

**VOLUME III:
MCCOOK**

NEBRASKA PROFILE

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McCook

DEMOGRAPHICS

Population Estimates

Table III.19.1, at right shows the population for the City of McCook. As can be seen, the population in McCook decreased from 7,698 persons in 2010 to 7,526 person in 2016, or by -2.2 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 McCook. Although a city may span several counties, for the county level data pieces, Red Willow County was selected. For a more in-depth county level view, please refer to Red Willow County in Volume II of this profile.

Red Willow 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 Red Willow County increased from 21 persons in 2015 to 27 persons in 2016, with an additional net movement of 23 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.19.2.

Year	Population	Percent Yearly Change
2000	7,994	.
2001	8,034	0.5%
2002	7,996	-0.5%
2003	7,917	-1%
2004	7,928	0.1%
2005	7,828	-1.3%
2006	7,809	-0.2%
2007	7,708	-1.3%
2008	7,689	-0.2%
2009	7,678	-0.1%
2010	7,698	0.3%
2011	7,673	-0.3%
2012	7,680	0.1%
2013	7,696	0.2%
2014	7,595	-1.3%
2015	7,578	-0.2%
2016	7,526	-0.7%

Table III.19.2			
Driver's Licenses Exchanged and Surrendered			
Red Willow County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	201	176	25
Calendar 2002	200	146	54
Calendar 2003	199	115	84
Calendar 2004	180	140	40
Calendar 2005	171	158	13
Calendar 2006	173	144	29
Calendar 2007	171	157	14
Calendar 2008	173	142	31
Calendar 2009	157	119	38
Calendar 2010	220	207	13
Calendar 2011	167	110	57
Calendar 2012	162	106	56
Calendar 2013	172	120	52
Calendar 2014	165	146	19
Calendar 2015	162	141	21
Calendar 2016	174	147	27
First Half of 2017	86	63	23

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.19.3, shows population by age for the 2000 and 2010 Census. The population changed by -3.7 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -9 percent to a total of 1,504 persons in 2010. Those aged 25 to 34 changed by 13.4 percent, and those aged under 5 changed by 2.2 percent.

Table III.19.3
Population by Age

McCook
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	510	6.4%	521	6.8%	2.2%
5 to 19	1,706	21.3%	1,515	19.7%	-11.2%
20 to 24	486	6.1%	455	5.9%	-6.4%
25 to 34	821	10.3%	931	12.1%	13.4%
35 to 54	2,092	26.2%	1,864	24.2%	-10.9%
55 to 64	726	9.1%	908	11.8%	25.1%
65 or Older	1,653	20.7%	1,504	19.5%	-9%
Total	7,994	100.0%	7,698	100.0%	-3.7%

The elderly population is further explored in Table III.19.4. Those aged 65 to 66 changed by -18.9 percent between 2000 and 2010, resulting in a population of 120 persons. Those aged 85 or older changed by 11.9 percent during the same time period, and resulted in 310 persons over age 85 in 2010.

Table III.19.4
Elderly Population by Age

McCook
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	148	9%	120	8%	-18.9%
67 to 69	204	12.3%	187	12.4%	-8.3%
70 to 74	396	24%	321	21.3%	-18.9%
75 to 79	358	21.7%	266	17.7%	-25.7%
80 to 84	270	16.3%	300	19.9%	11.1%
85 or Older	277	16.8%	310	20.6%	11.9%
Total	1,653	100.0%	1,504	100.0%	-9%

Population by race and ethnicity is shown in Table III.19.5 representing 95.8 percent of the white population in 2010. The black population changed by 171.4 percent, representing 0.5 percent of the population in 2010. The American Indian and Asian populations represented 0.5 and 0.4 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 86.6 percent between 2000 and 2010, compared to the -6 percent growth rate for non-Hispanics.

Table III.19.5
Population by Race and Ethnicity

McCook
2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	7,784	97.4%	7,372	95.8%	-5.3%
Black	14	0.2%	38	0.5%	171.4%
American Indian	36	0.5%	39	0.5%	8.3%
Asian	14	0.2%	29	0.4%	107.1%
Native Hawaiian/ Pacific Islander	0	0%	1	0%	
Other	73	0.9%	116	1.5%	58.9%
Two or More Races	73	0.9%	103	1.3%	41.1%
Total	7,994	100.0%	7,698	100.0%	-3.7%
Hispanic	202	2.5%	377	4.9%	86.6%
Non-Hispanic	7,792	97.5%	7,321	95.1%	-6%

Population by race and ethnicity through 2016 is shown in Table III.19.6. The white population represented 98 percent of the population in 2016, compared with black households accounting for 0.6 percent of the population. Hispanic households represented 6.4 percent of the population in 2016.

Table III.19.6				
Population by Race and Ethnicity				
McCook				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,372	95.8%	7,467	98%
Black	38	0.5%	48	0.6%
American Indian	39	0.5%	25	0.3%
Asian	29	0.4%	36	0.5%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	116	1.5%	6	0.1%
Two or More Races	103	1.3%	36	0.5%
Total	7,698	100.0%	7,618	100.0%
Non-Hispanic	7,321	95.1%	7,128	93.6%
Hispanic	377	4.9%	490	6.4%

The population by race is broken down further by ethnicity in Table III.19.7. While the white non-Hispanic population changed by -7 percent between 2000 and 2010, the white Hispanic population changed by 126.7 percent. The black non-Hispanic population changed by 192.3 percent, while the black Hispanic population changed by -100 percent.

Table III.19.7					
Population by Race and Ethnicity					
McCook					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	7,683	98.6%	7,143	97.6%	-7%
Black	13	0.2%	38	0.5%	192.3%
American Indian	28	0.4%	33	0.5%	17.9%
Asian	13	0.2%	25	0.3%	92.3%
Native Hawaiian/ Pacific Islander	0	0%	1	0%	
Other	4	0.1%	6	0.1%	50%
Two or More Races	51	0.7%	75	1%	47.1%
Total Non-Hispanic	7,792	100.0%	7,321	100.0%	-6%
Hispanic					
White	101	50%	229	60.7%	126.7%
Black	1	0.5%	0	0%	-100%
American Indian	8	4%	6	1.6%	-25%
Asian	1	0.5%	4	1.1%	300%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	69	34.2%	110	29.2%	59.4%
Two or More Races	22	10.9%	28	7.4%	27.3%
Total Hispanic	202	100.0%	377	100.0%	-6%
Total Population	7,994	100.0%	7,698	100.0%	-3.7%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.19.8. During this time, the total non-Hispanic population was 7,128 persons in 2016. The Hispanic population was 490.

Table III.19.8				
Population by Race and Ethnicity				
McCook				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	7,143	97.6%	6,983	98%
Black	38	0.5%	48	0.7%
American Indian	33	0.5%	25	0.4%
Asian	25	0.3%	36	0.5%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	6	0.1%	0	0%
Two or More Races	75	1%	36	0.5%
Total Non-Hispanic	7,321	100.0%	7,128	100.0%
Hispanic				
White	229	60.7%	484	98.8%
Black	0	0%	0	0%
American Indian	6	1.6%	0	0%
Asian	4	1.1%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	110	29.2%	6	1.2%
Two or More Races	28	7.4%	0	0%
Total Hispanic	377	100.0	490	100.0%
Total Population	7,698	100.0%	7,618	100.0%

Households by type and tenure are shown in Table III.19.9. Family households represented 57.6 percent of households, while non-family households accounted for 42.4 percent. These changed from 60.8 and 39.2 percent, respectively.

Table III.19.9				
Household Type by Tenure				
McCook				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,021	60.8%	1,867	57.6%
Married-Couple Family	1,590	78.7%	1,496	80.1%
Owner-Occupied	1,341	84.3%	1,250	83.6%
Renter-Occupied	249	15.7%	246	16.4%
Other Family	431	21.3%	371	23.1%
Male Householder, No Spouse Present	123	28.5%	117	33.2%
Owner-Occupied	58	47.2%	103	88%
Renter-Occupied	65	52.8%	14	12%
Female Householder, No Spouse Present	308	71.5%	254	83%
Owner-Occupied	138	44.8%	159	62.6%
Renter-Occupied	170	55.2%	95	37.4%
Non-Family Households	1,303	39.2%	1,374	42.4%
Owner-Occupied	639	49%	864	62.9%
Renter-Occupied	664	51%	510	37.1%
Total	3,324	100.0%	3,241	100.0%



The group quarters population was 211 in 2010, compared to 262 in 2000. Institutionalized populations experienced a -38.0 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 2.5 percent change during this same time period.

Table III.19.10					
Group Quarters Population					
McCook					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	3	2.1%	0	0%	-100%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	139	97.9%	88	100%	-36.7%
Other Institutions	0	0%	0	0%	%
Total	142	100.0%	88	100.0%	-38.0%
Non-Institutionalized					
College Dormitories	76	63.3%	106	86.2%	39.5%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	44	36.7%	17	13.8%	-61.4%
Total	120	100.0%	123	100.0%	2.5%
Group Quarters Population	262	100.0%	211	100.0%	-19.5%

The number of foreign-born persons is shown in Table III.19.11. An estimated 1.2 percent of the population was born in Mexico, with 0.5 percent born in England, and another 0.5 percent were born in Korea.

Table III.19.11			
Place of Birth for the Foreign-Born Population			
McCook			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	93	1.2%
#2 country of origin	England	39	0.5%
#3 country of origin	Korea	36	0.5%
#4 country of origin	Ethiopia	29	0.4%
#5 country of origin	Canada	19	0.2%
#6 country of origin	Afghanistan	0	0%
#7 country of origin	Africa n.e.c	0	0%
#8 country of origin	Albania	0	0%
#9 country of origin	Argentina	0	0%
#10 country of origin	Armenia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.19.12. An estimated 0.9 percent of the population speaks Spanish at home.

Table III.19.12 Limited English Proficiency and Language Spoken at Home McCook 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	67	0.9%
#2 LEP Language	Arabic	0	0%
#3 LEP Language	Chinese	0	0%
#4 LEP Language	French, Haitian, or Cajun	0	0%
#5 LEP Language	German or other West Germanic languages	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.19.13. Some 21.9 percent of the population was disabled in 2000, or a total of 1,586 persons. The disability rate was highest for those over 65, with 37.7 percent disabled.

Table III.19.13 Disability by Age McCook 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	92	8.1%
16 to 64	919	20.1%
65 and older	575	37.7%
Total	1,586	21.9%

Table III.19.14 shows disability by type in 2000. There were 786 physical disabilities in 2000, some 633 employment disabilities, and 424 go-outside-home disabilities reported.

Table III.19.14 Total Disabilities Tallied: Aged 5 and Older McCook 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	380
Physical disability	786
Mental disability	346
Self-care disability	185
Employment disability	633
Go-outside-home disability	424
Total	2,754



Disability by age, as estimated by the 2016 ACS, is shown in Table III.19.15. The disability rate for females was 12.5 percent, compared to 12.1 percent for males. The disability rate changed precipitously higher with age, with 56.6 percent of those over 75 experiencing a disability.

Table III.19.15 Disability by Age McCook 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	34	13.1%	34	6.4%
5 to 17	0	0%	9	1.6%	9	0.7%
18 to 34	24	2.9%	27	3.2%	51	3.1%
35 to 64	144	11.4%	88	6.6%	232	9%
65 to 74	105	37.8%	56	18.3%	161	27.6%
75 or Older	178	59.5%	262	54.8%	440	56.6%
Total	451	12.1%	476	12.5%	927	12.3%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.19.16. Some 5.4 percent have an ambulatory disability, 3.9 have an independent living disability, and 1.1 percent have a self-care disability.

Table III.19.16 Total Disabilities Tallied: Aged 5 and Older McCook 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	493	6.6%
Vision disability	158	2.1%
Cognitive disability	282	4%
Ambulatory disability	379	5.4%
Self-Care disability	79	1.1%
Independent living disability	221	3.9%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.19.17 and Table III.19.18. In 2016, some 3,836 persons were employed and 250 were unemployed. This totaled a labor force of 4,086 persons. The unemployment rate for McCook was estimated to be 6.1 percent in 2016.

Table III.19.17 Employment, Labor Force and Unemployment McCook 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,836
Unemployed	250
Labor Force	4,086
Unemployment Rate	6.1%



In 2016, 96.2 percent of households in McCook had a high school education or greater.

Table III.19.18	
High School or Greater Education	
McCook	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	3,117
Total Households	3,241
Percent High School or Above	96.2%

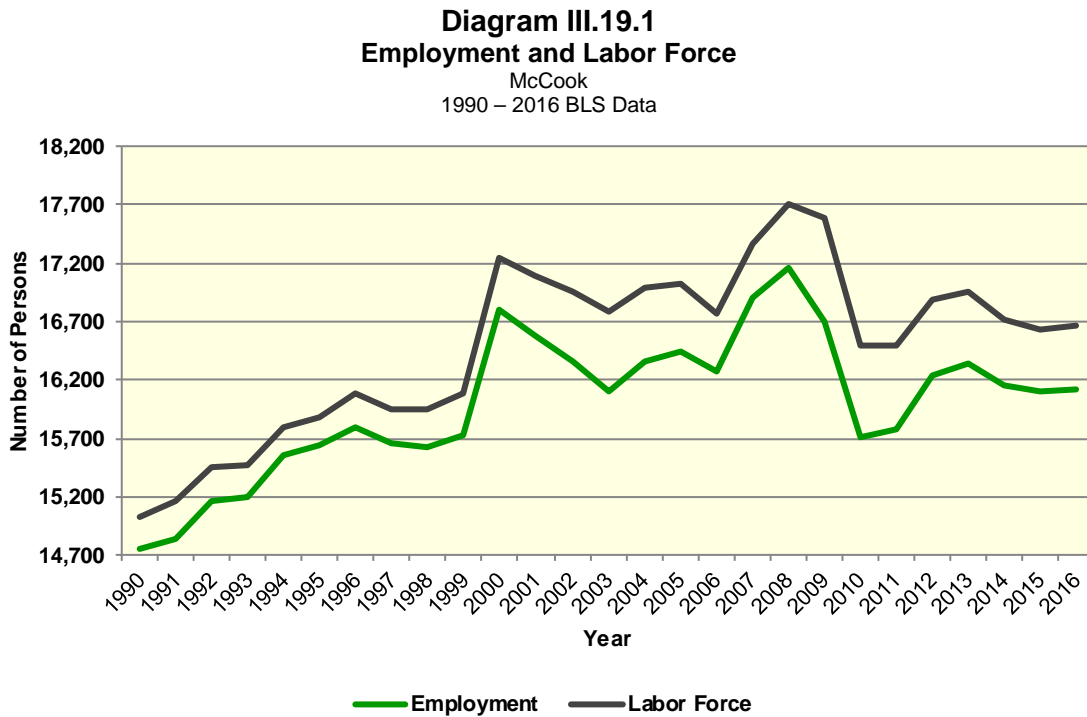
As seen in Table III.19.19, 34.3 percent of the population had a high school diploma or equivalent, another 43.2 percent have some college, 11.1 percent have a Bachelor's Degree, and 4.9 percent of the population had a graduate or professional degree.

Table III.19.19		
Educational Attainment		
McCook		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	376	6.6%
High School or Equivalent	1,960	34.3%
Some College or Associates Degree	2,467	43.2%
Bachelor's Degree	634	11.1%
Graduate or Professional Degree	279	4.9%
Total Population Above 18 years	5,716	100.0%

ECONOMICS

Labor Force

Diagram III.19.1, shows the employment and labor force for McCook. The difference between the two lines represents the number of unemployed persons.



Red Willow 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.19.2, shows real average earnings per job for Red Willow County from 1990 to 2016. Over this period the average earnings per job for McCook was 37,323 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram III.19.2
Real Average Earnings Per Job
 Red Willow County
 BEA Data 1990 - 2016

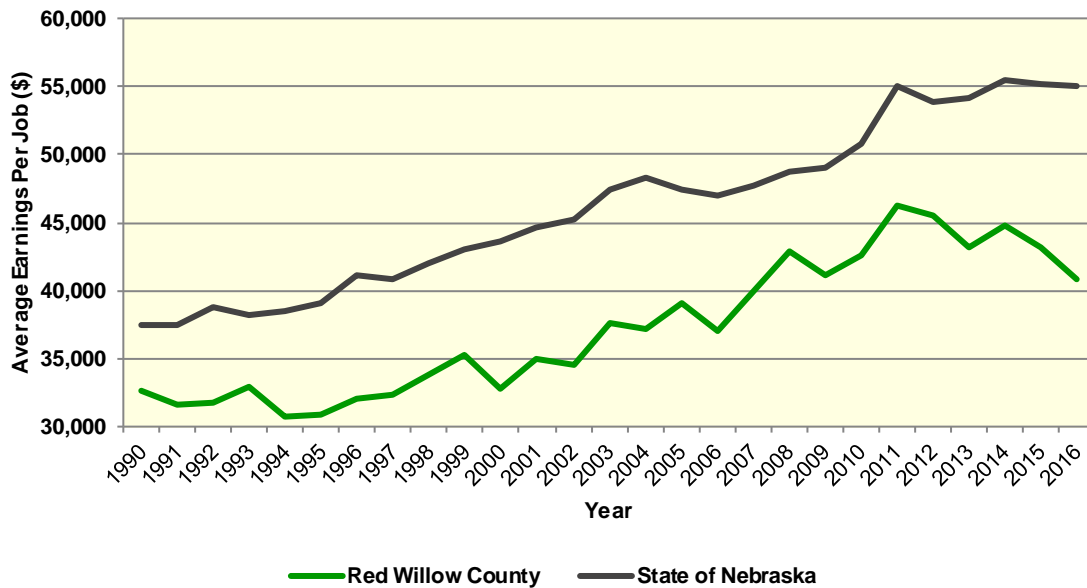
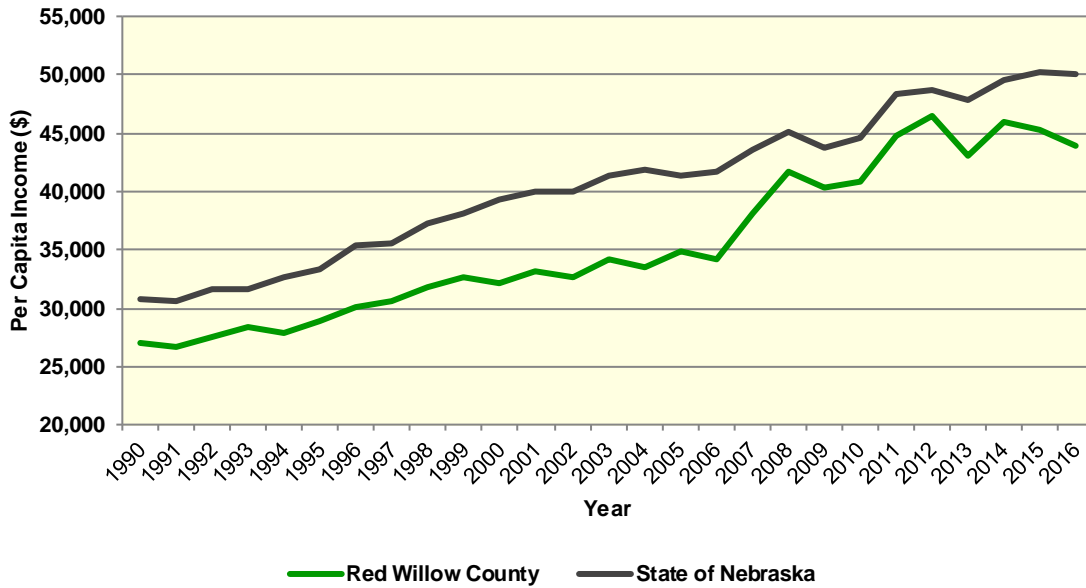


Diagram III.19.3, shows real per capita income McCook from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for McCook was 35,457 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

**Diagram III.19.3
Real Per Capita Income**

McCook
BEA Data 1990 - 2016



Nebraska Department of Revenue: Red Willow County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 11.4 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 8.2 percent over the period. In 2016 there were 587 returns for AGIs of \$100,000 or more. Table III.19.20 presents AGI distribution for the years 2000 through 2016.

Table III.19.20 Income Tax Returns by Adjusted Gross Income Red Willow 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 ⁴⁰
2000	1,463	417	856	642	707	646	225	145	16	5,117
2001	1,461	392	853	647	696	642	224	131	19	5,065
2002	1,450	458	819	641	649	664	227	127	11	5,046
2003	1,360	446	803	618	662	676	253	144	12	4,974
2004	1,294	417	807	607	665	678	269	169	17	4,923
2005	1,072	377	680	563	612	686	292	186	25	4,493
2006	1,059	439	840	595	648	804	319	231	24	4,959
2007	1,051	436	729	585	634	817	392	281	29	4,954
2008	1,025	444	780	602	661	823	418	327	36	5,116
2009	999	444	764	618	632	780	398	321	34	4,990
2010	942	445	713	586	644	787	459	357	41	4,974
2011	976	451	701	572	632	805	483	376	54	5,050
2012	907	427	663	613	635	780	495	468	67	5,055
2013	900	402	666	552	678	742	506	475	69	4,990
2014	867	360	679	541	655	749	494	578	68	4,991
2015	859	383	702	540	673	735	527	533	60	5,012
2016	834	374	633	538	697	731	481	532	55	4,875

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 1,415 in 2010 to 1,100 in 2016, with the poverty rate reaching 10.7 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.19.21 presents poverty data for Red Willow County.

The rate of poverty for McCook is shown in Table III.19.22. In 2016, there were an estimated 817 persons living in poverty. This represented a 11.1 percent poverty rate, compared to 9.4 percent poverty in 2000. In 2016, some 13.2 percent of those in poverty were under age 6, and 13.3 percent were 65 or older.

Table III.19.21 Persons in Poverty Red Willow County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	1,153	10.2%
2001	1,193	10.7%
2002	1,269	11.4%
2003	1,169	10.7%
2004	1,136	10.4%
2005	1,229	11.4%
2006	1,195	11.2%
2007	1,187	11.3%
2008	1,110	10.6%
2009	1,272	12.3%
2010	1,415	13.3%
2011	1,217	11.4%
2012	1,244	11.7%
2013	1,302	12.2%
2014	1,227	11.7%
2015	1,237	11.8%
2016	1,100	10.7%

⁴⁰ 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.19.22				
Poverty by Age				
McCook				
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	66	9.2%	108	13.2%
6 to 17	117	16.3%	124	15.2%
18 to 64	408	56.7%	476	58.3%
65 or Older	128	17.8%	109	13.3%
Total	719	100.0%	817	100.0%
Poverty Rate	9.4%	.	11.1%	.

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 McCook increased from 8 authorizations in 2015 to 24 in 2016.

The real value of single-family building permits decreased from \$239,045 in 2015 to \$201,750 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.19.23.

Table III.19.23
Building Permits and Valuation
 McCook
 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	17	6	4	0	27	122,611	0
1981	28	0	0	0	28	146,440	0
1982	18	4	0	30	52	132,056	54,715
1983	29	8	8	30	75	130,213	48,056
1984	32	6	0	0	38	111,215	0
1985	24	0	0	0	24	109,310	0
1986	3	0	0	0	3	127,179	0
1987	6	0	0	0	6	139,432	0
1988	4	2	0	0	6	156,868	0
1989	5	0	0	0	5	140,187	0
1990	8	2	0	0	10	161,048	0
1991	10	2	0	0	12	160,717	0
1992	7	0	0	0	7	154,093	0
1993	3	0	0	16	19	100,262	67,484
1994	8	2	0	54	64	172,746	58,736
1995	13	0	0	26	39	117,552	61,633
1996	9	8	0	16	33	267,710	9,382
1997	12	0	0	0	12	152,310	0
1998	18	0	0	0	18	185,233	0
1999	12	0	0	0	12	106,243	0
2000	7	0	0	24	31	154,075	66,680
2001	9	0	0	0	9	197,087	0
2002	17	0	0	0	17	198,263	0
2003	5	6	0	0	11	133,111	0
2004	3	8	0	0	11	102,538	0
2005	5	0	0	0	5	159,680	0
2006	6	0	0	0	6	132,424	0
2007	3	0	0	0	3	152,660	0
2008	2	0	0	0	2	87,030	0
2009	3	0	0	0	3	299,981	0
2010	0	0	0	0	0	0	0
2011	3	12	0	15	30	136,641	83,470
2012	5	12	0	15	32	207,605	176,535
2013	5	0	0	0	5	219,952	0
2014	5	0	0	0	5	216,078	0
2015	8	16	0	0	24	239,045	0
2016	24	0	0	0	24	201,750	0

Diagram III.19.4 Single-Family Permits

McCook
Census Bureau Data, 1980–2016

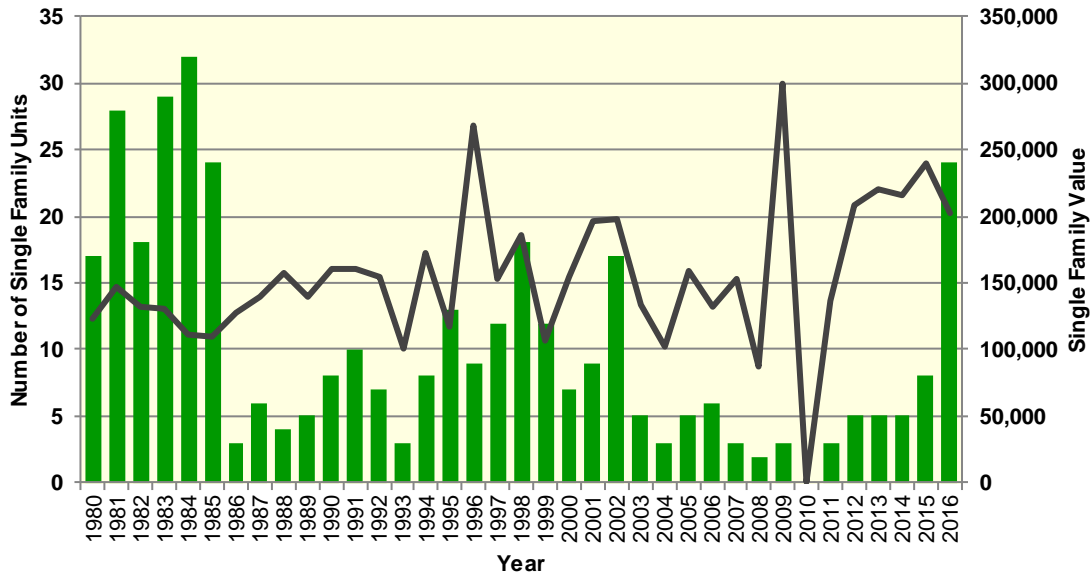
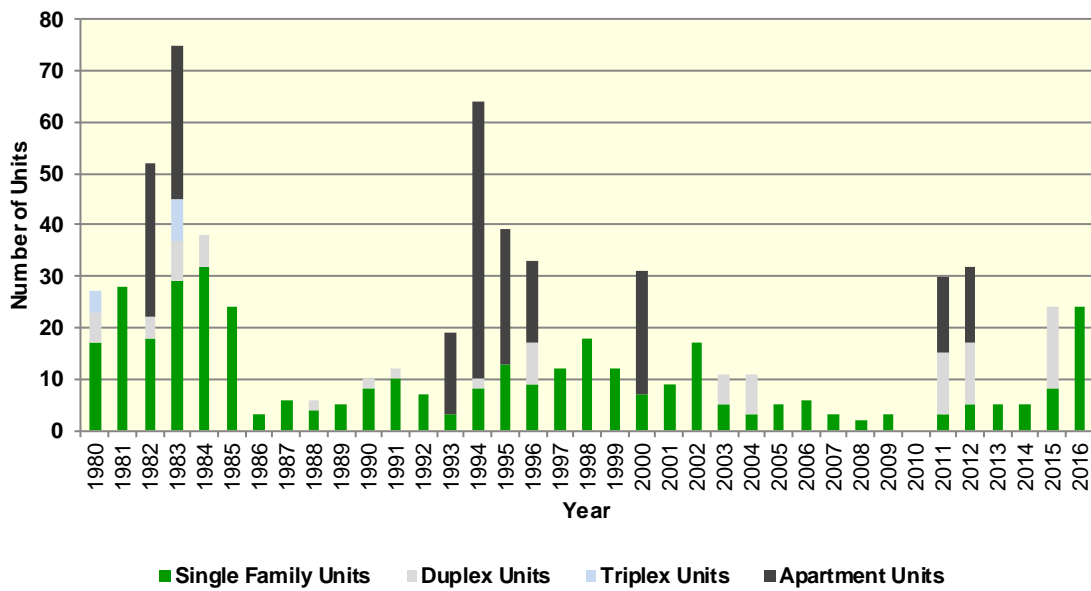


Diagram III.19.5 Total Permits by Unit Type

McCook
Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.19.24. In 2016, there were 3,612 housing units, up from 3,739 in 2000. Single-family units accounted for 80.1 percent of units in 2016, compared to 74.3 in 2000. Apartment units accounted for 11.2 percent in 2016, compared to 11.4 percent in 2000.

Table III.19.24 Housing Units by Type				
McCook 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,777	74.3%	2,893	80.1%
Duplex	91	2.4%	71	2%
Tri- or Four-Plex	137	3.7%	111	3.1%
Apartment	425	11.4%	403	11.2%
Mobile Home	301	8.1%	134	3.7%
Boat, RV, Van, Etc.	8	0.2%	0	0%
Total	3,739	100.0%	3,612	100.0%

Some 89.4 percent of housing was occupied in 2010, compared to 89.8 percent in 2000. Owner-occupied housing changed -3.5 percent between 2000 and 2010, ending with owner-occupied units representing 65.5 percent of units. Vacant units changed by 2.6 percent, resulting in 393 vacant units in 2010.

Table III.19.25 Housing Units by Tenure					
McCook 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,371	89.8%	3,324	89.4%	-1.4%
Owner-Occupied	2,255	66.9%	2,176	65.5%	-3.5%
Renter-Occupied	1,116	33.1%	1,148	34.5%	2.9%
Vacant Housing Units	383	10.2%	393	10.6%	2.6%
Total Housing Units	3,754	100.0%	3,717	100.0%	-1%

Table III.19.26 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,612 housing units. An estimated 73.3 percent were owner-occupied, and 10.3 percent were vacant.

Table III.19.26 Housing Units by Tenure				
McCook 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,324	89.4%	3,241	89.7%
Owner-Occupied	2,176	65.5%	2,376	73.3%
Renter-Occupied	1,148	34.5%	865	26.7%
Vacant Housing Units	393	10.6%	371	10.3%
Total Housing Units	3,717	100.0%	3,612	100.0%

Households by household size are shown in Table III.19.27. There were a total of 3,324 households in 2010, up from 3,371 in 2000. One person households changed by 5.3 percent between 2000 and 2010, while two person households changed by -2.5 percent. Three and four person households changed by -6.7 and -11.9 respectively, representing 11.8 percent and 10.3 percent of the population in 2010.

Table III.19.27					
Households by Household Size					
McCook					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	1,069	31.7%	1,126	33.9%	5.3%
Two Persons	1,240	36.8%	1,209	36.4%	-2.5%
Three Persons	421	12.5%	393	11.8%	-6.7%
Four Persons	388	11.5%	342	10.3%	-11.9%
Five Persons	184	5.5%	171	5.1%	-7.1%
Six Persons	47	1.4%	61	1.8%	29.8%
Seven Persons or More	22	0.7%	22	0.7%	0%
Total	3,371	100.0%	3,324	100.0%	-1.4%

Households by income is shown in Table III.19.28. Households earning more than \$100,000 per year represented 16.9 percent of households in 2016, compared to 4.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 15.9 percent of households in 2010, compared to 16.7 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 17.4 percent of households in 2016, compared to 22 percent in 2000.

Table III.19.28				
Households by Income				
McCook				
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	742	22%	564	17.4%
\$15,000 to \$19,999	285	8.5%	182	5.6%
\$20,000 to \$24,999	262	7.8%	231	7.1%
\$25,000 to \$34,999	553	16.4%	426	13.1%
\$35,000 to \$49,999	670	19.9%	537	16.6%
\$50,000 to \$74,999	562	16.7%	515	15.9%
\$75,000 to \$99,999	148	4.4%	237	7.3%
\$100,000 or More	146	4.3%	549	16.9%
Total	3,368	100.0%	3,241	100.0%

Table III.19.29 shows households by year home built. Housing units built between 2000 and 2009, account for 0.8 percent and those built in 2010 or later accounted for 0 percent of households. Households built in the 1970's, 1980's, and 1990's account for 13.1 percent, 12.2 percent, and 6.4, respectively. Housing units built prior to 1939 represented 28.8 percent of households in 2016.

Table III.19.29				
Households by Year Home Built				
McCook				
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	1,026	30.6%	933	28.8%
1940 to 1949	308	9.2%	236	7.3%
1950 to 1959	452	13.5%	483	14.9%
1960 to 1969	593	17.7%	533	16.4%
1970 to 1979	402	12%	425	13.1%
1980 to 1989	316	9.4%	397	12.2%
1990 to 1999	257	7.7%	207	6.4%
2000 to 2009	.	.	27	0.8%
2010 or Later	.	.	0	0%
Total	3,354	100.0%	3,241	100.0%

The distribution of unit types by race are shown in Table III.19.30. An estimated 80.9 percent of white households occupy single-family homes. Some 10.7 percent of white households occupy apartments. An estimated 100 percent of American Indian households occupy single-family homes.

Table III.19.30							
Distribution of Units in Structure by Race							
McCook							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	80.9%	%	100%	%	%	%	%
Duplex	2.2%	%	0%	%	%	%	%
Tri- or Four-Plex	2.8%	%	0%	%	%	%	%
Apartment	10.7%	%	0%	%	%	%	%
Mobile Home	3.3%	%	0%	%	%	%	%
Boat, RV, Van, Etc.	0%	%	0%	%	%	%	%
Total	100.0%	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.19.31. An estimated 38.4 percent of vacant units were for rent in 2010, a 0.7 percent change since 2000. In addition, some 13.7 percent of vacant units were for sale, a change of 17.4 percent between 2000 and 2010. “Other” vacant units represented 32.6 percent of vacant units in 2010. This is a change of -1.5 percent since 2000. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a “blighting” effect.

Table III.19.31					
Disposition of Vacant Housing Units					
McCook					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	150	39.2%	151	38.4%	0.7%
For Sale	46	12%	54	13.7%	17.4%
Rented or Sold, Not Occupied	33	8.6%	17	4.3%	-48.5%
For Seasonal, Recreational, or Occasional Use	24	6.3%	43	10.9%	79.2%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	130	33.9%	128	32.6%	-1.5%
Total	383	100.0%	393	100.0%	2.6%

The disposition of vacant units between 2010 and 2016 are shown in Table III.19.32. By 2016, for rent units accounted for 15.4 percent of vacant units, while for sale units accounted for 0 percent. “Other” vacant units accounted for 58 percent of vacant units, representing a total of 215 “other” vacant units.

Table III.19.32				
Disposition of Vacant Housing Units				
McCook				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	151	38.4%	57	15.4%
For Sale	54	13.7%	0	0%
Rented Not Occupied	0	0%	21	5.7%
Sold Not Occupied	17	4.3%	17	4.6%
For Seasonal, Recreational, or Occasional Use	43	10.9%	33	8.9%
For Migrant Workers	0	0%	28	7.5%
Other Vacant	128	32.6%	215	58%
Total	393	100.0%	371	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.19.33. In 2016, an estimated 0.9 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.19.33 Overcrowding and Severe Overcrowding McCook 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	2,265	100%	0	0%	0	0%	2,265
2016 Five-Year ACS	2,371	99.8%	5	0.2%	0	0%	2,376
Renter							
2000 Census	1,050	96.4%	33	3%	6	0.6%	1,089
2016 Five-Year ACS	841	97.2%	24	2.8%	0	0%	3,241
Total							
2000 Census	3,315	98.8%	33	1%	6	0.2%	3,354
2016 Five-Year ACS	3,212	99.1%	29	0.9%	0	0%	3,241

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

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

Table III.19.34 Households with Incomplete Plumbing Facilities McCook 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,354	3,241
Lacking Complete Plumbing Facilities	0	0
Total Households	3,354	3,241
Percent Lacking	0%	0%

There were 10 households lacking complete kitchen facilities in 2016, compared to 0 households in 2000. This was a change from 0 percent of households in 2000 to 0.3 percent in 2016.

Table III.19.35 Households with Incomplete Kitchen Facilities McCook 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,354	3,231
Lacking Complete Kitchen Facilities	0	10
Total Households	3,354	3,241
Percent Lacking	0%	0.3%

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 McCook, 17.7 percent of households had a cost burden and 8 percent had a severe cost burden. Some 26.8 percent of renters were cost burdened, and 19.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 14 percent and a severe cost burden rate of 3.3 percent. Owner occupied households with a mortgage had a cost burden rate of 14.7 percent, and severe cost burden at 4.1 percent.

Table III.19.36
Cost Burden and Severe Cost Burden by Tenure
 McCook
 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	895	82.1%	150	13.8%	37	3.4%	8	0.7%	1,090
2016 Five-Year ACS	964	81.1%	175	14.7%	49	4.1%	0	0%	1,188
Owner Without a Mortgage									
2000 Census	745	83%	107	11.9%	46	5.1%	0	0%	898
2016 Five-Year ACS	940	79.1%	166	14%	39	3.3%	43	3.6%	1,188
Renter									
2000 Census	632	58%	190	17.4%	163	15%	104	9.6%	1,089
2016 Five-Year ACS	439	50.8%	232	26.8%	172	19.9%	22	2.5%	865
Total									
2000 Census	2,272	73.8%	447	14.5%	246	8%	112	3.6%	3,077
2016 Five-Year ACS	2,343	72.3%	573	17.7%	260	8%	65	2%	3,241

Housing Problems by Income

Table III.19.37, shows the HUD calculated Median Family Income (MFI) for a family of four for Red Willow County. As can be seen in 2017 the MFI was \$62,400, which compared to \$68,200 for the State of Nebraska.

Table III.19.37
Median Family Income
 Red Willow County
 2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	40,700	50,400
2001	43,300	53,400
2002	43,400	55,100
2003	45,900	55,400
2004	48,100	56,300
2005	48,350	57,400
2006	50,100	59,400
2007	49,000	58,200
2008	50,400	59,800
2009	52,000	62,000
2010	52,500	62,600
2011	55,500	63,500
2012	56,300	64,400
2013	58,300	64,600
2014	59,600	66,000
2015	62,400	66,800
2016	60,400	66,500
2017	62,400	68,200



Table III.19.38 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 255 owner-occupied and 245 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 85 owner-occupied and 155 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,525 households without a housing problem.

Table III.19.38						
Housing Problems by Income and Tenure						
McCook						
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	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	20	20
Housing cost burden greater than 50% of income (and none of the above problems)	25	60	0	0	0	85
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	70	70	30	25	255
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	25	115	450	235	1,105	1,930
Total	125	245	520	265	1,150	2,305
Renter-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	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	15	0	10	25
Housing cost burden greater than 50% of income (and none of the above problems)	110	30	15	0	0	155
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	80	105	40	0	20	245
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	10	85	130	205	165	595
Total	210	220	200	205	195	1,030
Total						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	15	0	30	45
Housing cost burden greater than 50% of income (and none of the above problems)	135	90	15	0	0	240
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	140	175	110	30	45	500
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
Has none of the 4 housing problems	35	200	580	440	1,270	2,525
Total	335	465	720	470	1,345	3,335

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.19.39 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in McCook. The number of completed surveys increased from 7 in 2016 to 10 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 1.5 percentage points and was at 8 percent in 2017.

Table III.19.39 Survey of Rental Properties McCook 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009				
2010				
2011				
2012	15	266	3	16.2
2013	13	253	5.1	33.8
2014	12	320	1.9	44.7
2015	10	224	7.1	16.7
2016	7	246	6.5	30.1
2017	10	276	8	24.2

Table III.19.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 6 single-family units in McCook, with 0 of them available. This translates into a vacancy rate of 0 percent in McCook, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 234 apartment units reported in the survey, with 22 of them available, which resulted in a vacancy rate of 9.4 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 5 percent.

Table III.19.40 Rental Vacancy Survey by Type McCook 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	6	0	0%	2.3%
Apartments	234	22	9.4%	6.1%
Mobile Homes	1	0	0%	0%
"Other" Units	0	0	0%	.
Don't Know	35	0	0%	0%
Total	276	22	8%	5%

Table III.19.41, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 4 units. The most common apartment units were one bedroom units, with 159 units.

Table III.19.41 Rental Units by Number of Bedrooms McCook 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	1	159	0	0	.	160
Two	4	72	0	0	.	76
Three	1	3	0	0	.	4
Four	0	0	0	0	.	0
Don’t Know	0	0	1	0	35	36
Total	6	234	1	0	35	276

Table III.19.42 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 0 percent.

Table III.19.42 Single-Family Units by Number of Bedrooms McCook 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	1	0	0%
Two	4	0	0%
Three	1	0	0%
Four	0	0	%
Don’t know	0	0	%
Total	6	0	0%

Table III.19.43 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 10.1 percent.

Table III.19.43 Apartment Units by Number of Bedrooms McCook 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	159	16	10.1%
Two	72	5	6.9%
Three	3	1	33.3%
Four	0	0	%
Don’t know	0	0	%
Total	234	22	9.4%

Average market-rate rents by unit type are shown in Table III.19.44. 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.19.44					
Average Market Rate Rents by Number of Bedrooms					
McCook					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$325	\$436.8	\$	\$	\$418.2
Two	\$375	\$518.3	\$	\$	\$489.6
Three	\$400	\$574	\$	\$	\$516
Four	\$	\$	\$	\$	\$
Don't know	\$	\$400	\$	\$	
Total	\$366.7	\$465.6	\$	\$	\$451.4

Table III.19.45 shows vacancy rates for single-family units by average rental rates for McCook. The most common rent for single-family units was less than \$500 dollars and units in this price range had a vacancy rate of 0 percent.

Table III.19.45			
Single-Family Market Rate Rents by Vacancy Status			
McCook			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	6	0	0%
\$500 to \$749	0	0	%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	6	0	0%

The average rent and availability of apartment units is displayed in Table III.19.46. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 9.1 percent.

Table III.19.46 Apartment Market Rate Rents by Vacancy Status McCook 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	198	18	9.1%
\$500 to \$749	36	4	11.1%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	234	22	9.4%

Respondents were asked if utilities are included in the rent and, as shown in Table III.19.47, 6 respondents, or 85.7 percent, included some sort of utility in the rent.

Table III.19.47 Are there any utilities included with the rent? McCook 2017 Survey of Rental Properties	
Period	Respondent
Yes	6
No	1
% Offering Utilities	85.7%

The type of utility included in the rent is shown in Table III.19.48. There were 1 respondents who included electricity, 2 respondents who included natural gas, 6 respondents who included water and sewer and 6 respondents included trash collection in the rent.

Table III.19.48 Which utilities are included with the rent? McCook 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	2
Water/Sewer	6
Trash Collection	6

Table III.19.49 shows the number of survey respondents who keep a waiting list. As can be seen, 4 respondents said they keep a waitlist, with an estimated 17 persons on the wait list.

Table III.19.49 Do you keep a waiting list? McCook 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	2
Waitlist Size	17

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.19.50 most respondents indicated there was no need for the renovation of existing single-family units and no need for the renovation of existing apartment units.

Table III.19.50 How would you rate the need for renovation of existing units in the city? McCook 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	1	1	1	1
Moderate Need	1	1		
High Need	1	1	1	1
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.19.51 most respondents indicated there was low need for the construction of new single-family units and low need for the construction of new apartment units.

Table III.19.51 How would you rate the need for construction of new units in the city? McCook 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	3	3	2	2
Moderate Need	0	0		
High Need	0	0		
Extreme Need	0	0		