

**VOLUME III:
HASTINGS**

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**

Hastings

DEMOGRAPHICS

Population Estimates

Table III.14.1, at right shows the population for the City of Hastings. As can be seen, the population in Hastings increased from 24,907 persons in 2010 to 24,991 persons in 2016, or by 0.3 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Hastings. Although a city may span several counties, for the county level data pieces, Adams County was selected. For a more in-depth county level view, please refer to Adams County in Volume II of this profile.

Adams County Population Migration Trends

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 Adams County decreased from 110 persons in 2015 to 60 persons in 2016, with an additional net movement of 27 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.14.2.

Year	Population	Percent Yearly Change
2000	24,064	.
2001	24,598	2.2%
2002	24,357	-1%
2003	24,345	0%
2004	24,388	0.2%
2005	24,588	0.8%
2006	24,531	-0.2%
2007	24,521	0%
2008	24,738	0.9%
2009	24,838	0.4%
2010	24,907	0.3%
2011	24,983	0.3%
2012	25,008	0.1%
2013	25,091	0.3%
2014	24,900	-0.8%
2015	24,927	0.1%
2016	24,991	0.3%

Table III.14.2			
Driver's Licenses Exchanged and Surrendered			
Adams County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	444	491	-47
Calendar 2002	384	418	-34
Calendar 2003	423	377	46
Calendar 2004	456	425	31
Calendar 2005	474	382	92
Calendar 2006	486	454	32
Calendar 2007	476	443	33
Calendar 2008	428	401	27
Calendar 2009	356	286	70
Calendar 2010	547	456	91
Calendar 2011	372	273	99
Calendar 2012	430	295	135
Calendar 2013	375	289	86
Calendar 2014	376	320	56
Calendar 2015	382	272	110
Calendar 2016	400	340	60
First Half of 2017	204	177	27

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 III.14.3, shows population by age for the 2000 and 2010 Census. The population changed by 3.5 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -1.7 percent to a total of 3,940 persons in 2010. Those aged 25 to 34 changed by -0.6 percent, and those aged under 5 changed by 10.9 percent.

Table III.14.3
Population by Age
Hastings

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	1,564	6.5%	1,735	7%	10.9%
5 to 19	5,063	21%	5,137	20.6%	1.5%
20 to 24	2,137	8.9%	2,165	8.7%	1.3%
25 to 34	2,984	12.4%	2,967	11.9%	-0.6%
35 to 54	6,440	26.8%	6,046	24.3%	-6.1%
55 to 64	1,869	7.8%	2,917	11.7%	56.1%
65 or Older	4,007	16.7%	3,940	15.8%	-1.7%
Total	24,064	100.0%	24,907	100.0%	3.5%

The elderly population is further explored in Table III.14.4. Those aged 65 to 66 changed by 24.6 percent between 2000 and 2010, resulting in a population of 430 persons. Those aged 85 or older changed by 13.6 percent during the same time period, and resulted in 792 persons over age 85 in 2010.

Table III.14.4
Elderly Population by Age
Hastings

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	345	8.6%	430	10.9%	24.6%
67 to 69	510	12.7%	564	14.3%	10.6%
70 to 74	883	22%	754	19.1%	-14.6%
75 to 79	859	21.4%	744	18.9%	-13.4%
80 to 84	713	17.8%	656	16.6%	-8%
85 or Older	697	17.4%	792	20.1%	13.6%
Total	4,007	100.0%	3,940	100.0%	-1.7%

Population by race and ethnicity is shown in Table III.14.5 representing 90.4 percent of the white population in 2010. The black population changed by 25.4 percent, representing 1 percent of the population in 2010. The American Indian and Asian populations represented 0.5 and 1.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 80.9 percent between 2000 and 2010, compared to the -1.1 percent growth rate for non-Hispanics.

Table III.14.5
Population by Race and Ethnicity
Hastings

2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	22,474	93.4%	22,511	90.4%	0.2%
Black	189	0.8%	237	1%	25.4%
American Indian	101	0.4%	115	0.5%	13.9%
Asian	485	2%	412	1.7%	-15.1%
Native Hawaiian/ Pacific Islander	10	0%	15	0.1%	50%
Other	575	2.4%	1,233	5%	114.4%
Two or More Races	230	1%	384	1.5%	67%
Total	24,064	100.0%	24,907	100.0%	3.5%
Hispanic	1,343	5.6%	2,430	9.8%	80.9%
Non-Hispanic	22,721	94.4%	22,477	90.2%	-1.1%

Population by race and ethnicity through 2016 is shown in Table III.14.6. The white population represented 92.2 percent of the population in 2016, compared with black households accounting for 1.1 percent of the population. Hispanic households represented 11 percent of the population in 2016.

Table III.14.6				
Population by Race and Ethnicity				
Hastings				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	22,511	90.4%	23,042	92.2%
Black	237	1%	280	1.1%
American Indian	115	0.5%	80	0.3%
Asian	412	1.7%	380	1.5%
Native Hawaiian/ Pacific Islander	15	0.1%	10	0%
Other	1,233	5%	731	2.9%
Two or More Races	384	1.5%	460	1.8%
Total	24,907	100.0%	24,983	100.0%
Non-Hispanic	22,477	90.2%	22,229	89%
Hispanic	2,430	9.8%	2,754	11%

The population by race is broken down further by ethnicity in Table III.14.7. While the white non-Hispanic population changed by -1.4 percent between 2000 and 2010, the white Hispanic population changed by 50 percent. The black non-Hispanic population changed by 17.5 percent, while the black Hispanic population changed by 141.7 percent.

Table III.14.7					
Population by Race and Ethnicity					
Hastings					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	21,790	95.9%	21,485	95.6%	-1.4%
Black	177	0.8%	208	0.9%	17.5%
American Indian	92	0.4%	89	0.4%	-3.3%
Asian	485	2.1%	410	1.8%	-15.5%
Native Hawaiian/ Pacific Islander	6	0%	9	0%	50%
Other	15	0.1%	21	0.1%	40%
Two or More Races	156	0.7%	255	1.1%	63.5%
Total Non-Hispanic	22,721	100.0%	22,477	100.0%	-1.1%
Hispanic					
White	684	50.9%	1,026	42.2%	50%
Black	12	0.9%	29	1.2%	141.7%
American Indian	9	0.7%	26	1.1%	188.9%
Asian	0	0%	2	0.1%	
Native Hawaiian/ Pacific Islander	4	0.3%	6	0.2%	50%
Other	560	41.7%	1,212	49.9%	116.4%
Two or More Races	74	5.5%	129	5.3%	74.3%
Total Hispanic	1,343	100.0%	2,430	100.0%	-1.1%
Total Population	24,064	100.0%	24,907	100.0%	3.5%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.14.8. During this time, the total non-Hispanic population was 22,229 persons in 2016. The Hispanic population was 2,754.

Table III.14.8				
Population by Race and Ethnicity				
Hastings				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	21,485	95.6%	21,183	95.3%
Black	208	0.9%	234	1.1%
American Indian	89	0.4%	50	0.2%
Asian	410	1.8%	380	1.7%
Native Hawaiian/ Pacific Islander	9	0%	10	0%
Other	21	0.1%	0	0%
Two or More Races	255	1.1%	372	1.7%
Total Non-Hispanic	22,477	100.0%	22,229	100.0%
Hispanic				
White	1,026	42.2%	1,859	67.5%
Black	29	1.2%	46	1.7%
American Indian	26	1.1%	30	1.1%
Asian	2	0.1%	0	0%
Native Hawaiian/ Pacific Islander	6	0.2%	0	0%
Other	1,212	49.9%	731	26.5%
Two or More Races	129	5.3%	88	3.2%
Total Hispanic	2,430	100.0	2,754	100.0%
Total Population	24,907	100.0%	24,983	100.0%

Households by type and tenure are shown in Table III.14.9. Family households represented 59.7 percent of households, while non-family households accounted for 40.3 percent. These changed from 60.9 and 39.1 percent, respectively.

Table III.14.9				
Household Type by Tenure				
Hastings				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	6,160	60.9%	6,045	59.7%
Married-Couple Family	4,666	75.7%	4,763	78.8%
Owner-Occupied	3,936	84.4%	3,934	82.6%
Renter-Occupied	730	15.6%	829	17.4%
Other Family	1,494	24.3%	1,282	24.7%
Male Householder, No Spouse Present	428	28.6%	420	33.4%
Owner-Occupied	228	53.3%	231	55%
Renter-Occupied	200	46.7%	189	45%
Female Householder, No Spouse Present	1,066	71.4%	862	83.2%
Owner-Occupied	490	46%	464	53.8%
Renter-Occupied	576	54%	398	46.2%
Non-Family Households	3,950	39.1%	4,089	40.3%
Owner-Occupied	1,798	45.5%	1,926	47.1%
Renter-Occupied	2,152	54.5%	2,163	52.9%
Total	10,110	100.0%	10,134	100.0%



The group quarters population was 1,195 in 2010, compared to 1,363 in 2000. Institutionalized populations experienced a -55.5 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 24.3 percent change during this same time period.

Table III.14.10 Group Quarters Population Hastings 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	215	34.4%	28	10.1%	-87%
Juvenile Facilities	.	.	50	18%	.
Nursing Homes	260	41.6%	181	65.1%	-30.4%
Other Institutions	150	24%	19	6.8%	-87.3%
Total	625	100.0%	278	100.0%	-55.5%
Non-Institutionalized					
College Dormitories	599	81.2%	768	83.8%	28.2%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	139	18.8%	149	16.2%	7.2%
Total	738	100.0%	917	100.0%	24.3%
Group Quarters Population	1,363	100.0%	1,195	100.0%	-12.3%

The number of foreign-born persons is shown in Table III.14.11. An estimated 3.1 percent of the population was born in Mexico, with 0.9 percent born in Cuba, and another 0.6 percent were born in Vietnam.

Table III.14.11 Place of Birth for the Foreign-Born Population Hastings 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	764	3.1%
#2 country of origin	Cuba	213	0.9%
#3 country of origin	Vietnam	156	0.6%
#4 country of origin	El Salvador	118	0.5%
#5 country of origin	Guatemala	107	0.4%
#6 country of origin	Philippines	93	0.4%
#7 country of origin	Honduras	78	0.3%
#8 country of origin	Korea	46	0.2%
#9 country of origin	England	31	0.1%
#10 country of origin	Germany	27	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.14.12. An estimated 3.5 percent of the population speaks Spanish at home, followed by 0.7 percent speaking Vietnamese.



Table III.14.12 Limited English Proficiency and Language Spoken at Home Hastings 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	811	3.5%
#2 LEP Language	Vietnamese	156	0.7%
#3 LEP Language	German or other West Germanic languages	10	0%
#4 LEP Language	Other Indo-European languages	6	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.14.13. Some 18.7 percent of the population was disabled in 2000, or a total of 4,066 persons. The disability rate was highest for those over 65, with 39.6 percent disabled.

Table III.14.13 Disability by Age Hastings 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	175	5.1%
16 to 64	2,387	16.4%
65 and older	1,504	39.6%
Total	4,066	18.7%

Table III.14.14 shows disability by type in 2000. There were 1,870 physical disabilities in 2000, some 1,449 employment disabilities, and 1,519 go-outside-home disabilities reported.

Table III.14.14 Total Disabilities Tallied: Aged 5 and Older Hastings 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	908
Physical disability	1,870
Mental disability	1,125
Self-care disability	461
Employment disability	1,449
Go-outside-home disability	1,519
Total	7,332



Disability by age, as estimated by the 2016 ACS, is shown in Table III.14.15. The disability rate for females was 14.2 percent, compared to 12.1 percent for males. The disability rate changed precipitously higher with age, with 56.1 percent of those over 75 experiencing a disability.

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	182	8.1%	36	1.8%	218	5.1%
18 to 34	214	6.4%	190	6.3%	404	6.4%
35 to 64	509	11.8%	594	13.7%	1,103	12.8%
65 to 74	216	22.7%	251	23.2%	467	23%
75 or Older	395	56.6%	674	55.8%	1,069	56.1%
Total	1,516	12.1%	1,745	14.2%	3,261	13.2%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.14.16. Some 6.9 percent have an ambulatory disability, 4.8 have an independent living disability, and 2 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,055	4.3%
Vision disability	677	2.7%
Cognitive disability	1,092	4.7%
Ambulatory disability	1,601	6.9%
Self-Care disability	469	2%
Independent living disability	902	4.8%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.14.17 and Table III.14.18. In 2016, some 12,352 persons were employed and 797 were unemployed. This totaled a labor force of 13,149 persons. The unemployment rate for Hastings was estimated to be 6.1 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	12,352
Unemployed	797
Labor Force	13,149
Unemployment Rate	6.1%



In 2016, 90.8 percent of households in Hastings had a high school education or greater.

Table III.14.18	
High School or Greater Education	
Hastings	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	9,202
Total Households	10,134
Percent High School or Above	90.8%

As seen in Table III.14.19, 28.9 percent of the population had a high school diploma or equivalent, another 40.5 percent have some college, 13 percent have a Bachelor's Degree, and 7.3 percent of the population had a graduate or professional degree.

Table III.14.19		
Educational Attainment		
Hastings		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	1,971	10.3%
High School or Equivalent	5,536	28.9%
Some College or Associates Degree	7,741	40.5%
Bachelor's Degree	2,487	13%
Graduate or Professional Degree	1,394	7.3%
Total Population Above 18 years	19,129	100.0%

ECONOMICS

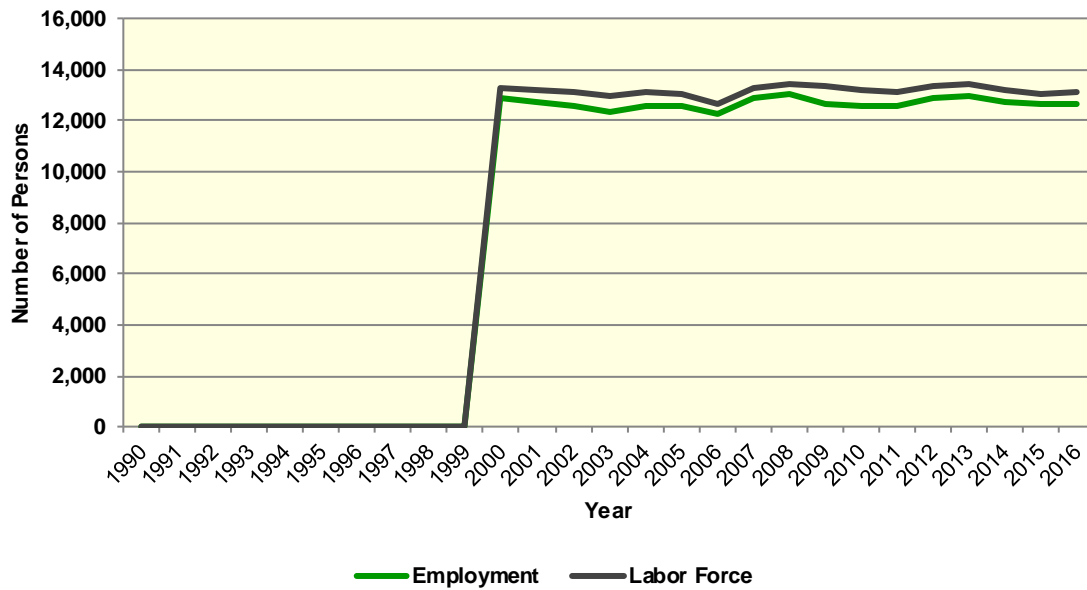
Labor Force

Table III.14.20, shows the labor force statistics for Hastings from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 0. The highest level of unemployment occurred during 2009 rising to a rate of 5.2. 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 Hastings increased from 3.1 percent in 2015 to 3.2 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table III.14.20 Labor Force Statistics Hastings 1990 - 2016 BLS Data					
Year	Hastings				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	0	0	0	0%	2.3%
1991	0	0	0	0%	2.7%
1992	0	0	0	0%	2.9%
1993	0	0	0	0%	2.8%
1994	0	0	0	0%	2.6%
1995	0	0	0	0%	2.6%
1996	0	0	0	0%	2.7%
1997	0	0	0	0%	2.5%
1998	0	0	0	0%	2.6%
1999	0	0	0	0%	2.8%
2000	395	12,901	13,296	3%	2.8%
2001	465	12,726	13,191	3.5%	3.1%
2002	538	12,557	13,095	4.1%	3.6%
2003	610	12,364	12,974	4.7%	3.9%
2004	572	12,555	13,127	4.4%	3.9%
2005	475	12,574	13,049	3.6%	3.8%
2006	377	12,250	12,627	3%	3.1%
2007	361	12,905	13,266	2.7%	3%
2008	410	13,030	13,440	3.1%	3.3%
2009	699	12,636	13,335	5.2%	4.6%
2010	614	12,596	13,210	4.6%	4.6%
2011	549	12,584	13,133	4.2%	4.4%
2012	491	12,900	13,391	3.7%	4%
2013	486	12,938	13,424	3.6%	3.8%
2014	425	12,756	13,181	3.2%	3.3%
2015	410	12,669	13,079	3.1%	3%
2016	426	12,691	13,117	3.2%	3.2%

Diagram III.14.1, shows the employment and labor force for Hastings. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 12,691 persons, with the labor force reaching 13,117, indicating there were a total of 426 unemployed persons.

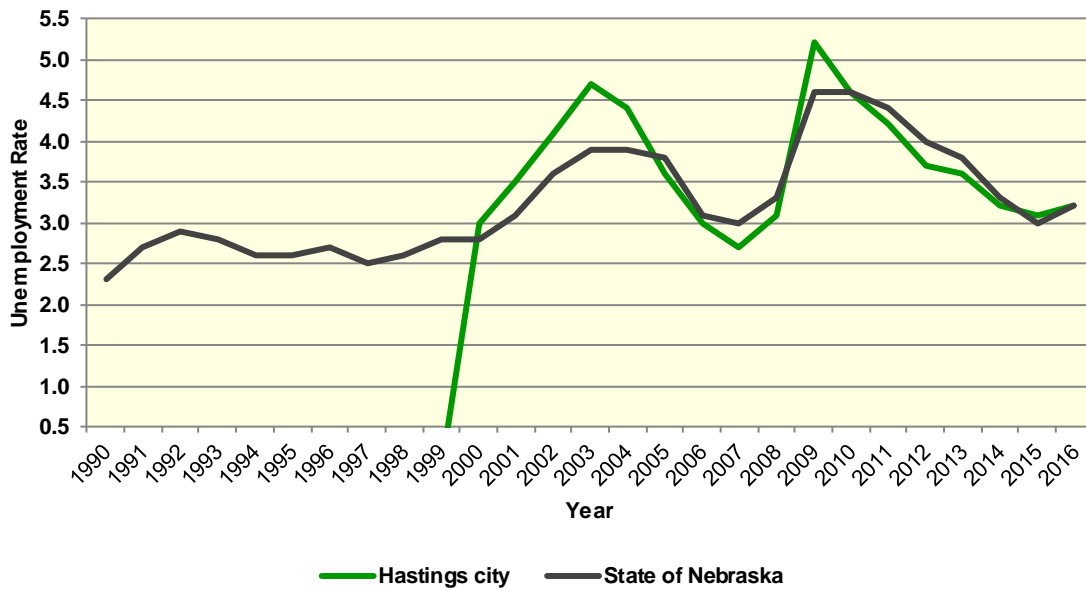
Diagram III.14.1
Employment and Labor Force
 Hastings
 1990 – 2016 BLS Data



Unemployment

Diagram III.14.2, shows the unemployment rate for both the State and Hastings. During the 1990’s the average rate for Hastings was 0, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.7, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.7. Over the course of the entire period Hastings had an average unemployment rate higher than the state, 3.7 percent for Hastings, versus 3.3 percent statewide.

Diagram III.14.2
Annual Unemployment Rate
 Hastings
 1990 – 2016 BLS Data



Adams County Earnings

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. Diagram III.14.3, shows real average earnings per job for Adams County from 1990 to 2016. Over this period the average earnings per job for Hastings was 39,950 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram III.14.3
Real Average Earnings Per Job
 Adams County
 BEA Data 1990 - 2016

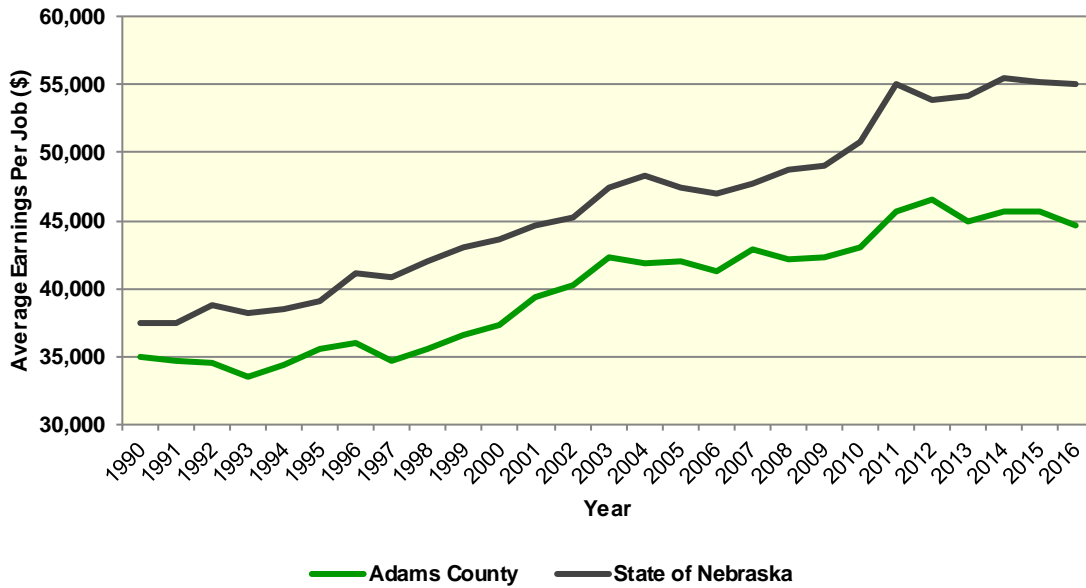
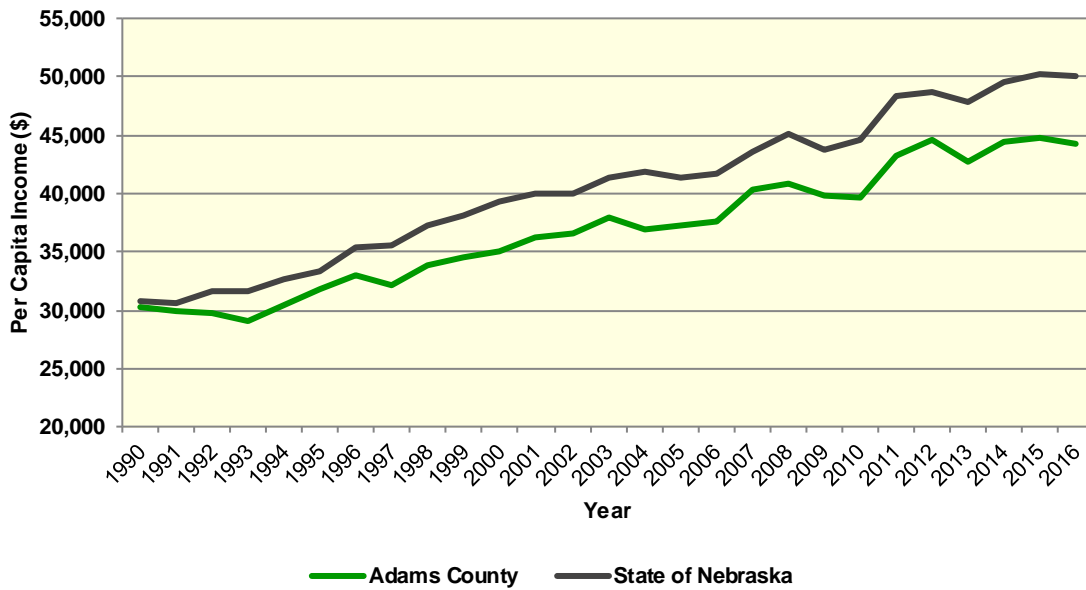


Diagram III.14.4, shows real per capita income Hastings from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Hastings was 36,906 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram III.14.4
Real Per Capita Income
 Hastings
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Adams County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 2.6 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 6.2 percent over the period. In 2016 there were 1,958 returns for AGIs of \$100,000 or more. Table III.14.21 presents AGI distribution for the years 2000 through 2016.

Table III.14.21
Income Tax Returns by Adjusted Gross Income

Adams 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	\$100,000–\$250,000	More than \$250,000	Total ³²
2000	3,458	923	2,278	1,805	1,946	1,896	687	518	118	13,629
2001	3,327	921	2,220	1,656	2,002	2,002	595	519	99	13,341
2002	3,250	980	2,189	1,701	1,874	2,013	664	485	90	13,246
2003	2,986	1,070	2,179	1,660	1,856	2,001	713	520	100	13,085
2004	2,954	1,055	2,133	1,690	1,899	1,979	785	606	118	13,219
2005	2,558	936	1,945	1,499	1,712	1,951	816	649	133	12,199
2006	2,667	1,101	2,246	1,674	1,870	2,031	1,002	791	171	13,553
2007	2,737	1,096	2,059	1,662	1,862	2,155	1,133	952	197	13,853
2008	2,665	1,104	2,199	1,773	1,905	2,218	1,173	1,007	197	14,241
2009	2,584	1,235	2,309	1,772	1,795	2,099	1,142	1,018	173	14,127
2010	2,348	1,242	2,179	1,722	1,864	2,073	1,156	1,157	175	13,916
2011	2,487	1,224	2,139	1,759	1,836	2,108	1,200	1,233	222	14,208
2012	2,427	1,197	2,221	1,774	1,899	2,116	1,248	1,386	340	14,608
2013	2,459	1,185	2,045	1,766	1,935	2,162	1,264	1,450	300	14,566
2014	2,381	1,147	2,046	1,865	1,961	2,129	1,333	1,610	299	14,771
2015	2,395	1,143	2,032	1,902	1,989	2,172	1,342	1,640	308	14,923
2016	2,285	1,143	2,049	1,868	1,981	2,184	1,412	1,677	281	14,880

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 increase from 3,739 in 2010 to 3,835 in 2016, with the poverty rate reaching 12.7 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table III.14.22 presents poverty data for Adams County.

The rate of poverty for Hastings is shown in Table III.14.23. In 2016, there were an estimated 2,913 persons living in poverty. This represented a 12.5 percent poverty rate, compared to 10 percent poverty in 2000. In 2016, some 9.3 percent of those in poverty were under age 6, and 10.7 percent were 65 or older.

Table III.14.22
Persons in Poverty

Adams County
2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	2,669	9%
2001	2,734	9.2%
2002	2,939	9.9%
2003	2,973	10%
2004	3,197	10.1%
2005	3,804	12.2%
2006	3,813	12.1%
2007	3,646	11.6%
2008	3,254	10.3%
2009	4,195	13.2%
2010	3,739	12.5%
2011	4,078	13.7%
2012	3,724	12.5%
2013	3,434	11.4%
2014	3,746	12.5%
2015	3,814	12.7%
2016	3,835	12.7%

³² 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.



Table III.14.23				
Poverty by Age				
Hastings				
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	287	12.6%	272	9.3%
6 to 17	332	14.6%	628	21.6%
18 to 64	1,397	61.5%	1,702	58.4%
65 or Older	256	11.3%	311	10.7%
Total	2,272	100.0%	2,913	100.0%
Poverty Rate	10%	.	12.5%	.

HOUSING

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 Hastings increased from 35 authorizations in 2015 to 56 in 2016.

The real value of single-family building permits increased from \$219,816 in 2015 to \$234,957 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 III.14.24.

Table III.14.24
Building Permits and Valuation
 Hastings
 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	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0
1984	0	0	0	0	0	0	0
1985	0	0	0	0	0	0	0
1986	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993	15	4	16	12	47	132,007	47,667
1994	0	0	0	0	0	0	0
1995	0	0	0	0	0	0	0
1996	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0
1998	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0
2003	42	0	0	48	90	227,829	103,713
2004	59	6	0	58	123	187,562	89,734
2005	56	4	0	0	60	25,680	0
2006	69	4	0	0	73	187,990	0
2007	55	0	0	0	55	210,213	0
2008	26	0	0	0	26	278,787	0
2009	33	4	4	0	41	249,723	0
2010	34	4	48	0	86	225,367	0
2011	30	32	0	0	62	259,693	0
2012	26	6	0	0	32	248,090	0
2013	29	4	3	0	36	261,839	0
2014	47	8	3	0	58	207,488	0
2015	35	20	0	0	55	219,816	0
2016	56	0	0	0	56	234,957	0

Diagram III.14.5
Single-Family Permits
 Hastings
 Census Bureau Data, 1980–2016

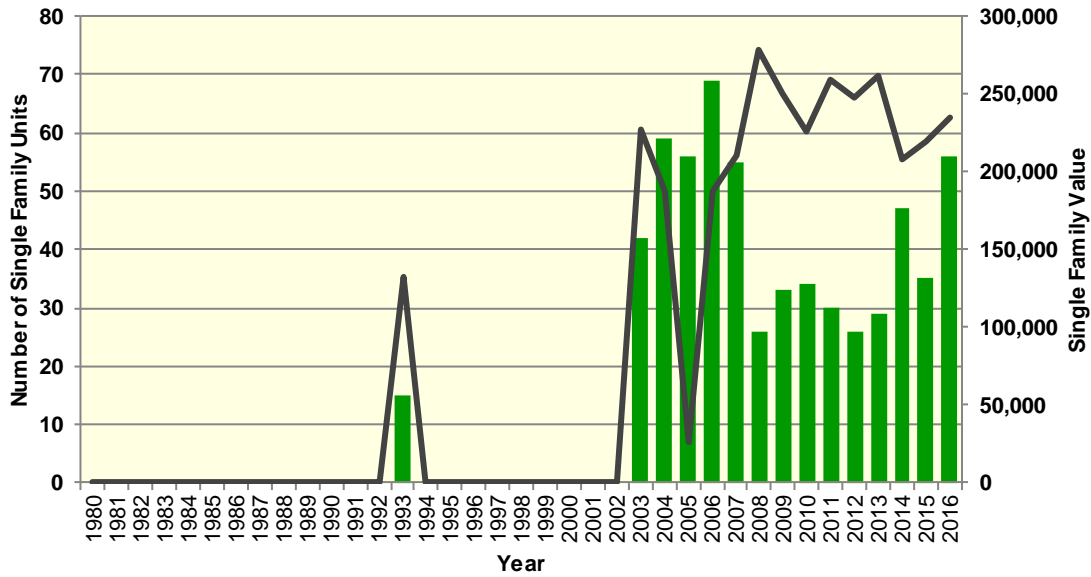
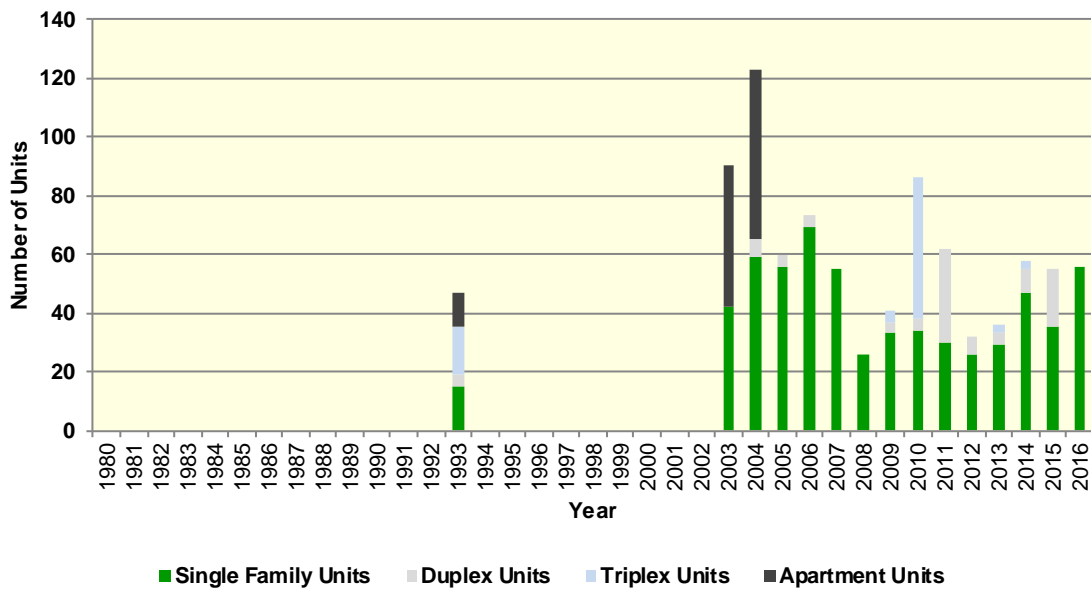


Diagram III.14.6
Total Permits by Unit Type
 Hastings
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.14.25. In 2016, there were 10,818 housing units, up from 10,331 in 2000. Single-family units accounted for 74.5 percent of units in 2016, compared to 69.4 in 2000. Apartment units accounted for 8.1 percent in 2016, compared to 9 percent in 2000.

Table III.14.25				
Housing Units by Type				
Hastings				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	7,169	69.4%	8,059	74.5%
Duplex	521	5%	429	4%
Tri- or Four-Plex	957	9.3%	935	8.6%
Apartment	929	9%	881	8.1%
Mobile Home	755	7.3%	496	4.6%
Boat, RV, Van, Etc.	0	0%	18	0.2%
Total	10,331	100.0%	10,818	100.0%

Some 93.2 percent of housing was occupied in 2010, compared to 93 percent in 2000. Owner-occupied housing changed 7.3 percent between 2000 and 2010, ending with owner-occupied units representing 63.8 percent of units. Vacant units changed by 1.9 percent, resulting in 737 vacant units in 2010.

Table III.14.26					
Housing Units by Tenure					
Hastings					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	9,610	93%	10,110	93.2%	5.2%
Owner-Occupied	6,013	62.6%	6,452	63.8%	7.3%
Renter-Occupied	3,597	37.4%	3,658	36.2%	1.7%
Vacant Housing Units	723	7%	737	6.8%	1.9%
Total Housing Units	10,333	100.0%	10,847	100.0%	5%

Table III.14.27 shows housing units by tenure from 2010 to 2016. By 2016, there were 10,818 housing units. An estimated 64.7 percent were owner-occupied, and 6.3 percent were vacant.

Table III.14.27				
Housing Units by Tenure				
Hastings				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	10,110	93.2%	10,134	93.7%
Owner-Occupied	6,452	63.8%	6,555	64.7%
Renter-Occupied	3,658	36.2%	3,579	35.3%
Vacant Housing Units	737	6.8%	684	6.3%
Total Housing Units	10,847	100.0%	10,818	100.0%

Households by household size are shown in Table III.14.28. There were a total of 10,110 households in 2010, up from 9,610 in 2000. One person households changed by 9.2 percent

between 2000 and 2010, while two person households changed by 5.2 percent. Three and four person households changed by -0.2 and -2.8 respectively, representing 13.2 percent and 11.1 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	3,027	31.5%	3,306	32.7%	9.2%
Two Persons	3,286	34.2%	3,456	34.2%	5.2%
Three Persons	1,337	13.9%	1,334	13.2%	-0.2%
Four Persons	1,154	12%	1,122	11.1%	-2.8%
Five Persons	536	5.6%	546	5.4%	1.9%
Six Persons	182	1.9%	218	2.2%	19.8%
Seven Persons or More	88	0.9%	128	1.3%	45.5%
Total	9,610	100.0%	10,110	100.0%	5.2%

Households by income is shown in Table III.14.29. Households earning more than \$100,000 per year represented 15.3 percent of households in 2016, compared to 5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 18.7 percent of households in 2010, compared to 19.1 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11.1 percent of households in 2016, compared to 17.3 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,675	17.3%	1,127	11.1%
\$15,000 to \$19,999	754	7.8%	779	7.7%
\$20,000 to \$24,999	773	8%	791	7.8%
\$25,000 to \$34,999	1,571	16.3%	1,203	11.9%
\$35,000 to \$49,999	1,944	20.1%	1,416	14%
\$50,000 to \$74,999	1,849	19.1%	1,894	18.7%
\$75,000 to \$99,999	608	6.3%	1,373	13.5%
\$100,000 or More	487	5%	1,551	15.3%
Total	9,661	100.0%	10,134	100.0%

Table III.14.30 shows households by year home built. Housing units built between 2000 and 2009, account for 5.9 percent and those built in 2010 or later accounted for 1.4 percent of households. Households built in the 1970's, 1980's, and 1990's account for 17 percent, 5 percent, and 9.8, respectively. Housing units built prior to 1939 represented 27.5 percent of households in 2016.

Table III.14.30				
Households by Year Home Built				
Hastings				
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	2,696	28.1%	2,789	27.5%
1940 to 1949	1,306	13.6%	984	9.7%
1950 to 1959	1,533	16%	1,311	12.9%
1960 to 1969	1,150	12%	1,083	10.7%
1970 to 1979	1,535	16%	1,722	17%
1980 to 1989	496	5.2%	510	5%
1990 to 1999	889	9.3%	993	9.8%
2000 to 2009	.	.	598	5.9%
2010 or Later	.	.	144	1.4%
Total	9,605	100.0%	10,134	100.0%

The distribution of unit types by race are shown in Table III.14.31. An estimated 77.9 percent of white households occupy single-family homes, while 48.4 percent of black households do. Some 7 percent of white households occupy apartments, while 51.6 percent of black households do. An estimated 76.3 percent of Asian, and 100 percent of American Indian households occupy single-family homes.

Table III.14.31							
Distribution of Units in Structure by Race							
Hastings							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	77.9%	48.4%	100%	76.3%	%	33.9%	32.6%
Duplex	4.1%	0%	0%	0%	%	0%	20.9%
Tri- or Four-Plex	7.2%	0%	0%	23.7%	%	18.3%	15.1%
Apartment	7%	51.6%	0%	0%	%	2.2%	8.1%
Mobile Home	3.5%	0%	0%	0%	%	45.5%	23.3%
Boat, RV, Van, Etc.	0.2%	0%	0%	0%	%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.14.32. An estimated 43.7 percent of vacant units were for rent in 2010, a -10.6 percent change since 2000. In addition, some 16.7 percent of vacant units were for sale, a change of 16 percent between 2000 and 2010. "Other" vacant units represented 26.1 percent of vacant units in 2010. This is a change of 9.7 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 III.14.32					
Disposition of Vacant Housing Units					
Hastings					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	360	49.8%	322	43.7%	-10.6%
For Sale	106	14.7%	123	16.7%	16%
Rented or Sold, Not Occupied	50	6.9%	58	7.9%	16%
For Seasonal, Recreational, or Occasional Use	31	4.3%	40	5.4%	29%
For Migrant Workers	1	0.1%	2	0.3%	100%
Other Vacant	175	24.2%	192	26.1%	9.7%
Total	723	100.0%	737	100.0%	1.9%

The disposition of vacant units between 2010 and 2016 are shown in Table III.14.33. By 2016, for rent units accounted for 14.9 percent of vacant units, while for sale units accounted for 4.8 percent. “Other” vacant units accounted for 55 percent of vacant units, representing a total of 376 “other” vacant units.

Table III.14.33				
Disposition of Vacant Housing Units				
Hastings				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	322	43.7%	102	14.9%
For Sale	123	16.7%	33	4.8%
Rented Not Occupied	20	2.7%	69	10.1%
Sold Not Occupied	38	5.2%	44	6.4%
For Seasonal, Recreational, or Occasional Use	40	5.4%	60	8.8%
For Migrant Workers	2	0.3%	0	0%
Other Vacant	192	26.1%	376	55%
Total	737	100.0%	684	100.0%

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 III.14.34. In 2016, an estimated 0.7 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table III.14.34
Overcrowding and Severe Overcrowding

Hastings
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	5,893	98.1%	70	1.2%	46	0.8%	6,009
2016 Five-Year ACS	6,487	99%	59	0.9%	9	0.1%	6,555
Renter							
2000 Census	3,421	95.1%	101	2.8%	74	2.1%	3,596
2016 Five-Year ACS	3,552	99.2%	7	0.2%	20	0.6%	10,134
Total							
2000 Census	9,314	97%	171	1.8%	120	1.2%	9,605
2016 Five-Year ACS	10,039	99.1%	66	0.7%	29	0.3%	10,134

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 15 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Hastings. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2000.

Table III.14.35
Households with Incomplete Plumbing Facilities

Hastings
2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	9,585	10,119
Lacking Complete Plumbing Facilities	20	15
Total Households	9,605	10,134
Percent Lacking	0.2%	0.1%

There were 122 households lacking complete kitchen facilities in 2016, compared to 55 households in 2000. This was a change from 0.6 percent of households in 2000 to 1.2 percent in 2016.

Table III.14.36
Households with Incomplete Kitchen Facilities

Hastings
2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	9,550	10,012
Lacking Complete Kitchen Facilities	55	122
Total Households	9,605	10,134
Percent Lacking	0.6%	1.2%

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 Hastings, 15 percent of households had a cost burden and 9.8 percent had a severe cost burden. Some 20.1 percent of renters were cost burdened, and 20.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.9 percent and a severe cost burden rate of 2.5 percent. Owner occupied households with a mortgage had a cost burden rate of 15.6 percent, and severe cost burden at 5.1 percent.

Table III.14.37									
Cost Burden and Severe Cost Burden by Tenure									
Hastings									
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	2,693	84.4%	351	11%	145	4.5%	0	0%	3,189
2016 Five-Year ACS	2,913	79.2%	575	15.6%	189	5.1%	0	0%	3,677
Owner Without a Mortgage									
2000 Census	1,905	91.1%	120	5.7%	53	2.5%	12	0.6%	2,090
2016 Five-Year ACS	2,515	87.4%	226	7.9%	71	2.5%	66	2.3%	2,878
Renter									
2000 Census	2,238	62.3%	643	17.9%	517	14.4%	193	5.4%	3,591
2016 Five-Year ACS	1,874	52.4%	718	20.1%	729	20.4%	258	7.2%	3,579
Total									
2000 Census	6,836	77.1%	1,114	12.6%	715	8.1%	205	2.3%	8,870
2016 Five-Year ACS	7,302	72.1%	1,519	15%	989	9.8%	324	3.2%	10,134

Housing Problems by Income

Table III.14.38, shows the HUD calculated Median Family Income (MFI) for a family of four for Adams County. As can be seen in 2017 the MFI was \$69,300, which compared to \$68,200 for the State of Nebraska.

Table III.14.38		
Median Family Income		
Adams County		
2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	44,800	50,400
2001	48,300	53,400
2002	49,000	55,100
2003	52,800	55,400
2004	53,700	56,300
2005	54,650	57,400
2006	56,600	59,400
2007	55,100	58,200
2008	56,700	59,800
2009	55,400	62,000
2010	57,700	62,600
2011	57,500	63,500
2012	58,300	64,400
2013	60,900	64,600
2014	63,900	66,000
2015	67,700	66,800
2016	67,000	66,500
2017	69,300	68,200



Table III.14.39 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 580 owner-occupied and 530 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 340 owner-occupied and 415 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 7,965 households without a housing problem.

Table III.14.39						
Housing Problems by Income and Tenure						
Hastings						
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	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	40	0	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	25	0	0	25
Housing cost burden greater than 50% of income (and none of the above problems)	235	30	75	0	0	340
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	105	260	50	115	580
Zero/negative income (and none of the above problems)	70	0	0	0	0	70
Has none of the 4 housing problems	140	575	835	700	3,590	5,840
Total	495	710	1,235	750	3,705	6,895
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	30	30	30	10	0	100
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)	25	0	45	0	0	70
Housing cost burden greater than 50% of income (and none of the above problems)	345	70	0	0	0	415
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	155	275	100	0	0	530
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
Has none of the 4 housing problems	145	375	740	230	635	2,125
Total	740	750	915	240	635	3,280
Total						
Lacking complete plumbing or kitchen facilities	30	30	30	10	0	100
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	40	0	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	0	70	0	0	95
Housing cost burden greater than 50% of income (and none of the above problems)	580	100	75	0	0	755
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	205	380	360	50	115	1,110
Zero/negative income (and none of the above problems)	110	0	0	0	0	110
Has none of the 4 housing problems	285	950	1,575	930	4,225	7,965
Total	1,235	1,460	2,150	990	4,340	10,175



Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.14.40 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Hastings. The number of completed surveys increased from 46 in 2016 to 48 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 0.7 percentage points and was at 3.7 percent in 2017.

Table III.14.41 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 160 single-family units in Hastings, with 10 of them available. This translates into a vacancy rate of 6.3 percent in Hastings, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 1,262 apartment units reported in the survey, with 41 of them available, which resulted in a vacancy rate of 3.2 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 2.8 percent.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	9	711	9.1	63.6
2003	8	1,073	2.7	29
2004	9	327	9.2	157.4
2005	6	246	13.4	79.1
2006	23	920	5.3	30
2007	27	1,401	11.7	27
2008	36	1,924	7.5	22.6
2009	32	1,760	5.5	21
2010	55	2,148	8.6	22
2011	49	1,633	2.5	16.5
2012	59	2,095	2.2	13.8
2013	63	1,863	2.9	23.2
2014	61	2,019	2.5	26.8
2015	49	1,821	2.5	18.2
2016	46	1,648	3.1	24.6
2017	48	1,548	3.7	22.6

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	160	10	6.3%	3.7%
Apartments	1,262	41	3.2%	2.7%
Mobile Homes	0	0	%	12.5%
"Other" Units	66	7	10.6%	.
Don't Know	60	0	0%	1.2%
Total	1,548	58	3.7%	2.8%

Table III.14.42, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 25 units. The most common apartment units were one bedroom units, with 209 units.

Table III.14.42 Rental Units by Number of Bedrooms Hastings 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	2	209	0	0	·	211
Two	24	187	0	0	·	211
Three	25	130	0	28	·	183
Four	10	8	0	0	·	18
Don’t Know	99	728	0	66	60	953
Total	160	1,262	0	66	60	1,548

Table III.14.43 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 8 percent.

Table III.14.43 Single-Family Units by Number of Bedrooms Hastings 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	2	0	0%
Two	24	0	0%
Three	25	2	8%
Four	10	0	0%
Don’t know	99	8	8.1%
Total	160	10	6.3%

Table III.14.44 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 4.3 percent.

Table III.14.44 Apartment Units by Number of Bedrooms Hastings 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	209	9	4.3%
Two	187	2	1.1%
Three	130	1	0.8%
Four	8	0	0%
Don’t know	728	29	4%
Total	1,262	41	3.2%

Average market-rate rents by unit type are shown in Table III.14.45. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.14.45					
Average Market Rate Rents by Number of Bedrooms					
Hastings					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$500	\$478.8	\$	\$	\$481.1
Two	\$645	\$578.3	\$	\$	\$601.3
Three	\$807.5	\$645	\$	\$	\$717.2
Four	\$937.5	\$	\$	\$	\$937.5
Don't know	\$800	\$575	\$	\$	
Total	\$749.7	\$563.7	\$	\$	\$616.2

Table III.14.46 shows vacancy rates for single-family units by average rental rates for Hastings. The most common rent for single-family units was \$500 to \$749 dollars and units in this price range had a vacancy rate of 7.5 percent.

Table III.14.46			
Single-Family Market Rate Rents by Vacancy Status			
Hastings			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	93	7	7.5%
\$750 to \$999	33	0	0%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	5	0	0%
Missing	29	3	10.3%
Total	160	10	6.3%

The average rent and availability of apartment units is displayed in Table III.14.47. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 3.2 percent.

Table III.14.47 Apartment Market Rate Rents by Vacancy Status Hastings 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	65	5	7.7%
\$500 to \$749	555	18	3.2%
\$750 to \$999	5	0	0%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	637	18	2.8%
Total	1,262	41	3.2%

Respondents were asked if utilities are included in the rent and, as shown in Table III.14.48, 25 respondents, or 69.4 percent, included some sort of utility in the rent.

Table III.14.48 Are there any utilities included with the rent? Hastings 2017 Survey of Rental Properties	
Period	Respondent
Yes	25
No	11
% Offering Utilities	69.4%

The type of utility included in the rent is shown in Table III.14.49. There were 8 respondents who included electricity, 9 respondents who included natural gas, 21 respondents who included water and sewer and 21 respondents included trash collection in the rent.

Table III.14.49 Which utilities are included with the rent? Hastings 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	8
Natural Gas	9
Water/Sewer	21
Trash Collection	21

Table III.14.50 shows the number of survey respondents who keep a waiting list. As can be seen, 15 respondents said they keep a waitlist, with an estimated 59 persons on the wait list.

Table III.14.50 Do you keep a waiting list? Hastings 2017 Survey of Rental Properties	
Period	Respondent
Yes	15
No	23
Waitlist Size	59

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.14.51 most respondents indicated there was low need for the renovation of existing single-family units and low need for the renovation of existing apartment units.

Table III.14.51 How would you rate the need for renovation of existing units in the city? Hastings 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	1		
Low Need	12	12	10	10
Moderate Need	4	4	3	3
High Need	9	10	6	6
Extreme Need	3	3	2	2

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.14.52 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 III.14.52 How would you rate the need for construction of new units in the city? Hastings 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	10	11	9	9
Low Need	7	8	5	5
Moderate Need	5	5	5	5
High Need	6	6	2	2
Extreme Need	2	2	2	2