

**VOLUME II:
CHEYENNE COUNTY**

NEBRASKA PROFILE

Please visit the Nebraska State Profile Dashboard:

<http://www.NEstats.org>

For and online version of this profile with many additional features including:

- **Mapping**
- **Interactive Charts and Tables**
- **Data Downloads**
- **Interactive Long Read**
- **Interactive Tour**
- **Jurisdiction to Jurisdiction Comparison**
- **Download Additional Reports**
- **And More**

Cheyenne County

DEMOGRAPHICS

Population Estimates

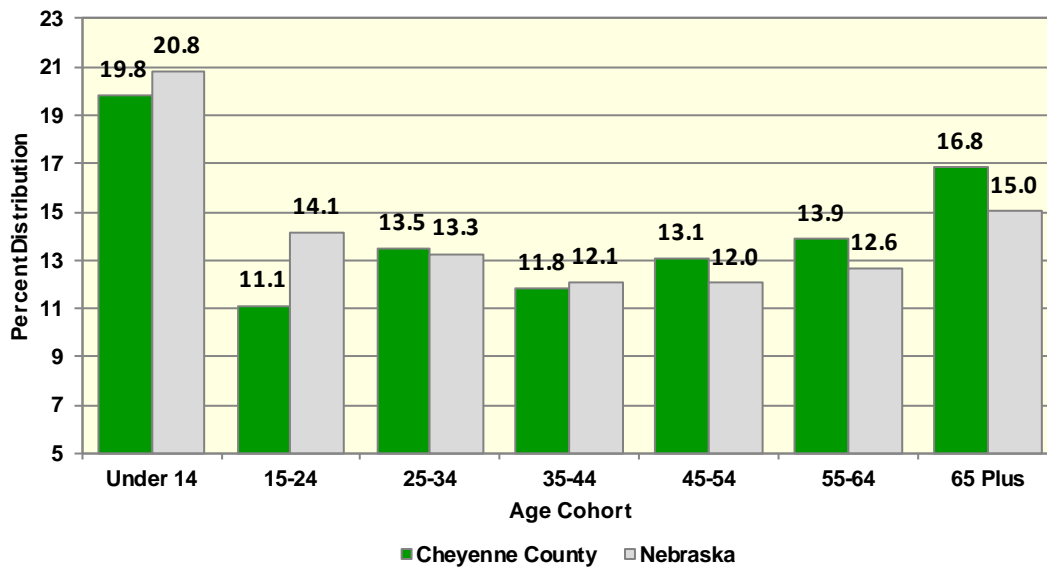
The Census Bureau's current census estimates indicate that Cheyenne County's population increased from 9,998 in 2010 to 10,051 in 2016, or by 0.5 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age increased by 4.1 percent, and the number of people from 55 to 64 years of age increased by 10.6 percent. The white population decreased by 0.2 percent, while the black population increased by 150 percent. The Hispanic population increased from 610 to 667 people between 2010 and 2016 or by 9.3 percent. These data are presented in Table II.17.1.

Table II.17.1						
Profile of Population Characteristics						
Cheyenne County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Cheyenne County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	9,998	10,051	0.5%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	2,011	1,992	-0.9%	383,542	396,601	3.4%
15 to 24 years	1,026	1,116	8.8%	258,206	269,442	4.4%
25 to 34 years	1,303	1,356	4.1%	245,176	252,946	3.2%
35 to 44 years	1,188	1,188	0%	220,838	230,528	4.4%
45 to 54 years	1,618	1,313	-18.9%	258,726	229,683	-11.2%
55 to 64 years	1,260	1,393	10.6%	213,176	241,172	13.1%
65 and Over	1,592	1,693	6.3%	246,677	286,744	16.2%
Race						
White	9,636	9,614	-0.2%	1,649,264	1,694,976	2.8%
Black	20	50	150%	85,971	94,620	10.1%
American Indian and Alaskan Native	76	101	32.9%	23,418	27,318	16.7%
Asian	159	118	-25.8%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	5	8	60%	2,061	2,425	17.7%
Two or more races	102	160	56.9%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	610	667	9.3%	167,405	203,320	21.5%

Table II.17.2, presents the population of Cheyenne County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 4,966 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 5,032 persons, were female. In 2016, the number of males was 5,045 persons, and accounted for 50.2 percent of the population, with the remaining 49.8 percent, or 5,006 persons being female.

Table II.17.2 Population by Age and Gender Cheyenne 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	1,050	961	2,011	1,018	974	1,992	-0.9%
15 to 24 years	528	498	1,026	576	540	1,116	8.8%
25 to 34 years	641	662	1,303	703	653	1,356	4.1%
35 to 44 years	620	568	1,188	615	573	1,188	0%
45 to 54 years	811	807	1,618	664	649	1,313	-18.9%
55 to 64 years	638	622	1,260	724	669	1,393	10.6%
65 and Over	678	914	1,592	745	948	1,693	0.5%
Total	4,966	5,032	9,998	5,045	5,006	10,051	0.5%
% of Total	49.7%	50.3%	.	50.2%	49.8%	.	

**Diagram II.17.1
Age Distribution**
Cheyenne 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.17.3, from April 2000 to July 2009, Cheyenne County natural increase was estimated to be 207 people. Cheyenne County has been experiencing net out-migration, with 317 persons leaving the county in the last nine years.⁶⁸ The 2016 population estimates showed a natural increase of 233 persons. Between 2010 and 2016, Cheyenne County’s population rose to 10,051 persons.

The Nebraska Department of Transportation (DOT)’s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver’s license exchange data, these records show that the net change in Cheyenne County decreased from 49 persons in 2015 to -64 persons in 2016, with an additional net movement of -49 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.17.4.

Table II.17.3	
Population Change	
Cheyenne County	
1980–2010 Census and Intercensal Data	
1980 Population	10,057
Natural Increase 80–90	443
Net Migration 80–90	-1,006
1990 Population	9,494
Natural Increase 90–00	168
Net Migration 90–00	168
2000 Population	9,830
Natural Increase 00–09	207
Net Migration 00–09	-317
2009 Population Estimate	9,720
2010 Population	9,998
Natural Increase 10–16	233
Net Migration 10–16	-180
2016 Population Estimate	10,051

Table II.17.4			
Driver's Licenses Exchanged and Surrendered			
Cheyenne County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	271	198	73
Calendar 2002	229	175	54
Calendar 2003	268	171	97
Calendar 2004	268	229	39
Calendar 2005	258	237	21
Calendar 2006	256	234	22
Calendar 2007	310	254	56
Calendar 2008	273	262	11
Calendar 2009	230	222	8
Calendar 2010	385	270	115
Calendar 2011	294	184	110
Calendar 2012	278	221	57
Calendar 2013	289	218	71
Calendar 2014	365	224	141
Calendar 2015	290	241	49
Calendar 2016	258	322	-64
First Half of 2017	104	153	-49

⁶⁸ 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 Cheyenne County increased by 0 percent from 1,723 in 2016 to 1,723 in 2017, as shown in Table II.17.5. The number of school-age children 5 to 11 years of age decreased from 862 in 2016 to 850 in 2017.

Census Demographic Data

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

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

Population Characteristics

Table II.17.6, shows population by age for the 2000 and 2010 Census. The population changed by 1.7 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -6 percent to a total of 1,592 persons in 2010. Those aged 25 to 34 changed by 16.4 percent, and those aged under 5 changed by 4.5 percent.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,348	339	805	2,492
1993	1,270	355	771	2,396
1994	1,290	379	788	2,457
1995	1,270	370	803	2,443
1996	1,225	371	778	2,374
1997	1,188	394	792	2,374
1998	1,194	423	878	2,495
1999	1,180	389	888	2,457
2000	1,158	364	923	2,445
2001	916	311	795	2,022
2002	900	294	812	2,006
2003	960	288	767	2,015
2004	922	249	705	1,876
2005	860	265	706	1,831
2006	885	239	669	1,793
2007	918	217	729	1,864
2008	892	225	675	1,792
2009	937	245	622	1,804
2010	953	260	607	1,820
2011	942	270	612	1,824
2012	956	279	599	1,834
2013	933	289	636	1,858
2014	938	264	653	1,855
2015	947	241	646	1,834
2016	862	243	618	1,723
2017	850	277	596	1,723

Table II.17.6 Population by Age Cheyenne County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	628	6.4%	656	6.6%	4.5%
5 to 19	2,212	22.5%	1,954	19.5%	-11.7%
20 to 24	431	4.4%	427	4.3%	-0.9%
25 to 34	1,119	11.4%	1,303	13%	16.4%
35 to 54	2,859	29.1%	2,806	28.1%	-1.9%
55 to 64	888	9%	1,260	12.6%	41.9%
65 or Older	1,693	17.2%	1,592	15.9%	-6%
Total	9,830	100.0%	9,998	100.0%	1.7%

The elderly population is further explored in Table II.17.7. Those aged 65 to 66 changed by -1.3 percent between 2000 and 2010, resulting in a population of 154 persons. Those aged 85 or older changed by 10.8 percent during the same time period, and resulted in 277 persons over age 85 in 2010.

Table II.17.7 Elderly Population by Age Cheyenne County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	156	9.2%	154	9.7%	-1.3%
67 to 69	245	14.5%	230	14.4%	-6.1%
70 to 74	461	27.2%	335	21%	-27.3%
75 to 79	349	20.6%	297	18.7%	-14.9%
80 to 84	232	13.7%	299	18.8%	28.9%
85 or Older	250	14.8%	277	17.4%	10.8%
Total	1,693	100.0%	1,592	100.0%	-6%

Population by race and ethnicity is shown in Table II.17.8, with the white population representing 94.1 percent in 2010. The black population changed by 35.7 percent, representing 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.7 and 1.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 39.3 percent between 2000 and 2010, compared to the 0 percent growth rate for non-Hispanics.

Table II.17.8					
Population by Race and Ethnicity					
Cheyenne County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	9,470	96.3%	9,404	94.1%	-0.7%
Black	14	0.1%	19	0.2%	35.7%
American Indian	64	0.7%	66	0.7%	3.1%
Asian	39	0.4%	158	1.6%	305.1%
Native Hawaiian/ Pacific Islander	3	0%	5	0.1%	66.7%
Other	144	1.5%	219	2.2%	52.1%
Two or More Races	96	1%	127	1.3%	32.3%
Total	9,830	100.0%	9,998	100.0%	1.7%
Hispanic	438	4.5%	610	6.1%	39.3%
Non-Hispanic	9,392	95.5%	9,388	93.9%	0%

Population by race and ethnicity through 2016 is shown in Table II.17.9. The white population represented 95.7 percent of the population in 2016, compared with black population accounting for 0.1 percent of the population. Hispanic population represented 6.6 percent of the population in 2016.

Table II.17.9				
Population by Race and Ethnicity				
Cheyenne County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	9,404	94.1%	9,653	95.7%
Black	19	0.2%	7	0.1%
American Indian	66	0.7%	40	0.4%
Asian	158	1.6%	124	1.2%
Native Hawaiian/ Pacific Islander	5	0.1%	0	0%
Other	219	2.2%	28	0.3%
Two or More Races	127	1.3%	238	2.4%
Total	9,998	100.0%	10,090	100.0%
Non-Hispanic	9,388	93.9%	9,427	93.4%
Hispanic	610	6.1%	663	6.6%

The population by race is broken down further by ethnicity in Table II.17.10. While the white non-Hispanic population changed by -1.7 percent between 2000 and 2010, the white Hispanic population changed by 38.3 percent. The black non-Hispanic population changed by 72.7 percent, while the black Hispanic population changed by -100 percent.

Table II.17.10					
Population by Race and Ethnicity					
Cheyenne County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	9,235	98.3%	9,079	96.7%	-1.7%
Black	11	0.1%	19	0.2%	72.7%
American Indian	57	0.6%	52	0.6%	-8.8%
Asian	37	0.4%	158	1.7%	327%
Native Hawaiian/ Pacific Islander	3	0%	5	0.1%	66.7%
Other	1	0%	3	0%	200%
Two or More Races	48	0.5%	72	0.8%	50%
Total Non-Hispanic	9,392	100.0%	9,388	100.0%	0%
Hispanic					
White	235	53.7%	325	53.3%	38.3%
Black	3	0.7%	0	0%	-100%
American Indian	7	1.6%	14	2.3%	100%
Asian	2	0.5%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	143	32.6%	216	35.4%	51%
Two or More Races	48	11%	55	9%	14.6%
Total Hispanic	438	100.0%	610	100.0%	39.3%
Total Population	9,830	100.0%	9,998	100.0%	1.7%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.17.11. During this time, the total non-Hispanic population was 9,427 persons in 2016. The Hispanic population was 663.

Table II.17.11				
Population by Race and Ethnicity				
Cheyenne County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	9,079	96.7%	9,076	96.3%
Black	19	0.2%	7	0.1%
American Indian	52	0.6%	22	0.2%
Asian	158	1.7%	124	1.3%
Native Hawaiian/ Pacific Islander	5	0.1%	0	0%
Other	3	0%	1	0%
Two or More Races	72	0.8%	197	2.1%
Total Non-Hispanic	9,388	100.0%	9,427	100.0%
Hispanic				
White	325	53.3%	577	87%
Black	0	0%	0	0%
American Indian	14	2.3%	18	2.7%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	216	35.4%	27	4.1%
Two or More Races	55	9%	41	6.2%
Total Hispanic	610	100.0	663	100.0%
Total Population	9,998	100.0%	10,090	100.0%



Households by type and tenure are shown in Table II.17.12. Family households represented 59 percent of households, while non-family households accounted for 41 percent. These changed from 63.6 and 36.4 percent, respectively.

Table II.17.12				
Household Type by Tenure				
Cheyenne County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,732	63.6%	2,633	59%
Married-Couple Family	2,208	80.8%	2,185	83%
Owner-Occupied	1,888	85.5%	1,867	85.4%
Renter-Occupied	320	14.5%	318	14.6%
Other Family	524	19.2%	448	19.9%
Male Householder, No Spouse Present	170	32.4%	125	37.9%
Owner-Occupied	99	58.2%	91	72.8%
Renter-Occupied	71	41.8%	34	27.2%
Female Householder, No Spouse Present	354	67.6%	323	79%
Owner-Occupied	155	43.8%	167	51.7%
Renter-Occupied	199	56.2%	156	48.3%
Non-Family Households	1,566	36.4%	1,829	41%
Owner-Occupied	873	55.7%	975	53.3%
Renter-Occupied	693	44.3%	854	46.7%
Total	4,298	100.0%	4,462	100.0%

The group quarters population was 102 in 2010, compared to 126 in 2000. Institutionalized populations experienced a -25.2 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 85.7 percent change during this same time period.

Table II.17.13					
Group Quarters Population					
Cheyenne 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	11	9.2%	7	7.9%	-36.4%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	108	90.8%	82	92.1%	-24.1%
Other Institutions	0	0%	0	0%	%
Total	119	100.0%	89	100.0%	-25.2%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	7	100%	13	100%	85.7%
Total	7	100.0%	13	100.0%	85.7%
Group Quarters Population	126	100.0%	102	100.0%	-19%

The number of foreign born persons are shown in Table II.17.14. An estimated 0.8 percent of the population was born in Thailand, with 0.5 percent born in Nicaragua, and another 0.3 percent were born in Mexico.

Table II.17.14 Place of Birth for the Foreign-Born Population Cheyenne County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Thailand	84	0.8%
#2 country of origin	Nicaragua	47	0.5%
#3 country of origin	Mexico	27	0.3%
#4 country of origin	Korea	20	0.2%
#5 country of origin	India	8	0.1%
#6 country of origin	Canada	4	0%
#7 country of origin	El Salvador	3	0%
#8 country of origin	Philippines	1	0%
#9 country of origin	Afghanistan	0	0%
#10 country of origin	Africa n.e.c	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.17.15. An estimated 1.1 percent of the population speaks Spanish at home, followed by 0.7 percent speaking Other Asian and Pacific Island languages.

Table II.17.15 Limited English Proficiency and Language Spoken at Home Cheyenne County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	104	1.1%
#2 LEP Language	Other Asian and Pacific Island languages	68	0.7%
#3 LEP Language	Russian, Polish, or other Slavic languages	12	0.1%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.17.16. Some 18.3 percent of the population was disabled in 2000, or a total of 1,658 persons. The disability rate was highest for those over 65, with 38.4 percent disabled.



Table II.17.16 Disability by Age Cheyenne County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	75	4.6%
16 to 64	964	16.6%
65 and older	619	38.4%
Total	1,658	18.3%

Table II.17.17 shows disability by type in 2000. There were 759 physical disabilities in 2000, some 643 employment disabilities, and 489 go-outside-home disabilities.

Table II.17.17 Total Disabilities Tallied: Aged 5 and Older Cheyenne County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	384
Physical disability	759
Mental disability	331
Self-care disability	176
Employment disability	643
Go-outside-home disability	489
Total	2,782

Disability by age, as estimated by the 2016 ACS, is shown in Table II.17.18. The disability rate for females was 12 percent, compared to 11.6 percent for males. The disability rate changed precipitously higher with age, with 45.6 percent of those over 75 experiencing a disability.

Table II.17.18 Disability by Age Cheyenne County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	16	5.1%	0	0%	16	2.4%
5 to 17	23	2.5%	14	1.7%	37	2.1%
18 to 34	36	3.5%	20	2%	56	2.8%
35 to 64	254	13%	213	10.9%	467	11.9%
65 to 74	119	31.5%	99	23.8%	218	27.5%
75 or Older	122	37.8%	263	50.5%	385	45.6%
Total	570	11.6%	609	12%	1,179	11.8%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.17.19. Some 6 percent have an ambulatory disability, 3.8 have an independent living disability, and 2 percent have a self-care disability.



Table II.17.19
Total Disabilities Tallied: Aged 5 and Older
 Cheyenne County
 2016 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	565	5.7%
Vision disability	190	1.9%
Cognitive disability	394	4.2%
Ambulatory disability	561	6%
Self-Care disability	187	2%
Independent living disability	286	3.8%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.17.20 and Table II.17.21. In 2016, some 5,617 persons were employed and 136 were unemployed. This totaled a labor force of 5,753 persons. The unemployment rate for Cheyenne County was estimated to be 2.4 in 2016.

Table II.17.20
Employment, Labor Force and Unemployment
 Cheyenne County
 2016 Five-Year ACS Data

Employment Status	2016 Five-Year ACS
Employed	5,617
Unemployed	136
Labor Force	5,753
Unemployment Rate	2.4%

In 2016, 94.2 percent of households in Cheyenne County had a high school education or greater.

Table II.17.21
High School or Greater Education
 Cheyenne County
 2016 Five-Year ACS Data

Education Level	Households
High School or Greater	4,205
Total Households	4,462
Percent High School or Above	94.2%

As seen in Table II.17.22, 27.6 percent of the population had a high school diploma or equivalent, another 42.4 percent have some college, 18.1 percent have a Bachelor's Degree, and 5.5 percent of the population had a graduate or professional degree.

Table II.17.22
Educational Attainment
 Cheyenne County
 2016 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	483	6.3%
High School or Equivalent	2,120	27.6%
Some College or Associates Degree	3,257	42.4%
Bachelor's Degree	1,393	18.1%
Graduate or Professional Degree	424	5.5%
Total Population Above 18 years	7,677	100.0%

ECONOMICS

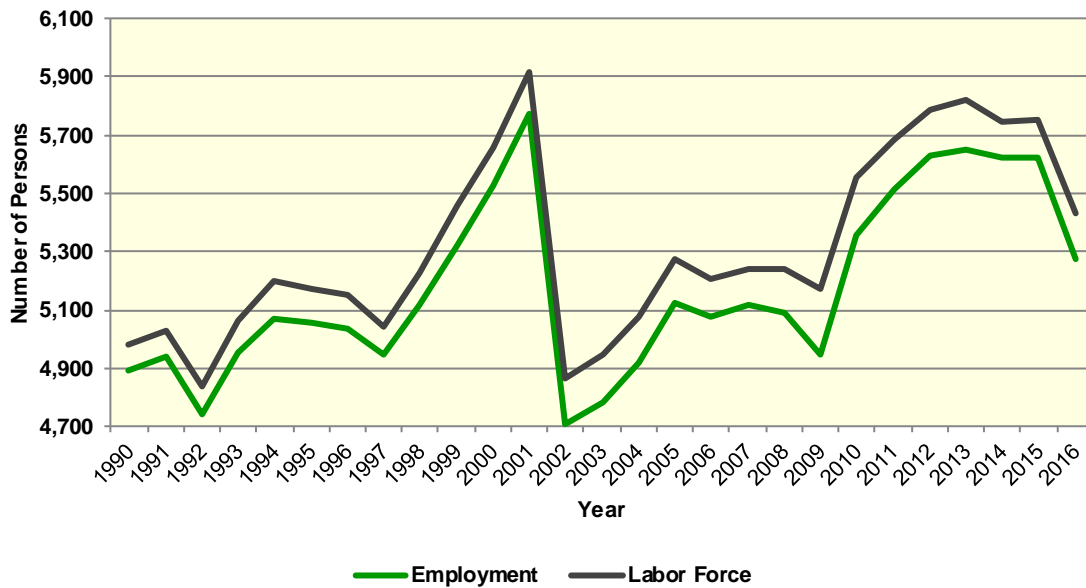
Labor Force

Table II.17.23, shows the labor force statistics for Cheyenne County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 1.7. The highest level of unemployment occurred during 2009 rising to a rate of 4.4. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Cheyenne County increased from 2.2 percent in 2015 to 3 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.17.23 Labor Force Statistics Cheyenne County 1990 - 2016 BLS Data					
Year	Cheyenne County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	87	4,892	4,979	1.7%	2.3%
1991	92	4,940	5,032	1.8%	2.7%
1992	99	4,740	4,839	2%	2.9%
1993	114	4,952	5,066	2.3%	2.8%
1994	126	5,071	5,197	2.4%	2.6%
1995	113	5,057	5,170	2.2%	2.6%
1996	118	5,033	5,151	2.3%	2.7%
1997	94	4,949	5,043	1.9%	2.5%
1998	107	5,118	5,225	2%	2.6%
1999	138	5,324	5,462	2.5%	2.8%
2000	131	5,524	5,655	2.3%	2.8%
2001	145	5,771	5,916	2.5%	3.1%
2002	157	4,707	4,864	3.2%	3.6%
2003	161	4,784	4,945	3.3%	3.9%
2004	157	4,922	5,079	3.1%	3.9%
2005	151	5,126	5,277	2.9%	3.8%
2006	124	5,080	5,204	2.4%	3.1%
2007	126	5,116	5,242	2.4%	3%
2008	148	5,090	5,238	2.8%	3.3%
2009	230	4,945	5,175	4.4%	4.6%
2010	202	5,356	5,558	3.6%	4.6%
2011	173	5,511	5,684	3%	4.4%
2012	161	5,628	5,789	2.8%	4%
2013	166	5,653	5,819	2.9%	3.8%
2014	126	5,620	5,746	2.2%	3.3%
2015	127	5,625	5,752	2.2%	3%
2016	162	5,272	5,434	3%	3.2%

Diagram II.17.2, shows the employment and labor force for Cheyenne County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 5,272 persons, with the labor force reaching 5,434, indicating there were a total of 162 unemployed persons.

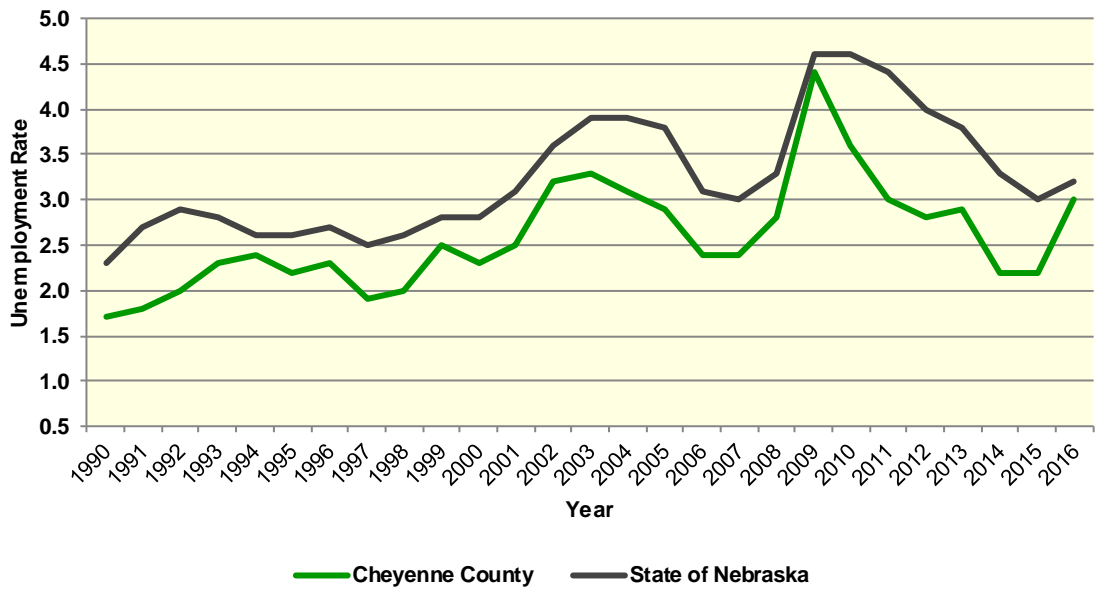
Diagram II.17.2
Employment and Labor Force
 Cheyenne County
 1990 – 2016 BLS Data



Unemployment

Diagram II.17.3, shows the unemployment rate for both the State and Cheyenne County. During the 1990’s the average rate for Cheyenne County was 2.1, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 2.9, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 2.8. Over the course of the entire period Cheyenne County had an average unemployment rate lower than the state, 2.6 percent for Cheyenne County, versus 3.3 statewide.

Diagram II.17.3
Annual Unemployment Rate
 Cheyenne 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.17.24, shows total real earnings by industry for Cheyenne County. In the most recent 2016 estimate, the wholesale trade industry had the largest total real earnings, with total real earnings reaching 61,350,000 dollars. Between 2015 and 2016 the information industry saw the largest percentage increase, rising by 12.7 percent to 5,616,000 dollars.

Table II.17.24
Real Earnings by Industry
 Cheyenne 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	15,466	31,133	54,708	32,441	41,188	40,411	34,204	37,634	10
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	2,028	0	306	1,807	2,472	0	724	0	-100
Utilities	0	5,484	5,553	4,966	5,044	6,082	6,012	6,198	3.1
Construction	10,007	10,759	11,093	11,677	11,421	14,176	15,060	12,918	-14.2
Manufacturing	28,109	17,107	17,761	18,393	17,599	20,157	19,194	16,952	-11.7
Wholesale trade	74,341	41,665	41,225	49,730	52,354	75,497	72,892	61,350	-15.8
Retail trade	26,725	37,408	37,067	43,144	45,486	36,290	34,111	33,165	-2.8
Transportation and warehousing	0	21,013	28,813	35,899	30,915	35,674	33,311	27,607	-17.1
Information	0	1,385	1,334	1,532	1,559	1,368	1,399	1,577	12.7
Finance and insurance	8,668	7,877	7,509	8,257	7,483	7,781	8,352	8,093	-3.1
Real estate and rental and leasing	4,021	612	1,003	1,256	1,729	2,575	1,483	423	-71.5
Professional and technical services	6,703	10,717	0	0	11,332	8,442	8,321	8,287	-0.4
Management of companies and enterprises	580	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	7,636	7,810	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	17,100	24,310	25,345	27,947	30,474	33,445	34,286	35,978	4.9
Arts, entertainment, and recreation	576	0	0	0	0	0	0	0	0
Accommodation and food services	8,347	0	0	0	0	0	0	0	0
Other services, except public administration	7,749	8,515	9,953	10,785	10,424	10,835	10,713	10,445	-2.5
Government and government enterprises	37,540	46,400	44,507	42,840	41,832	43,328	45,233	45,303	0.2
Total	290,613	380,337	428,165	463,952	482,533	488,794	461,233	435,893	-5.5



Table II.17.25, shows the total employment by industry for Cheyenne County. The most recent estimates show the retail trade industry was the largest employer in Cheyenne County, with employment reaching 972 jobs in 2016. Between 2015 and 2016 the educational services industry saw the largest percentage increase, rising by 7.1 percent.

Table II.17.25
Employment by Industry
Cheyenne County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	785	578	583	562	564	560	599	580	-3.2
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	42	23	54	104	90	0	48	0	-100
Utilities	0	46	48	46	45	47	48	50	4.2
Construction	241	237	249	229	241	278	304	285	-6.2
Manufacturing	569	320	331	364	364	370	353	307	-13
Wholesale trade	1,188	680	717	700	725	892	933	792	-15.1
Retail trade	1,043	1,031	1,022	1,085	1,049	1,006	990	972	-1.8
Transportation and warehousing	0	361	360	390	350	366	366	331	-9.6
Information	0	57	50	53	55	51	51	51	0
Finance and insurance	242	243	248	237	239	232	220	216	-1.8
Real estate and rental and leasing	108	108	136	123	138	146	149	154	3.4
Professional and technical services	165	233	0	0	238	197	207	208	0.5
Management of companies and enterprises	10	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	248	231	0	0	0	0	0
Educational services	14	14	12	11	16	16	14	15	7.1
Health care and social assistance	544	593	593	641	672	665	715	714	-0.1
Arts, entertainment, and recreation	37	0	0	0	0	0	0	0	0
Accommodation and food services	547	0	0	0	0	0	0	0	0
Other services, except public administration	320	293	305	322	318	342	350	337	-3.7
Government and government enterprises	887	899	872	857	846	856	858	854	-0.5
Total	7,727	7,445	7,640	7,851	7,896	7,948	8,037	7,668	-4.6

Table II.17.26, shows the real average earnings per job by industry for Cheyenne County. These figures are calculated by dividing the Total Real Earning displayed in Table II.17.24 and Table II.17.25, by Industry. In 2016, the utilities industry had the highest average earnings reaching 123,960 dollars. Between 2015 and 2016 the farm industry saw the largest percentage increase, rising by 13.6 percent to 64,886 dollars.

Table II.17.26
Real Earnings Per Job by Industry
 Cheyenne County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	19,702	53,863	93,838	57,725	73,029	72,162	57,101	64,886	13.6
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	48,284	0	5,673	17,375	27,462	0	15,092	0	0
Utilities	0	119,215	115,696	107,947	112,096	129,403	125,253	123,960	-1
Construction	41,521	45,395	44,549	50,990	47,389	50,993	49,539	45,326	-8.5
Manufacturing	49,401	53,458	53,657	50,531	48,350	54,478	54,373	55,218	1.6
Wholesale trade	62,576	61,272	57,497	71,043	72,212	84,638	78,126	77,462	-0.8
Retail trade	25,623	36,284	36,269	39,764	43,362	36,073	34,456	34,120	-1
Transportation and warehousing	0	58,207	80,037	92,048	88,329	97,471	91,014	83,405	-8.4
Information	0	24,298	26,688	28,898	28,354	26,827	27,435	30,922	12.7
Finance and insurance	35,818	32,417	30,279	34,838	31,308	33,538	37,962	37,468	-1.3
Real estate and rental and leasing	37,234	5,668	7,377	10,213	12,532	17,634	9,955	2,747	-72.4
Professional and technical services	40,622	45,995	0	0	47,614	42,855	40,199	39,841	-0.9
Management of companies and enterprises	58,017	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	30,792	33,808	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	31,435	40,995	42,741	43,599	45,349	50,293	47,952	50,389	5.1
Arts, entertainment, and recreation	15,572	0	0	0	0	0	0	0	0
Accommodation and food services	15,260	0	0	0	0	0	0	0	0
Other services, except public administration	24,214	29,061	32,631	33,493	32,781	31,680	30,609	30,994	1.3
Government and government enterprises	42,322	51,613	51,040	49,988	49,446	50,617	52,719	53,048	0.6
Total	37,610	51,086	56,043	59,095	61,111	61,499	57,389	56,846	-0.9

Table II.17.27 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 \$525,808,000 a -2.8 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 7,445 and 7,668 in 2016.

Table II.17.27
Total Employment and Real Personal Income
 Cheyenne 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	136,751	7,673	2,456	32,631	18,744	182,909	16,050	5,011	27,291
1970	130,797	7,583	2,324	34,222	20,205	179,966	16,712	4,904	26,673
1971	140,433	7,784	1,830	34,288	21,294	190,061	17,626	4,979	28,203
1972	162,615	8,144	1,562	36,863	21,999	214,895	20,295	4,956	32,811
1973	171,193	9,953	1,883	40,406	24,795	228,324	21,604	5,159	33,182
1974	166,355	11,964	625	41,937	25,151	222,104	20,617	5,579	29,818
1975	155,377	10,721	1,645	44,773	27,239	218,312	21,055	5,275	29,456
1976	159,427	11,337	2,082	43,924	27,511	221,607	21,539	5,369	29,693
1977	155,205	11,224	2,918	45,772	27,904	220,574	21,564	5,464	28,405
1978	157,522	12,291	2,993	47,140	28,548	223,912	21,989	5,672	27,771
1979	160,627	13,583	5,130	48,330	29,600	230,104	22,683	5,920	27,134
1980	182,865	14,003	5,568	54,782	30,620	259,832	25,856	5,980	30,580
1981	149,991	13,918	3,519	61,723	31,355	232,669	23,277	5,717	26,236
1982	174,187	14,524	2,489	68,962	32,377	263,490	26,546	5,491	31,721
1983	173,581	13,269	2,447	71,355	32,911	267,025	27,112	5,530	31,390
1984	209,705	14,804	1,617	75,150	33,773	305,441	31,133	5,603	37,428
1985	211,562	15,680	935	73,273	34,681	304,770	31,014	5,610	37,712
1986	207,569	16,485	101	70,242	35,601	297,029	30,483	5,410	38,368
1987	180,462	16,287	7	65,181	35,418	264,781	26,983	5,332	33,845
1988	199,863	18,556	-550	62,844	35,620	279,222	28,857	5,822	34,329
1989	196,762	19,749	-1,071	67,494	37,575	281,011	29,100	5,911	33,287
1990	196,978	20,736	-1,893	65,224	39,189	278,762	29,381	6,097	32,308
1991	195,377	21,662	-2,970	62,604	41,544	274,893	29,108	6,267	31,176
1992	187,953	20,997	-3,853	61,196	43,083	267,382	27,821	5,972	31,472
1993	194,410	22,172	-5,238	64,911	44,364	276,275	28,550	6,185	31,433
1994	195,300	23,010	-6,386	59,479	46,849	272,232	27,910	6,597	29,604
1995	223,466	23,640	-7,847	64,103	48,720	304,802	31,185	6,432	34,743
1996	222,572	24,648	-9,433	65,851	50,841	305,183	30,895	6,628	33,580
1997	223,747	25,917	-11,140	70,424	51,939	309,053	31,414	6,627	33,763
1998	235,629	26,963	-13,038	72,746	53,053	321,426	32,785	6,767	34,821
1999	240,511	26,513	-14,031	71,939	53,898	325,803	33,202	6,800	35,369
2000	264,943	29,039	-18,410	77,133	52,955	347,580	35,352	7,279	36,398
2001	290,613	32,677	-23,053	78,005	54,769	367,658	36,977	7,727	37,610
2002	289,332	32,814	-24,376	71,504	55,842	359,489	36,046	7,532	38,413
2003	335,616	35,592	-27,990	74,514	56,280	402,828	40,546	7,460	44,989
2004	330,621	36,310	-29,137	70,661	58,028	393,864	39,505	7,616	43,411
2005	331,623	37,160	-29,835	75,934	57,967	398,529	39,360	7,779	42,630
2006	336,131	38,883	-30,786	75,166	59,918	401,544	40,384	7,760	43,316
2007	368,269	40,876	-32,718	87,377	61,602	443,654	43,757	7,928	46,452
2008	385,893	41,444	-34,122	83,035	66,777	460,139	45,334	7,929	48,668
2009	357,296	39,020	-29,407	79,325	69,122	437,315	43,592	7,756	46,067
2010	380,337	41,998	-26,052	72,998	73,075	458,360	45,969	7,445	51,087
2011	428,165	38,929	-27,934	87,545	69,724	518,571	51,967	7,640	56,042
2012	463,952	42,340	-30,763	92,067	69,431	552,347	54,895	7,851	59,094
2013	482,533	49,615	-31,029	98,674	71,475	572,038	56,829	7,896	61,111
2014	488,794	50,827	-36,519	89,493	72,065	563,005	55,655	7,948	61,499
2015	461,233	48,973	-35,462	89,916	74,492	541,207	53,290	8,037	57,389
2016	435,893	46,455	-29,424	89,368	76,426	525,808	52,314	7,668	56,846



Diagram II.17.4, shows real average earnings per job for Cheyenne County from 1990 to 2016. Over this period the average earning per job for Cheyenne County was 42,937 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.17.4
Real Average Earnings Per Job
 Cheyenne County
 BEA Data 1990 - 2016

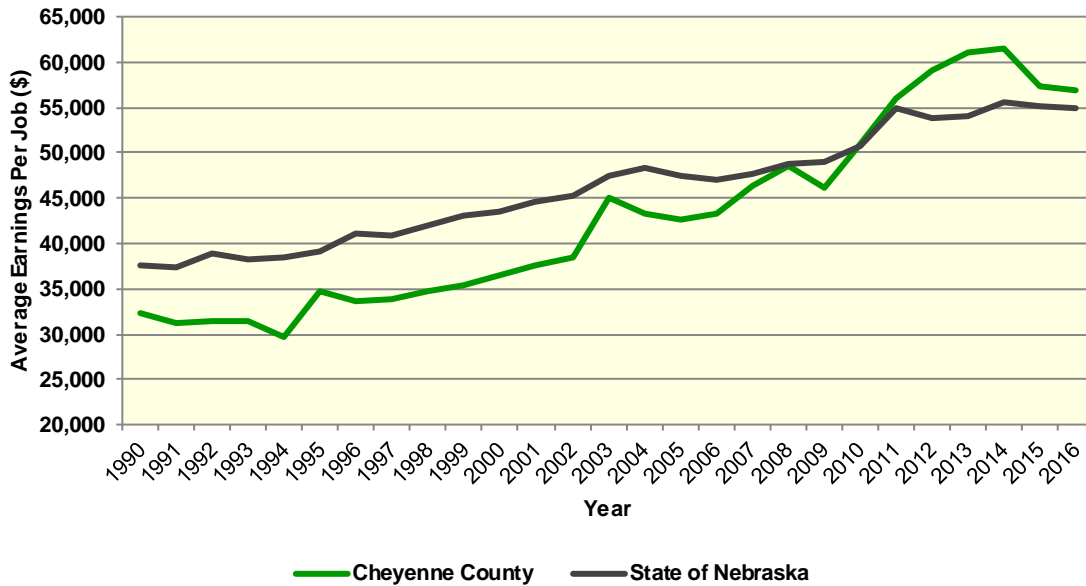
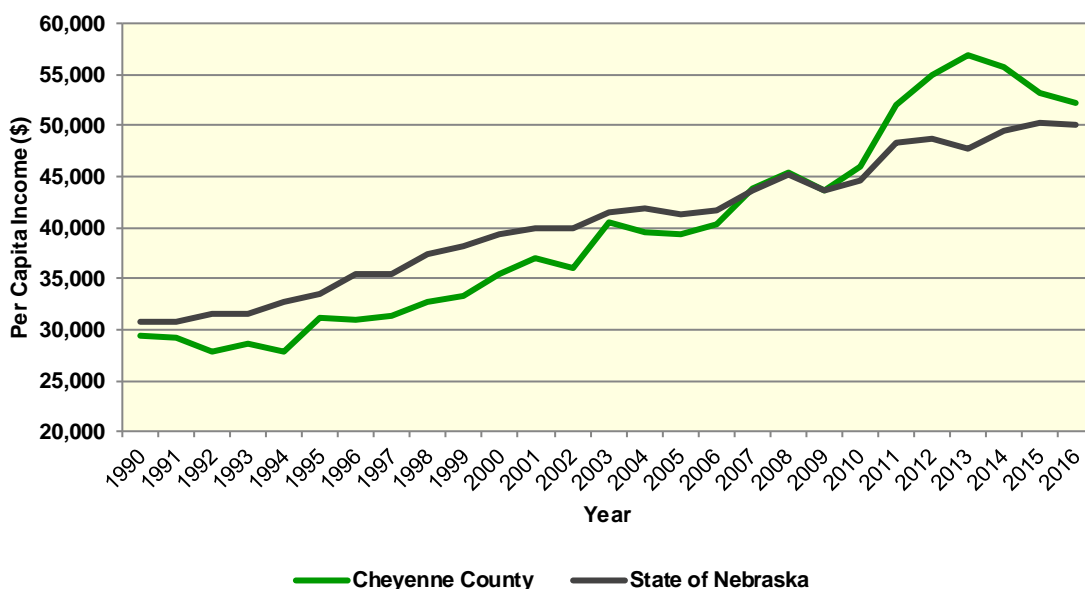


Diagram II.17.5, shows real per capita income in Cheyenne County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Cheyenne County was 39,779 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.17.5
Real Per Capita Income
 Cheyenne 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.17.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 5,849 persons in 2015 to 5,485 in 2016, a change of -6 percent.

Table II.17.28
Total Monthly Employment
 Cheyenne County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	5,843	5,767	5,921	5,905	5,262	5,392	5,560	5,563	5,753	5,921	5,476
Feb	5,835	5,761	5,864	5,772	5,276	5,420	5,565	5,622	5,733	5,846	5,451
Mar	5,790	5,759	5,912	5,741	5,328	5,449	5,622	5,661	5,759	5,803	5,422
Apr	5,754	5,807	5,821	5,430	5,259	5,490	5,627	5,727	5,842	5,895	5,407
May	5,774	5,873	5,805	5,471	5,436	5,542	5,734	5,802	5,970	5,898	5,476
Jun	5,886	5,989	5,868	5,511	5,440	5,628	5,826	5,832	5,936	6,001	5,541
Jul	5,782	5,920	5,848	5,483	5,433	5,534	5,652	5,770	5,859	5,912	5,675
Aug	5,759	5,836	5,726	5,440	5,415	5,582	5,643	5,753	5,823	5,863	5,613
Sep	5,945	6,262	5,853	5,502	5,420	5,527	5,673	5,752	5,830	5,846	5,551
Oct	5,934	6,054	6,072	5,857	5,443	5,602	5,738	5,835	5,568	5,822	5,449
Nov	5,970	6,064	6,095	5,970	5,451	5,576	5,776	5,819	5,632	5,725	5,411
Dec	5,964	6,004	6,073	5,862	5,378	5,641	5,809	5,878	5,647	5,654	5,342
Annual	5,853	5,925	5,905	5,662	5,378	5,532	5,685	5,751	5,779	5,849	5,485
% Change	(ND)%	1%	(ND)%	-4%	-5%	3%	3%	1%	(ND)%	1%	-6%



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 \$966 in 2015. In 2016, average weekly wages saw an increase of 1 percent over the prior year, rising to 974 dollars, or by 8 dollars. These data are shown in Table II.17.29.

Table II.17.29						
Average Weekly Wages						
Cheyenne County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	534	391	397	392	429	
2002	623	454	488	495	515	20%
2003	753	472	495	633	589	14%
2004	720	547	540	571	594	1%
2005	726	527	512	599	590	-1%
2006	788	567	555	610	630	7%
2007	778	597	623	688	671	7%
2008	811	685	650	698	711	6%
2009	709	685	660	700	689	-3%
2010	899	738	695	811	785	14%
2011	946	770	835	755	826	5%
2012	1,368	753	910	802	955	16%
2013	1,340	845	948	869	998	5%
2014	1,466	825	878	880	1,011	1%
2015	1,131	873	907	956	966	-4%
2016(p)	1,126	930	921	919	974	1%

Total business establishments reported by the QCEW are displayed in Table II.17.30. Between 2015 and 2016, the total number of business establishments in Cheyenne County decreased from 424 to 422 establishments.

Table II.17.30						
Number of Business Establishments						
Cheyenne County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	356	353	354	345	352	
2002	351	341	353	349	349	-1%
2003	362	362	357	358	360	3%
2004	369	371	365	363	367	2%
2005	370	369	374	380	373	2%
2006	372	373	378	372	374	(ND)%
2007	376	376	375	368	374	(ND)%
2008	370	367	368	367	368	-2%
2009	366	360	360	354	360	-2%
2010	350	350	357	354	353	-2%
2011	358	356	349	351	354	(ND)%
2012	386	392	389	392	390	10%
2013	399	403	396	398	399	2%
2014	400	412	410	418	410	3%
2015	425	433	417	420	424	3%
2016	421	418	424	426	422	(ND)%

Nebraska Department of Revenue

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 5.0 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 7.9 percent over the period. On the other hand, by 2016 there were 768 returns for AGIs of \$100,000 or more. Table II.17.31 presents AGI distribution for the years 1991 through 2016.

Table II.17.31										
Income Tax Returns by Adjusted Gross Income										
Cheyenne 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	Total⁶⁹
1991	1,343	521	844	599	594	287	66	38	0	4,306
1992	1,370	537	846	576	656	322	70	48	0	4,434
1993	1,293	505	863	584	638	377	95	49	11	4,415
1994	1,346	467	818	581	621	452	64	52	0	4,421
1995	1,313	452	825	541	604	479	94	67	0	4,397
1996	1,323	415	804	567	601	554	119	95	15	4,493
1997	1,357	386	765	590	622	537	137	107	13	4,514
1998	1,299	385	767	593	603	563	182	120	11	4,523
1999	1,279	346	770	597	624	597	198	135	15	4,561
2000	1,276	366	738	598	603	668	231	165	14	4,659
2001	1,275	308	775	579	631	639	246	164	18	4,635
2002	1,230	348	770	594	615	612	272	158	16	4,615
2003	1,177	345	788	597	598	661	258	183	42	4,649
2004	1,132	326	762	616	618	663	299	226	49	4,691
2005	898	289	632	560	564	654	312	249	51	4,209
2006	889	367	757	538	626	725	411	315	59	4,687
2007	890	369	715	583	646	743	453	425	61	4,885
2008	895	341	707	629	648	725	481	417	63	4,906
2009	867	344	712	561	619	709	453	403	43	4,711
2010	779	387	694	562	597	712	467	509	56	4,763
2011	804	367	674	581	645	715	498	531	101	4,916
2012	717	338	649	588	637	715	509	614	148	4,915
2013	702	293	610	586	668	714	461	696	128	4,858
2014	708	303	592	550	678	759	493	701	130	4,914
2015	761	290	573	558	692	759	499	703	92	4,927
2016	740	307	565	522	644	689	489	670	98	4,724

⁶⁹ 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 1,049 in 2010 to 935 in 2016, with the poverty rate reaching 9.4 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.17.32 presents poverty data for the county.

Table II.17.32 Persons in Poverty Cheyenne County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	906	9.2%
2001	1,005	10.2%
2002	967	9.8%
2003	937	9.5%
2004	932	9.4%
2005	1,001	10.2%
2006	936	9.6%
2007	1,040	10.6%
2008	945	9.7%
2009	967	10.1%
2010	1,049	10.7%
2011	1,130	11.5%
2012	1,030	10.4%
2013	988	9.9%
2014	902	9%
2015	907	9%
2016	935	9.4%

The rate of poverty for Cheyenne County is shown in Table II.17.33. In 2016, there were an estimated 996 persons living in poverty. This represented a 10 percent poverty rate, compared to 10 percent poverty in 2000. In 2016, some 14.7 percent of those in poverty were under age 6, and 13 percent were 65 or older.

Table II.17.33 Poverty by Age Cheyenne 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	118	12.2%	146	14.7%
6 to 17	196	20.2%	204	20.5%
18 to 64	537	55.3%	517	51.9%
65 or Older	120	12.4%	129	13%
Total	971	100.0%	996	100.0%
Poverty Rate	10%	.	10%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 2 percent in Cheyenne County between 2010 and 2016, from 4,888 to 4,988. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.17.34.

Table II.17.34 Housing Units State of Nebraska vs. Cheyenne County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Cheyenne County	% Growth Since Census
2000 Census Base	722,656	.	4,569	.
2010 Census	796,793	10.3	4,888	7
July 2011 Estimate	801,068	0.5	4,880	-0.2
July 2012 Estimate	804,586	1	4,879	-0.2
July 2013 Estimate	809,062	1.5	4,887	0
July 2014 Estimate	814,835	2.3	4,960	1.5
July 2015 Estimate	820,725	3	4,975	1.8
July 2016 Estimate	827,156	3.8	4,988	2

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 Cheyenne County decreased from 17 authorizations in 2015 to 7 in 2016.

The real value of single-family building permits decreased from \$257,089 in 2015 to \$188,046 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.17.35.

Table II.17.35 Building Permits and Valuation Cheyenne 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	16	6	0	0	22	96,811	0
1981	11	2	0	0	13	103,604	0
1982	9	0	0	0	9	130,479	0
1983	14	2	0	0	16	124,547	0
1984	11	0	0	0	11	143,022	0
1985	14	0	0	0	14	135,423	0
1986	7	0	0	24	31	144,088	47,710
1987	8	0	0	0	8	117,624	0
1988	7	0	0	0	7	118,379	0
1989	3	0	0	0	3	145,379	0
1990	1	0	0	0	1	91,789	0
1991	7	2	0	0	9	121,533	0
1992	14	0	0	0	14	128,048	0
1993	19	4	0	0	23	144,951	0
1994	24	0	0	0	24	156,724	0
1995	16	0	0	0	16	177,365	0
1996	27	36	0	0	63	120,631	0
1997	25	36	0	0	61	148,871	0
1998	24	0	0	48	72	166,446	63,854
1999	19	0	0	28	47	170,797	84,513
2000	32	4	0	0	36	124,280	0
2001	47	0	0	0	47	126,240	0
2002	41	0	0	0	41	180,409	0
2003	77	0	0	0	77	181,019	0
2004	35	2	0	0	37	201,954	0
2005	36	2	0	0	38	205,247	0
2006	19	0	0	48	67	270,742	83,190
2007	40	8	0	0	48	183,095	0
2008	13	0	0	0	13	208,411	0
2009	5	0	0	0	5	317,586	0
2010	8	0	0	0	8	249,605	0
2011	11	0	0	0	11	228,269	0
2012	21	0	0	0	21	256,719	0
2013	15	0	0	72	87	378,196	115,825
2014	16	0	0	12	28	303,955	91,739
2015	17	0	0	8	25	257,089	75,355
2016	7	0	0	0	7	188,046	0

Diagram II.17.6
Single-Family Permits
 Cheyenne County
 Census Bureau Data, 1980–2016

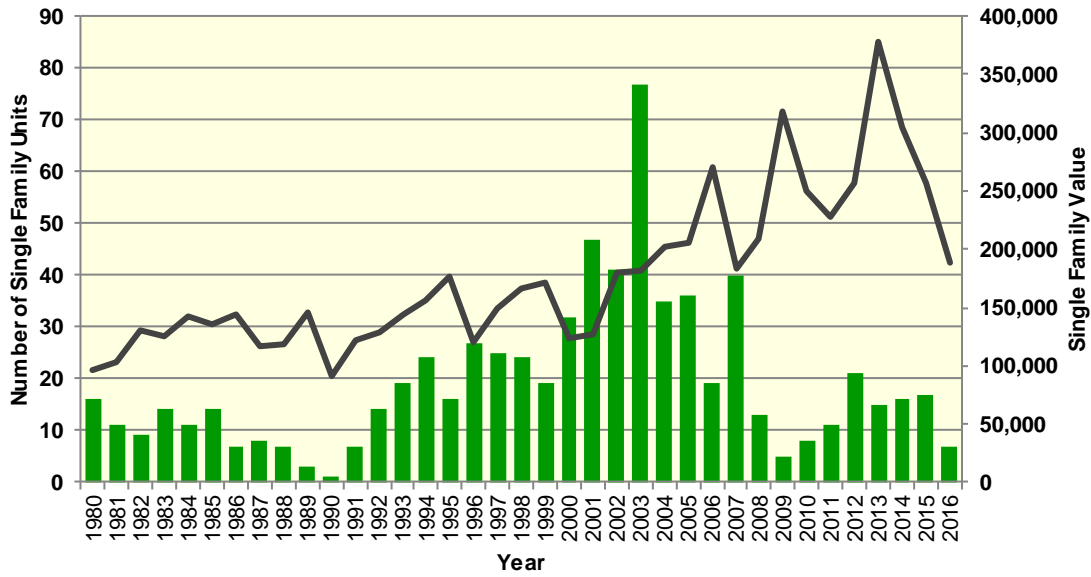
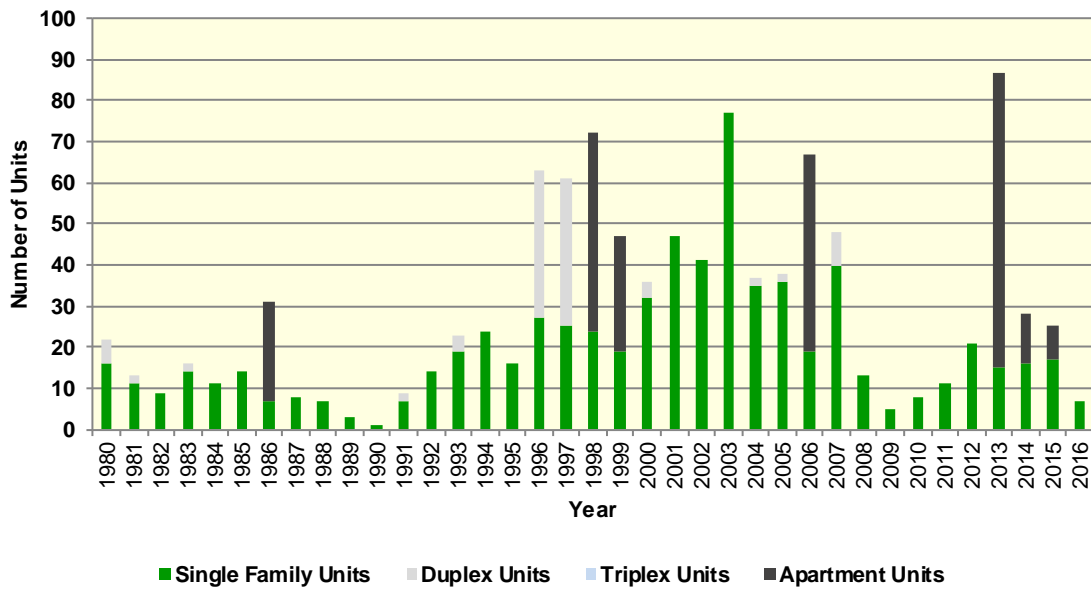


Diagram II.17.7
Total Permits by Unit Type
 Cheyenne County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.17.36. In 2016, there were 4,947 housing units, up from 4,569 in 2000. Single-family units accounted for 81.4 percent of units in 2016, compared to 76.9 in 2000. Apartment units accounted for 5.1 percent in 2016, compared to 6.4 percent in 2000.

Table II.17.36 Housing Units by Type Cheyenne County 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,515	76.9%	4,027	81.4%
Duplex	183	4%	226	4.6%
Tri- or Four-Plex	266	5.8%	214	4.3%
Apartment	294	6.4%	252	5.1%
Mobile Home	309	6.8%	228	4.6%
Boat, RV, Van, Etc.	2	0%	0	0%
Total	4,569	100.0%	4,947	100.0%

Some 87.9 percent of housing was occupied in 2010, compared to 89.1 percent in 2000. Owner-occupied housing changed 1.8 percent between 2000 and 2010, ending with owner-occupied units representing 70.1 percent of units. Vacant units changed by 18.5 percent, resulting in 590 vacant units in 2010.

Table II.17.37 Housing Units by Tenure Cheyenne County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	4,071	89.1%	4,298	87.9%	5.6%
Owner-Occupied	2,962	72.8%	3,015	70.1%	1.8%
Renter-Occupied	1,109	27.2%	1,283	29.9%	15.7%
Vacant Housing Units	498	10.9%	590	12.1%	18.5%
Total Housing Units	4,569	100.0%	4,888	100.0%	7%

Table II.17.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 4,947 housing units. An estimated 69.5 percent were owner-occupied, and 9.8 percent were vacant.

Table II.17.38 Housing Units by Tenure Cheyenne County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,298	87.9%	4,462	90.2%
Owner-Occupied	3,015	70.1%	3,100	69.5%
Renter-Occupied	1,283	29.9%	1,362	30.5%
Vacant Housing Units	590	12.1%	485	9.8%
Total Housing Units	4,888	100.0%	4,947	100.0%



Households by household size are shown in Table II.17.39. There were a total of 4,298 households in 2010, up from 4,071 in 2000. One person households changed by 10.1 percent between 2000 and 2010, while two person households changed by 9.6 percent. Three and four person households changed by 6.5 and -4.2 respectively, representing 13 percent and 11.6 percent of the population in 2010.

Table II.17.39					
Households by Household Size					
Cheyenne County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	1,224	30.1%	1,348	31.4%	10.1%
Two Persons	1,442	35.4%	1,580	36.8%	9.6%
Three Persons	525	12.9%	559	13%	6.5%
Four Persons	519	12.7%	497	11.6%	-4.2%
Five Persons	262	6.4%	218	5.1%	-16.8%
Six Persons	78	1.9%	58	1.3%	-25.6%
Seven Persons or More	21	0.5%	38	0.9%	81%
Total	4,071	100.0%	4,298	100.0%	5.6%

Households by income is shown in Table II.17.40. Households earning more than \$100,000 per year represented 20.7 percent of households in 2016, compared to 5.4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.4 percent of households in 2016, compared to 17.9 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 9.1 percent of households in 2016, compared to 16.8 percent in 2000.

Table II.17.40				
Households by Income				
Cheyenne 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	686	16.8%	407	9.1%
\$15,000 to \$19,999	329	8.1%	209	4.7%
\$20,000 to \$24,999	419	10.3%	175	3.9%
\$25,000 to \$34,999	734	18%	627	14.1%
\$35,000 to \$49,999	735	18%	601	13.5%
\$50,000 to \$74,999	728	17.9%	866	19.4%
\$75,000 to \$99,999	225	5.5%	652	14.6%
\$100,000 or More	220	5.4%	925	20.7%
Total	4,076	100.0%	4,462	100.0%

Table II.17.41 shows households by year home built. Housing units built between 2000 and 2009, account for 10 percent and those built in 2010 or later accounted for 1.3 percent of households. Households built in the 1970's, 1980's, and 1990's account for 9.5 percent, 5.9 percent, and 8.5, respectively. Housing units built prior to 1939 represented 23.5 percent of households in 2016.

Table II.17.41				
Households by Year Home Built				
Cheyenne County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,103	27.1%	1,049	23.5%
1940 to 1949	596	14.6%	542	12.1%
1950 to 1959	1,128	27.7%	1,073	24%
1960 to 1969	300	7.4%	229	5.1%
1970 to 1979	365	9%	423	9.5%
1980 to 1989	258	6.3%	263	5.9%
1990 to 1999	321	7.9%	378	8.5%
2000 to 2009	.	.	447	10%
2010 or Later	.	.	58	1.3%
Total	4,071	100.0%	4,462	100.0%

The distribution of unit types by race are shown in Table II.17.42. An estimated 82.2 percent of white households occupy single-family homes. Some 5.8 percent of white households occupy apartments. An estimated 24.2 percent of Asian, and 45 percent of American Indian households occupy single-family homes.

Table II.17.42							
Distribution of Units in Structure by Race							
Cheyenne County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	82.2%	%	45%	24.2%	%	33.3%	91.5%
Duplex	4.2%	%	0%	0%	%	0%	0%
Tri- or Four-Plex	3.7%	%	0%	0%	%	66.7%	8.5%
Apartment	5.8%	%	0%	0%	%	0%	0%
Mobile Home	4.1%	%	55%	75.8%	%	0%	0%
Boat, RV, Van, Etc.	0%	%	0%	0%	%	0%	0%
Total	100.0%	%	100.0%	100.0%	%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.17.43. An estimated 22 percent of vacant units were for rent in 2010, a -33.7 percent change since 2000. In addition, some 8.1 percent of vacant units were for sale, a change of -25 percent between 2000 and 2010. "Other" vacant units represented 56.3 percent of vacant units in 2010. This is a change of 130.6 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.17.43 Disposition of Vacant Housing Units Cheyenne County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	196	39.4%	130	22%	-33.7%
For Sale	64	12.9%	48	8.1%	-25%
Rented or Sold, Not Occupied	39	7.8%	19	3.2%	-51.3%
For Seasonal, Recreational, or Occasional Use	55	11%	61	10.3%	10.9%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	144	28.9%	332	56.3%	130.6%
Total	498	100.0%	590	100.0%	18.5%

The disposition of vacant units between 2010 and 2016 are shown in Table II.17.44. By 2016, for rent units accounted for 17.3 percent of vacant units, while for sale units accounted for 12.6 percent. “Other” vacant units accounted for 56.5 percent of vacant units, representing a total of 274 “other” vacant units.

Table II.17.44 Disposition of Vacant Housing Units Cheyenne County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	130	22%	84	17.3%
For Sale	48	8.1%	61	12.6%
Rented Not Occupied	8	1.4%	3	0.6%
Sold Not Occupied	11	1.9%	0	0%
For Seasonal, Recreational, or Occasional Use	61	10.3%	63	13%
For Migrant Workers	0	0%	0	0%
Other Vacant	332	56.3%	274	56.5%
Total	590	100.0%	485	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 3,150 property transactions in Cheyenne County. Of these, 3,077 were for single-family homes during this 19-year period, as shown in Table II.17.45.

Table II.17.45						
Residential Property Transactions						
Cheyenne County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	163	4	1	0	0	168
2000	179	1	0	3	1	184
2001	162	2	2	1	6	173
2002	171	2	0	2	1	176
2003	154	1	1	3	2	161
2004	180	8	4	1	0	193
2005	188	3	3	1	0	195
2006	199	6	0	3	0	208
2007	209	0	2	0	0	211
2008	170	2	0	1	1	174
2009	111	1	0	0	0	112
2010	121	0	0	0	0	121
2011	121	0	0	0	0	121
2012	147	0	0	0	0	147
2013	177	0	0	0	0	177
2014	205	0	1	0	0	206
2015	167	0	0	0	0	167
2016	145	0	3	0	0	148
2017	108	0	0	0	0	108
Total	3,077	30	17	15	11	3,150

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 795 single-family home property transactions for units built before 1930, 2.4 percent of units were of low quality and 42.4 percent were of fair quality. Conversely, of the 293 homes built from 2001 through 2010, 0 percent of units were of low quality and 8.5 percent of fair quality. Table II.17.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.17.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Cheyenne County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	19	53	0	0	0	1	0	0	0	73
Fair	337	899	40	69	22	20	25	1	0	1,413
Average	416	446	47	111	56	94	143	16	0	1,329
Good	21	25	3	8	11	55	120	8	1	252
Very Good	2	0	0	0	0	1	5	0	0	8
Excellent	0	0	0	0	1	0	0	0	0	1
Missing	0	0	0	0	0	1	0	0	0	1
Total	795	1,423	90	188	90	172	293	25	1	3,077

In regard to the current condition of residential dwellings, of the same 795 single-family homes built before 1930, 18.4 percent of the homes were worn out or badly worn, and 50.8 percent were in average condition. Table II.17.47 provides details about the condition of single-family residential dwellings by year built.

Table II.17.47 Single-Family Homes by Year Built and Condition Cheyenne County Fiscal Years 1999–2017 PAD Data										
Condition	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	22	20	0	0	0	1	0	0	0	43
Badly Worn	124	184	7	13	6	2	0	0	0	336
Average	404	792	56	103	40	45	98	18	0	1,556
Good	196	359	22	60	32	115	141	7	1	933
Very Good	36	58	3	10	9	8	27	0	0	151
Excellent	13	9	2	2	3	1	27	0	0	57
Missing	0	1	0	0	0	0	0	0	0	1
Total	795	1,423	90	188	90	172	293	25	1	3,077

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$109,871 to \$125,088, a total increase of 13.8 percent, as shown in Table II.17.48.

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 Cheyenne County ranged from \$68,125 for homes built before 1930 to \$218,301 for homes built from 2001 to 2010, and \$279,985 for the newest homes built between 2011 and 2017.⁷⁰ Homes built from 2001 through 2010 were also larger, averaging 1,533 square feet per unit. Table II.17.49, provides additional details about single-family homes.

Table II.17.48 Average Sales Price of Single-Family Homes Cheyenne County Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	59,250
2000	62,382
2001	59,465
2002	67,704
2003	79,874
2004	92,281
2005	88,956
2006	103,132
2007	109,419
2008	113,986
2009	112,122
2010	109,871
2011	123,793
2012	116,648
2013	126,458
2014	153,358
2015	137,928
2016	148,625
2017	125,088
Average	104,069

Table II.17.49 Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot Cheyenne County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁷¹ (\$)
Before 1931	68,125	1,286	52.96
1931-1960	80,243	1,059	75.8
1961-1970	108,218	1,389	77.91
1971-1980	130,956	1,690	77.49
1981-1990	144,935	1,742	83.19
1991-2000	192,973	1,855	104.06
2001-2010	218,301	1,533	142.39
2011-2017	279,985	1,719	162.89
Average	104,069	1,281	81.24

⁷⁰ 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.

⁷¹ 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.17.50. In 2016, an estimated 1.2 percent of households were overcrowded, and an additional 0.1 percent were severely overcrowded.

Table II.17.50
Overcrowding and Severe Overcrowding

Cheyenne County
2000 Census SF3 & 2016 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	2,929	98.9%	30	1%	3	0.1%	2,962
2016 Five-Year ACS	3,061	98.7%	39	1.3%	0	0%	3,100
Renter							
2000 Census	1,041	93.9%	46	4.1%	22	2%	1,109
2016 Five-Year ACS	1,344	98.7%	13	1%	5	0.4%	4,462
Total							
2000 Census	3,970	97.5%	76	1.9%	25	0.6%	4,071
2016 Five-Year ACS	4,405	98.7%	52	1.2%	5	0.1%	4,462

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 6 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Cheyenne County. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table II.17.51
Households with Incomplete Plumbing Facilities

Cheyenne County
2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	4,053	4,456
Lacking Complete Plumbing Facilities	18	6
Total Households	4,071	4,462
Percent Lacking	0.4%	0.1%

There were 29 households lacking complete kitchen facilities in 2016, compared to 11 households in 2000. This was a change from 0.3 percent of households in 2000 to 0.6 percent in 2016.

Table II.17.52 Households with Incomplete Kitchen Facilities Cheyenne County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	4,060	4,433
Lacking Complete Kitchen Facilities	11	29
Total Households	4,071	4,462
Percent Lacking	0.3%	0.6%

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 Cheyenne County, 13 percent of households had a cost burden and 6.1 percent had a severe cost burden. Some 20.9 percent of renters were cost burdened, and 9.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.1 percent and a severe cost burden rate of 2 percent. Owner occupied households with a mortgage had a cost burden rate of 13.1 percent, and severe cost burden at 7 percent.

Table II.17.53 Cost Burden and Severe Cost Burden by Tenure Cheyenne County 2000 Census & 2016 Five-Year ACS Data									
Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	1,006	81%	158	12.7%	72	5.8%	6	0.5%	1,242
2016 Five-Year ACS	1,369	79.6%	226	13.1%	121	7%	4	0.2%	1,720
Owner Without a Mortgage									
2000 Census	889	89.3%	71	7.1%	18	1.8%	17	1.7%	995
2016 Five-Year ACS	1,243	90.1%	70	5.1%	27	2%	40	2.9%	1,380
Renter									
2000 Census	678	67.5%	131	13%	87	8.7%	109	10.8%	1,005
2016 Five-Year ACS	844	62%	285	20.9%	126	9.3%	107	7.9%	1,362
Total									
2000 Census	2,573	79.4%	360	11.1%	177	5.5%	132	4.1%	3,242
2016 Five-Year ACS	3,456	77.5%	581	13%	274	6.1%	151	3.4%	4,462



Housing Problems by Income

Table II.17.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Cheyenne County. As can be seen in 2017 the MFI was \$70,800, which compared to \$68,200 for the State of Nebraska.

Table II.17.54 Median Family Income Cheyenne County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	48,400	50,400
2001	51,100	53,400
2002	53,700	55,100
2003	41,900	55,400
2004	42,500	56,300
2005	49,150	57,400
2006	51,700	59,400
2007	50,100	58,200
2008	51,700	59,800
2009	52,900	62,000
2010	53,400	62,600
2011	65,700	63,500
2012	66,600	64,400
2013	67,800	64,600
2014	64,900	66,000
2015	64,700	66,800
2016	66,200	66,500
2017	70,800	68,200

Table II.17.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 315 owner-occupied and 250 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 145 owner-occupied 109 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 3,419 households without a housing problem.

Table II.17.55
Housing Problems by Income and Tenure

Cheyenne 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	0	0	4	8
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	25	4	0	10	39
Housing cost burden greater than 50% of income (and none of the above problems)	50	10	60	25	0	145
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	75	105	50	25	315
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	4	155	315	215	1,715	2,404
Total	138	265	484	290	1,754	2,931
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	55	0	0	10	65
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	4	0	0	4	8
Housing cost burden greater than 50% of income (and none of the above problems)	105	0	4	0	0	109
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	125	105	20	0	0	250
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	65	185	260	115	390	1,015
Total	299	349	288	115	404	1,455
Total						
Lacking complete plumbing or kitchen facilities	4	55	0	0	14	73
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	29	4	0	14	47
Housing cost burden greater than 50% of income (and none of the above problems)	155	10	64	25	0	254
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	185	180	125	50	25	565
Zero/negative income (and none of the above problems)	24	0	0	0	0	24
Has none of the 4 housing problems	69	340	575	330	2,105	3,419
Total	437	614	772	405	2,158	4,386

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.17.56, of the 164 loans in 2016, 61 loan was for Home Purchases, 20 were for Home Improvement and 83 were for refinancing.



Table II.17.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Cheyenne County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	69	30	87	186
2009	55	10	131	196
2010	76	9	107	192
2011	81	4	89	174
2012	79	12	94	185
2013	106	24	85	215
2014	93	27	71	191
2015	87	17	92	196
2016	61	20	83	164

Table II.17.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$113,681 and \$130,544 in 2012 and \$147,033 in 2016. Overall, average loans were \$100,651 in 2008 and \$140,171 in 2016.

Table II.17.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Cheyenne County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$113,681	\$34,567	\$113,103	\$100,651
2009	\$120,200	\$26,400	\$116,840	\$113,168
2010	\$122,829	\$36,889	\$118,598	\$116,443
2011	\$128,086	\$68,500	\$135,056	\$130,282
2012	\$130,544	\$71,917	\$115,702	\$119,200
2013	\$142,472	\$53,000	\$138,741	\$131,009
2014	\$153,247	\$39,148	\$153,070	\$137,052
2015	\$155,299	\$56,529	\$167,446	\$152,434
2016	\$147,033	\$83,600	\$148,759	\$140,171

Table II.17.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$7,844,000 and \$10,313,000 in 2012 and \$8,969,000 in 2016. Overall, average loans were \$18,721,000 in 2008 and \$22,988,000 in 2016.

Table II.17.58				
Total Volume of Owner-Occupied Single-Family Loans				
Cheyenne County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	7,844,000	1,037,000	9,840,000	18,721,000
2009	6,611,000	264,000	15,306,000	22,181,000
2010	9,335,000	332,000	12,690,000	22,357,000
2011	10,375,000	274,000	12,020,000	22,669,000
2012	10,313,000	863,000	10,876,000	22,052,000
2013	15,102,000	1,272,000	11,793,000	28,167,000
2014	14,252,000	1,057,000	10,868,000	26,177,000
2015	13,511,000	961,000	15,405,000	29,877,000
2016	8,969,000	1,672,000	12,347,000	22,988,000

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.17.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Cheyenne County. The number of completed surveys increased from 15 in 2016 to 18 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 10.4 percentage points and was at 21 percent in 2017.

Table II.17.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 35 single-family units in Cheyenne County, with 4 of them available. This translates into a vacancy rate of 11.4 percent in Cheyenne County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 502 apartment units reported in the survey, with 100 of them available, which resulted in a vacancy rate of 19.9 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 10.9 percent.

Table II.17.59				
Survey of Rental Properties				
Cheyenne County				
2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	4	120	1.7	31.4
2003	5	316	3.5	22.5
2004	7	416	14.4	17.1
2005	4	166	4.2	15
2006	7	335	6.9	14.6
2007	12	365	6.8	7.4
2008	12	345	12.5	14.3
2009	17	542	6.5	25.6
2010	15	407	8.8	18.9
2011	14	401	16	8
2012	16	466	3.9	50.8
2013	15	396	7.3	22.4
2014	17	692	9.1	22
2015	14	468	13	25.2
2016	15	734	10.6	50.2
2017	18	723	21	44.5

Table II.17.60 Rental Vacancy Survey by Type Cheyenne County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	35	4	11.4%	6.2%
Apartments	502	100	19.9%	15.4%
Mobile Homes	0	0	%	%
“Other” Units	74	40	54.1%	.
Don't Know	112	8	7.1%	15.2%
Total	723	152	21%	10.9%

Table II.17.61, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 17 units. The most common apartment units were two bedroom units, with 111 units.

Table II.17.61 Rental Units by Number of Bedrooms Cheyenne 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	40	0	0	.	40
Two	17	111	0	0	.	128
Three	6	50	0	0	.	56
Four	2	0	0	0	.	2
Don't Know	10	301	0	74	112	497
Total	35	502	0	74	112	723

Table II.17.62 displays the vacancy rate of single-family units by the number of bedrooms. Two bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 5.9 percent.

Table II.17.62 Single-Family Units by Number of Bedrooms Cheyenne County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	17	1	5.9%
Three	6	1	16.7%
Four	2	0	0%
Don't know	10	2	20%
Total	35	4	11.4%

Table II.17.63 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 26.1 percent.

Table II.17.63 Apartment Units by Number of Bedrooms Cheyenne County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	40	5	12.5%
Two	111	29	26.1%
Three	50	21	42%
Four	0	0	%
Don't know	301	45	15%
Total	502	100	19.9%

Average market-rate rents by unit type are shown in Table II.17.64. 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.17.64 Average Market Rate Rents by Number of Bedrooms Cheyenne County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$310	\$310
One	\$475	\$547.3	\$	\$418	\$507
Two	\$587.5	\$612.8	\$	\$477	\$586.1
Three	\$	\$703.7	\$	\$555	\$666.5
Four	\$800	\$	\$	\$600	\$700
Don't know	\$787.5	\$405	\$	\$	
Total	\$677.5	\$532.4	\$	\$472	\$584.9

Table II.17.65 shows vacancy rates for single-family units by average rental rates for Cheyenne County. The most common rent for single-family units was \$500 to \$749 dollars and units in this price range had a vacancy rate of 8.3 percent.

Table II.17.65 Single-Family Market Rate Rents by Vacancy Status Cheyenne County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	24	2	8.3%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	1	1	100%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	10	1	10%
Total	35	4	11.4%



The average rent and availability of apartment units is displayed in Table II.17.66. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 19.3 percent.

Table II.17.66 Apartment Market Rate Rents by Vacancy Status Cheyenne County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	18	4	22.2%
\$500 to \$749	114	22	19.3%
\$750 to \$999	72	29	40.3%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	298	45	15.1%
Total	502	100	19.9%

Respondents were asked if utilities are included in the rent and, as shown in Table II.17.67, 7 respondents, or 63.6 percent, included some sort of utility in the rent.

Table II.17.67 Are there any utilities included with the rent? Cheyenne County 2017 Survey of Rental Properties	
Period	Respondent
Yes	7
No	4
% Offering Utilities	63.6%

The type of utility included in the rent is shown in Table II.17.68. There were 3 respondents who included electricity, 1 respondent who included natural gas, 7 respondents who included water and sewer and 7 respondents included trash collection in the rent.

Table II.17.68 Which utilities are included with the rent? Cheyenne County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	1
Water/Sewer	7
Trash Collection	7

Table II.17.69 shows the number of survey respondents who keep a waiting list. As can be seen, 5 respondents said they keep a waitlist, with an estimated 0 persons on the wait list.

Table II.17.69 Do you keep a waiting list? Cheyenne County 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	4
Waitlist Size	0

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table II.17.70 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table II.17.70 How would you rate the need for renovation of existing units in the city? Cheyenne County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	1	1	1	1
Moderate Need	3	3	3	3
High Need	0	1		
Extreme Need	1	1	1	2

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.17.71 most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.17.71 How would you rate the need for construction of new units in the city? Cheyenne County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	5	6	5	4
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	0	0		

