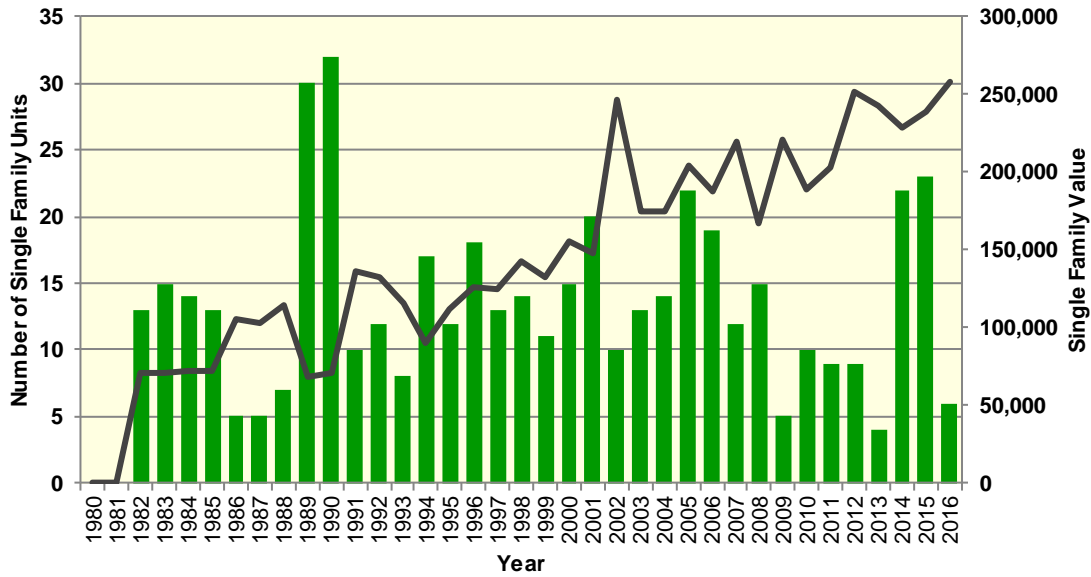
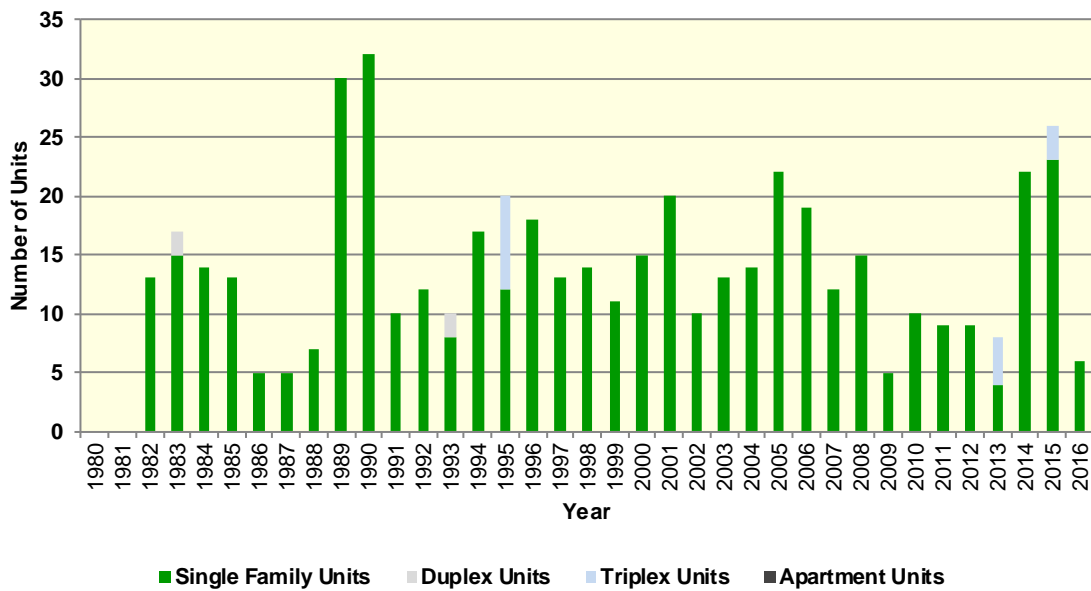


Diagram II.84.7
Total Permits by Unit Type
 Stanton County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.84.36. In 2016, there were 2,645 housing units, up from 2,452 in 2000. Single-family units accounted for 90.5 percent of units in 2016, compared to 88.7 in 2000. Apartment units accounted for 2 percent in 2016, compared to 1 percent in 2000.

Table II.84.36				
Housing Units by Type				
Stanton 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	2,176	88.7%	2,394	90.5%
Duplex	18	0.7%	23	0.9%
Tri- or Four-Plex	32	1.3%	32	1.2%
Apartment	24	1%	53	2%
Mobile Home	202	8.2%	138	5.2%
Boat, RV, Van, Etc.	0	0%	5	0.2%
Total	2,452	100.0%	2,645	100.0%

Some 90.7 percent of housing was occupied in 2010, compared to 93.7 percent in 2000. Owner-occupied housing changed 2.7 percent between 2000 and 2010, ending with owner-occupied units representing 79.1 percent of units. Vacant units changed by 58.7 percent, resulting in 246 vacant units in 2010.

Table II.84.37					
Housing Units by Tenure					
Stanton County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,297	93.7%	2,387	90.7%	3.9%
Owner-Occupied	1,838	80%	1,888	79.1%	2.7%
Renter-Occupied	459	20%	499	20.9%	8.7%
Vacant Housing Units	155	6.3%	246	9.3%	58.7%
Total Housing Units	2,452	100.0%	2,633	100.0%	7.4%

Table II.84.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 2,645 housing units. An estimated 84.5 percent were owner-occupied, and 11.5 percent were vacant.

Table II.84.38				
Housing Units by Tenure				
Stanton County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,387	90.7%	2,342	88.5%
Owner-Occupied	1,888	79.1%	1,978	84.5%
Renter-Occupied	499	20.9%	364	15.5%
Vacant Housing Units	246	9.3%	303	11.5%
Total Housing Units	2,633	100.0%	2,645	100.0%

Households by household size are shown in Table II.84.39. There were a total of 2,387 households in 2010, up from 2,297 in 2000. One person households changed by 31.1 percent



between 2000 and 2010, while two person households changed by 6.4 percent. Three and four person households changed by -4.7 and -10.6 respectively, representing 14.3 percent and 14.4 percent of the population in 2010.

Table II.84.39					
Households by Household Size					
Stanton County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	441	19.2%	578	24.2%	31.1%
Two Persons	814	35.4%	866	36.3%	6.4%
Three Persons	359	15.6%	342	14.3%	-4.7%
Four Persons	385	16.8%	344	14.4%	-10.6%
Five Persons	196	8.5%	171	7.2%	-12.8%
Six Persons	67	2.9%	56	2.3%	-16.4%
Seven Persons or More	35	1.5%	30	1.3%	-14.3%
Total	2,297	100.0%	2,387	100.0%	3.9%

Households by income is shown in Table II.84.40. Households earning more than \$100,000 per year represented 18.1 percent of households in 2016, compared to 4.2 percent in 2000. Households earning between \$50,000 and \$74,999 represented 24 percent of households in 2016, compared to 20.2 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10.7 percent of households in 2016, compared to 13.4 percent in 2000.

Table II.84.40				
Households by Income				
Stanton 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	307	13.4%	251	10.7%
\$15,000 to \$19,999	137	6%	62	2.6%
\$20,000 to \$24,999	173	7.5%	162	6.9%
\$25,000 to \$34,999	444	19.3%	166	7.1%
\$35,000 to \$49,999	540	23.5%	323	13.8%
\$50,000 to \$74,999	464	20.2%	561	24%
\$75,000 to \$99,999	137	6%	394	16.8%
\$100,000 or More	97	4.2%	423	18.1%
Total	2,299	100.0%	2,342	100.0%

Table II.84.41 shows households by year home built. Housing units built between 2000 and 2009, account for 6.3 percent and those built in 2010 or later accounted for 3.8 percent of households. Households built in the 1970's, 1980's, and 1990's account for 12.5 percent, 11.2 percent, and 14.3, respectively. Housing units built prior to 1939 represented 28.5 percent of households in 2016.

Table II.84.41
Households by Year Home Built
Stanton 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	866	37.7%	668	28.5%
1940 to 1949	134	5.8%	90	3.8%
1950 to 1959	129	5.6%	199	8.5%
1960 to 1969	195	8.5%	259	11.1%
1970 to 1979	464	20.2%	292	12.5%
1980 to 1989	238	10.4%	263	11.2%
1990 to 1999	271	11.8%	335	14.3%
2000 to 2009	.	.	147	6.3%
2010 or Later	.	.	89	3.8%
Total	2,297	100.0%	2,342	100.0%

The distribution of unit types by race are shown in Table II.84.42. An estimated 92 percent of white households occupy single-family homes, while 100 percent of black households do. Some 1.2 percent of white households occupy apartments, while 0 percent of black households do. An estimated 100 percent of Asian households occupy single-family homes.

Table II.84.42
Distribution of Units in Structure by Race
Stanton 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%	100%	%	100%	%	100%	%
Duplex	1%	0%	%	0%	%	0%	%
Tri- or Four-Plex	1.4%	0%	%	0%	%	0%	%
Apartment	1.2%	0%	%	0%	%	0%	%
Mobile Home	4.2%	0%	%	0%	%	0%	%
Boat, RV, Van, Etc.	0.2%	0%	%	0%	%	0%	%
Total	100.0%	100.0%	%	100.0%	%	100.0%	%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.84.43. An estimated 11.8 percent of vacant units were for rent in 2010, a 20.8 percent change since 2000. In addition, some 9.8 percent of vacant units were for sale, a change of -47.8 percent between 2000 and 2010. “Other” vacant units represented 63 percent of vacant units in 2010. This is a change of 181.8 percent since 2000. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a “blighting” effect.

Table II.84.43					
Disposition of Vacant Housing Units					
Stanton County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	24	15.5%	29	11.8%	20.8%
For Sale	46	29.7%	24	9.8%	-47.8%
Rented or Sold, Not Occupied	18	11.6%	14	5.7%	-22.2%
For Seasonal, Recreational, or Occasional Use	12	7.7%	23	9.3%	91.7%
For Migrant Workers	0	0%	1	0.4%	%
Other Vacant	55	35.5%	155	63%	181.8%
Total	155	100.0%	246	100.0%	58.7%

The disposition of vacant units between 2010 and 2016 are shown in Table II.84.44. By 2016, for rent units accounted for 6.9 percent of vacant units, while for sale units accounted for 17.8 percent. “Other” vacant units accounted for 31.7 percent of vacant units, representing a total of 96 “other” vacant units.

Table II.84.44				
Disposition of Vacant Housing Units				
Stanton County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	29	11.8%	21	6.9%
For Sale	24	9.8%	54	17.8%
Rented Not Occupied	4	1.6%	0	0%
Sold Not Occupied	10	4.1%	105	34.7%
For Seasonal, Recreational, or Occasional Use	23	9.3%	27	8.9%
For Migrant Workers	1	0.4%	0	0%
Other Vacant	155	63%	96	31.7%
Total	246	100.0%	303	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 1,107 property transactions in Stanton County. Of these, 1,081 were for single-family homes during this 19-year period, as shown in Table II.84.45.

Table II.84.45						
Residential Property Transactions						
Stanton County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	84	1	0	0	1	86
2000	87	1	0	1	0	89
2001	55	3	0	0	0	58
2002	77	4	0	0	0	81
2003	77	1	0	0	0	78
2004	77	0	0	0	0	77
2005	69	2	1	0	0	72
2006	55	1	0	1	0	57
2007	60	2	0	0	0	62
2008	45	3	0	0	0	48
2009	40	0	0	0	0	40
2010	44	0	0	0	0	44
2011	43	1	0	0	0	44
2012	2	1	0	0	0	3
2013	66	0	0	0	0	66
2014	64	0	0	0	0	64
2015	40	0	0	0	0	40
2016	36	0	0	1	0	37
2017	60	1	0	0	0	61
Total	1,081	21	1	3	1	1,107

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 304 single-family home property transactions for units built before 1930, 0.3 percent of units were of low quality and 51 percent were of fair quality. Conversely, of the 44 homes built from 2001 through 2010, 0 percent of units were of low quality and 6.8 percent of fair quality. Table II.84.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.84.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Stanton County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	1	0	1	0	0	0	0	0	0	2
Fair	155	36	109	117	81	22	3	1	5	529
Average	141	27	86	74	39	96	31	1	3	498
Good	6	1	3	8	4	17	10	1	0	50
Very Good	0	0	0	0	0	1	0	0	0	1
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	0	0	0	0	1
Total	304	64	199	199	124	136	44	3	8	1,081

In regard to the current condition of residential dwellings, of the same 304 single-family homes built before 1930, 14.8 percent of the homes were worn out or badly worn, and 56.9 percent were in average condition. Table II.84.47 provides details about the condition of single-family residential dwellings by year built.

Table II.84.47 Single-Family Homes by Year Built and Condition Stanton County Fiscal Years 1999–2017 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	4	0	1	0	0	0	0	0	0	5
Badly Worn	41	11	22	24	12	4	0	0	0	114
Average	173	35	137	129	84	56	17	1	2	634
Good	79	15	37	39	24	66	24	2	4	290
Very Good	7	3	2	5	3	10	2	0	0	32
Excellent	0	0	0	0	0	0	1	0	0	1
Missing	0	0	0	2	1	0	0	0	2	5
Total	304	64	199	199	124	136	44	3	8	1,081

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$82,683 to \$143,353, a total increase of 73.4 percent, as shown in Table II.84.48.

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 Stanton County ranged from \$62,569 for homes built before 1930 to \$195,223 for homes built from 2001 to 2010, and \$239,983 for the newest homes built between 2011 and 2017.¹⁴⁵ Homes built from 2001 through 2010 were also larger, averaging 1,659 square feet per unit. Table II.84.49, provides additional details about single-family homes.

Table II.84.48 Average Sales Price of Single-Family Homes Stanton County Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	58,226
2000	62,190
2001	70,466
2002	76,732
2003	75,971
2004	80,827
2005	89,801
2006	76,842
2007	98,847
2008	101,827
2009	99,800
2010	82,683
2011	90,823
2012	289,950
2013	98,400
2014	122,210
2015	93,681
2016	129,063
2017	143,353
Average	89,288

Table II.84.49 Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot Stanton County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁴⁶ (\$)
Before 1930	62,569	1,448	43.2
1931-1960	63,608	1,183	53.78
1961-1970	85,631	1,105	77.53
1971-1980	92,263	1,113	82.87
1981-1990	90,446	998	90.61
1991-2000	125,060	1,312	95.34
2001-2010	195,223	1,659	117.67
2011-2017	239,983	1,705	140.73
Average	89,288	1,247	71.58

¹⁴⁵ 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.

¹⁴⁶ 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.84.50. In 2016, an estimated 1.2 percent of households were overcrowded, and an additional 0.2 percent were severely overcrowded.

Table II.84.50							
Overcrowding and Severe Overcrowding							
Stanton County							
2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	1,828	99.4%	11	0.6%	0	0%	1,839
2016 Five-Year ACS	1,949	98.5%	29	1.5%	0	0%	1,978
Renter							
2000 Census	437	95.4%	16	3.5%	5	1.1%	458
2016 Five-Year ACS	359	98.6%	0	0%	5	1.4%	2,342
Total							
2000 Census	2,265	98.6%	27	1.2%	5	0.2%	2,297
2016 Five-Year ACS	2,308	98.5%	29	1.2%	5	0.2%	2,342

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 9 households with incomplete plumbing facilities in 2016, representing 0.4 percent of households in Stanton County. This is compared to 0.8 percent of households lacking complete plumbing facilities in 2000.

Table II.84.51		
Households with Incomplete Plumbing Facilities		
Stanton County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	2,278	2,333
Lacking Complete Plumbing Facilities	19	9
Total Households	2,297	2,342
Percent Lacking	0.8%	0.4%

There were 23 households lacking complete kitchen facilities in 2016, compared to 24 households in 2000. This was a change from 1 percent of households in 2000 to 1 percent in 2016.



Table II.84.52 Households with Incomplete Kitchen Facilities Stanton County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	2,273	2,319
Lacking Complete Kitchen Facilities	24	23
Total Households	2,297	2,342
Percent Lacking	1%	1%

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 Stanton County, 12.2 percent of households had a cost burden and 8.3 percent had a severe cost burden. Some 10.2 percent of renters were cost burdened, and 18.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.2 percent and a severe cost burden rate of 4 percent. Owner occupied households with a mortgage had a cost burden rate of 18 percent, and severe cost burden at 8.4 percent.

Table II.84.53 Cost Burden and Severe Cost Burden by Tenure Stanton County 2000 Census & 2016 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	619	81.2%	90	11.8%	51	6.7%	2	0.3%	762
2016 Five-Year ACS	773	72.4%	192	18%	90	8.4%	13	1.2%	1,068
Owner Without a Mortgage									
2000 Census	335	88.2%	26	6.8%	14	3.7%	5	1.3%	380
2016 Five-Year ACS	809	88.9%	56	6.2%	36	4%	9	1%	910
Renter									
2000 Census	220	67.1%	34	10.4%	18	5.5%	56	17.1%	328
2016 Five-Year ACS	202	55.5%	37	10.2%	68	18.7%	57	15.7%	364
Total									
2000 Census	1,174	79.9%	150	10.2%	83	5.6%	63	4.3%	1,470
2016 Five-Year ACS	1,784	76.2%	285	12.2%	194	8.3%	79	3.4%	2,342



Housing Problems by Income

Table II.84.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Stanton County. As can be seen in 2017 the MFI was \$63,400, which compared to \$68,200 for the State of Nebraska.

Table II.84.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 210 owner-occupied and 39 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 124 owner-occupied and 75 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,795 households without a housing problem.

Table II.84.54 Median Family Income Stanton County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	42,600	50,400
2001	42,600	53,400
2002	42,600	55,100
2003	46,600	55,400
2004	49,500	56,300
2005	49,500	57,400
2006	50,600	59,400
2007	49,600	58,200
2008	51,700	59,800
2009	53,000	62,000
2010	53,500	62,600
2011	56,700	63,500
2012	57,400	64,400
2013	60,800	64,600
2014	61,200	66,000
2015	63,000	66,800
2016	62,500	66,500
2017	63,400	68,200

Table II.84.55
Housing Problems by Income and Tenure
 Stanton County
 2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	4	0	4	0	4	12
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	4	4	8
Housing cost burden greater than 50% of income (and none of the above problems)	65	35	10	4	10	124
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	60	75	20	35	210
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
has none of the 4 housing problems	25	95	170	230	1,020	1,540
Total	134	190	259	258	1,073	1,914
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	4	4	4	12
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	10	10
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)	45	15	0	15	0	75
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	20	4	0	0	39
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
has none of the 4 housing problems	10	15	65	45	120	255
Total	80	50	73	64	134	401
Total						
Lacking complete plumbing or kitchen facilities	4	0	8	4	8	24
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	10	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	4	4	8
Housing cost burden greater than 50% of income (and none of the above problems)	110	50	10	19	10	199
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	35	80	79	20	35	249
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
has none of the 4 housing problems	35	110	235	275	1,140	1,795
Total	214	240	332	322	1,207	2,315

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.84.56, of the 78 loans in 2016, 34 loans were for Home Purchases, 8 were for Home Improvement and 36 were for refinancing.

Table II.84.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Stanton County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	19	5	34	58
2009	21	3	51	75
2010	12	3	62	77
2011	17	3	51	71
2012	22	6	61	89
2013	20	4	56	80
2014	21	1	27	49
2015	27	5	36	68
2016	34	8	36	78

Table II.84.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$118,579 and \$98,682 in 2012 and \$121,735 in 2016. Overall, average loans were \$99,983 in 2008 and \$130,013 in 2016.

Table II.84.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Stanton County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$118,579	\$29,200	\$100,000	\$99,983
2009	\$100,333	\$40,333	\$113,275	\$106,733
2010	\$88,750	\$34,333	\$96,000	\$92,468
2011	\$100,471	\$48,667	\$100,549	\$98,338
2012	\$98,682	\$74,333	\$100,311	\$98,157
2013	\$123,900	\$59,500	\$108,750	\$110,075
2014	\$101,762	\$6,000	\$107,630	\$103,041
2015	\$115,630	\$109,000	\$88,306	\$100,676
2016	\$121,735	\$54,875	\$154,528	\$130,013

Table II.84.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$2,253,000 and \$2,171,000 in 2012 and \$4,139,000 in 2016. Overall, average loans were \$5,799,000 in 2008 and \$10,141,000 in 2016.

Table II.84.58				
Total Volume of Owner-Occupied Single-Family Loans				
Stanton County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	2,253,000	146,000	3,400,000	5,799,000
2009	2,107,000	121,000	5,777,000	8,005,000
2010	1,065,000	103,000	5,952,000	7,120,000
2011	1,708,000	146,000	5,128,000	6,982,000
2012	2,171,000	446,000	6,119,000	8,736,000
2013	2,478,000	238,000	6,090,000	8,806,000
2014	2,137,000	6,000	2,906,000	5,049,000
2015	3,122,000	545,000	3,179,000	6,846,000
2016	4,139,000	439,000	5,563,000	10,141,000

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.84.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Stanton County. The number of completed surveys increased from 3 in 2016 to 6 in 2017. Between 2016 and 2017 the vacancy rate for all units remained unchanged by 0 percentage points and was at 0 percent in 2017.

Table II.84.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 16 single-family units in Stanton County, with 0 of them available. This

translates into a vacancy rate of 0 percent in Stanton County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 34 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 4.3 percent.

Table II.84.59				
Survey of Rental Properties				
Stanton County				
2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	30	0	14
2003	1	39	0	30
2004	3	53	1.9	38.7
2005	4	9	33.3	107.5
2006	5	84	3.6	40.1
2007	9	77	5.2	49.7
2008	5	45	4.4	28.3
2009	6	48	8.3	37.3
2010	5	87	0	19.3
2011	10	63	9.5	31.7
2012	10	51	5.9	36.4
2013	7	44	4.6	105
2014	8	55	1.8	14
2015	8	53	9.4	30
2016	3	34	0	
2017	6	50	0	

Table II.84.60 Rental Vacancy Survey by Type Stanton County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	16	0	0%	6.7%
Apartments	34	0	0%	6.9%
Mobile Homes	0	0	%	%
"Other" Units	0	0	0%	.
Don't Know	0	0	%	25%
Total	50	0	0%	4.3%

Table II.84.61, reports units by number of bedrooms. Three 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 27 units.

Table II.84.61 Rental Units by Number of Bedrooms Stanton County 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	27	0	0	.	27
Two	0	6	0	0	.	6
Three	8	0	0	0	.	8
Four	1	0	0	0	.	1
Don't Know	7	1	0	0	0	8
Total	16	34	0	0	0	50

Table II.84.62 displays the vacancy rate of single-family units by the number of bedrooms. Three bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table II.84.62 Single-Family Units by Number of Bedrooms Stanton County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	0	0	%
Three	8	0	0%
Four	1	0	0%
Don't know	7	0	0%
Total	16	0	0%

Table II.84.63 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 0 percent.



Table II.84.63 Apartment Units by Number of Bedrooms Stanton County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	27	0	0%
Two	6	0	0%
Three	0	0	%
Four	0	0	%
Don't know	1	0	0%
Total	34	0	0%

Average market-rate rents by unit type are shown in Table II.84.64. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.84.64 Average Market Rate Rents by Number of Bedrooms Stanton County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$425	\$	\$	\$425
Two	\$	\$450	\$	\$	\$450
Three	\$1,100.00	\$	\$	\$	\$1,100.00
Four	\$1,000.00	\$	\$	\$	\$1,000.00
Don't know	\$	\$	\$	\$	
Total	\$1,100.00	\$445	\$	\$	\$772.5

Table II.84.65 shows vacancy rates for single-family units by average rental rates for Stanton County. 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 percent.

Table II.84.65 Single-Family Market Rate Rents by Vacancy Status Stanton County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	9	0	0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	7	0	0%
Total	16	0	0%



The average rent and availability of apartment units is displayed in Table II.84.66. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.84.66 Apartment Market Rate Rents by Vacancy Status Stanton County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	33	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	1	0	0%
Total	34	0	0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.84.67, 2 respondents, or 50 percent, included some sort of utility in the rent.

Table II.84.67 Are there any utilities included with the rent? Stanton County 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	2
% Offering Utilities	50%

The type of utility included in the rent is shown in Table II.84.68. There were 2 respondents who included electricity, 2 respondents who included natural gas, 2 respondents who included water and sewer and 2 respondents included trash collection in the rent.

Table II.84.68 Which utilities are included with the rent? Stanton County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	2
Water/Sewer	2
Trash Collection	2

Table II.84.69 shows the number of survey respondents who keep a waiting list. As can be seen, 2 respondents said they keep a waitlist, with an estimated 9 persons on the wait list.

Table II.84.69 Do you keep a waiting list? Stanton County 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	2
Waitlist Size	9

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.84.70 most respondents indicated there was low need for the renovation of existing family units and low need for the renovation of existing apartment units.

Table II.84.70 How would you rate the need for renovation of existing units in the city? Stanton County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	1	1	1	1
Moderate Need	1	1	1	
High Need	1	1	1	1
Extreme Need	1	1	1	1

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.84.71 most respondents indicated there was extreme need for the construction of new family units and extreme need for the construction of new apartment units.

Table II.84.71 How would you rate the need for construction of new units in the city? Stanton County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	1	1	1	
High Need	1	1	1	1
Extreme Need	2	2	2	2

