

**VOLUME III:
SCOTTSBLUFF**

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Scottsbluff

DEMOGRAPHICS

Population Estimates

Table III.12.1, at right shows the population for the City of Scottsbluff. As can be seen, the population in Scottsbluff decreased from 15,039 persons in 2010 to 14,883 person in 2016, or by -1 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 Scottsbluff. Although a city may span several counties, for the county level data pieces, Scotts Bluff County was selected. For a more in-depth county level view, please refer to Scotts Bluff County in Volume II of this profile.

Scotts Bluff 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 Scotts Bluff County increased from -48 persons in 2015 to 109 persons in 2016, with an additional net movement of 16 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.12.2.

Table III.12.1 Population Estimates Scottsbluff Census Population Estimates		
Year	Population	Percent Yearly Change
2000	14,732	.
2001	14,639	-0.6%
2002	14,665	0.2%
2003	14,652	-0.1%
2004	14,605	-0.3%
2005	14,631	0.2%
2006	14,638	0%
2007	14,712	0.5%
2008	14,820	0.7%
2009	14,899	0.5%
2010	15,039	0.9%
2011	15,033	0%
2012	15,051	0.1%
2013	15,024	-0.2%
2014	14,883	-0.9%
2015	14,819	-0.4%
2016	14,883	0.4%



Table III.12.2			
Driver's Licenses Exchanged and Surrendered			
Scotts Bluff County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	805	843	-38
Calendar 2002	837	685	152
Calendar 2003	735	599	136
Calendar 2004	729	737	-8
Calendar 2005	760	660	100
Calendar 2006	753	700	53
Calendar 2007	754	689	65
Calendar 2008	708	695	13
Calendar 2009	658	544	114
Calendar 2010	1,028	878	150
Calendar 2011	741	532	209
Calendar 2012	746	597	149
Calendar 2013	679	615	64
Calendar 2014	668	725	-57
Calendar 2015	645	693	-48
Calendar 2016	778	669	109
First Half of 2017	363	347	16

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.12.3, shows population by age for the 2000 and 2010 Census. The population changed by 2.1 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -4.3 percent to a total of 2,516 persons in 2010. Those aged 25 to 34 changed by 12.6 percent, and those aged under 5 changed by 15.2 percent.

Table III.12.3
Population by Age
Scottsbluff

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	1,045	7.1%	1,204	8%	15.2%
5 to 19	3,322	22.5%	3,054	20.3%	-8.1%
20 to 24	978	6.6%	1,108	7.4%	13.3%
25 to 34	1,764	12%	1,986	13.2%	12.6%
35 to 54	3,788	25.7%	3,483	23.2%	-8.1%
55 to 64	1,206	8.2%	1,688	11.2%	40%
65 or Older	2,629	17.8%	2,516	16.7%	-4.3%
Total	14,732	100.0%	15,039	100.0%	2.1%

The elderly population is further explored in Table III.12.4. Those aged 65 to 66 changed by -4.9 percent between 2000 and 2010, resulting in a population of 233 persons. Those aged 85 or older changed by 18.4 percent during the same time period, and resulted in 501 persons over age 85 in 2010.

Table III.12.4
Elderly Population by Age
Scottsbluff

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	245	9.3%	233	9.3%	-4.9%
67 to 69	383	14.6%	324	12.9%	-15.4%
70 to 74	608	23.1%	491	19.5%	-19.2%
75 to 79	549	20.9%	524	20.8%	-4.6%
80 to 84	421	16%	443	17.6%	5.2%
85 or Older	423	16.1%	501	19.9%	18.4%
Total	2,629	100.0%	2,516	100.0%	-4.3%

Population by race and ethnicity is shown in Table III.12.5 representing 83 percent of the white population in 2010. The black population changed by 92.3 percent, representing 0.8 percent of the population in 2010. The American Indian and Asian populations represented 3.4 and 0.8 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 25.7 percent between 2000 and 2010, compared to the -5.2 percent growth rate for non-Hispanics.

Table III.12.5
Population by Race and Ethnicity
Scottsbluff

2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	12,062	81.9%	12,487	83%	3.5%
Black	65	0.4%	125	0.8%	92.3%
American Indian	471	3.2%	512	3.4%	8.7%
Asian	110	0.7%	113	0.8%	2.7%
Native Hawaiian/ Pacific Islander	6	0%	7	0%	16.7%
Other	1,709	11.6%	1,471	9.8%	-13.9%
Two or More Races	309	2.1%	324	2.2%	4.9%
Total	14,732	100.0%	15,039	100.0%	2.1%
Hispanic	3,476	23.6%	4,371	29.1%	25.7%
Non-Hispanic	11,256	76.4%	10,668	70.9%	-5.2%

Population by race and ethnicity through 2016 is shown in Table III.12.6. The white population represented 92.9 percent of the population in 2016, compared with black households accounting for 1.4 percent of the population. Hispanic households represented 34.1 percent of the population in 2016.

Table III.12.6				
Population by Race and Ethnicity				
Scottsbluff				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	12,487	83%	13,883	92.9%
Black	125	0.8%	215	1.4%
American Indian	512	3.4%	127	0.9%
Asian	113	0.8%	86	0.6%
Native Hawaiian/ Pacific Islander	7	0%	0	0%
Other	1,471	9.8%	422	2.8%
Two or More Races	324	2.2%	204	1.4%
Total	15,039	100.0%	14,937	100.0%
Non-Hispanic	10,668	70.9%	9,838	65.9%
Hispanic	4,371	29.1%	5,099	34.1%

The population by race is broken down further by ethnicity in Table III.12.7. While the white non-Hispanic population changed by -5.4 percent between 2000 and 2010, the white Hispanic population changed by 65.4 percent. The black non-Hispanic population changed by 51.8 percent, while the black Hispanic population changed by 344.4 percent.

Table III.12.7					
Population by Race and Ethnicity					
Scottsbluff					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	10,548	93.7%	9,983	93.6%	-5.4%
Black	56	0.5%	85	0.8%	51.8%
American Indian	388	3.4%	340	3.2%	-12.4%
Asian	109	1%	106	1%	-2.8%
Native Hawaiian/ Pacific Islander	6	0.1%	4	0%	-33.3%
Other	11	0.1%	15	0.1%	36.4%
Two or More Races	138	1.2%	135	1.3%	-2.2%
Total Non-Hispanic	11,256	100.0%	10,668	100.0%	-5.2%
Hispanic					
White	1,514	43.6%	2,504	57.3%	65.4%
Black	9	0.3%	40	0.9%	344.4%
American Indian	83	2.4%	172	3.9%	107.2%
Asian	1	0%	7	0.2%	600%
Native Hawaiian/ Pacific Islander	0	0%	3	0.1%	
Other	1,698	48.8%	1,456	33.3%	-14.3%
Two or More Races	171	4.9%	189	4.3%	10.5%
Total Hispanic	3,476	100.0%	4,371	100.0%	-5.2%
Total Population	14,732	100.0%	15,039	100.0%	2.1%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.12.8. During this time, the total non-Hispanic population was 9,838 persons in 2016. The Hispanic population was 5,099.

Table III.12.8				
Population by Race and Ethnicity				
Scottsbluff				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	9,983	93.6%	9,371	95.3%
Black	85	0.8%	174	1.8%
American Indian	340	3.2%	115	1.2%
Asian	106	1%	86	0.9%
Native Hawaiian/ Pacific Islander	4	0%	0	0%
Other	15	0.1%	0	0%
Two or More Races	135	1.3%	92	0.9%
Total Non-Hispanic	10,668	100.0%	9,838	100.0%
Hispanic				
White	2,504	57.3%	4,512	88.5%
Black	40	0.9%	41	0.8%
American Indian	172	3.9%	12	0.2%
Asian	7	0.2%	0	0%
Native Hawaiian/ Pacific Islander	3	0.1%	0	0%
Other	1,456	33.3%	422	8.3%
Two or More Races	189	4.3%	112	2.2%
Total Hispanic	4,371	100.0	5,099	100.0%
Total Population	15,039	100.0%	14,937	100.0%

Households by type and tenure are shown in Table III.12.9. Family households represented 59.1 percent of households, while non-family households accounted for 40.9 percent. These changed from 59.5 and 40.5 percent, respectively.

Table III.12.9				
Household Type by Tenure				
Scottsbluff				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,672	59.5%	3,488	59.1%
Married-Couple Family	2,575	70.1%	2,235	64.1%
Owner-Occupied	1,994	77.4%	1,771	79.2%
Renter-Occupied	581	22.6%	464	20.8%
Other Family	1,097	29.9%	1,253	31.5%
Male Householder, No Spouse Present	325	29.6%	326	25.9%
Owner-Occupied	144	44.3%	154	47.2%
Renter-Occupied	181	55.7%	172	52.8%
Female Householder, No Spouse Present	772	70.4%	927	61.6%
Owner-Occupied	345	44.7%	346	37.3%
Renter-Occupied	427	55.3%	581	62.7%
Non-Family Households	2,496	40.5%	2,414	40.9%
Owner-Occupied	1,078	43.2%	1,109	45.9%
Renter-Occupied	1,418	56.8%	1,305	54.1%
Total	6,168	100.0%	5,902	100.0%



The group quarters population was 531 in 2010, compared to 336 in 2000. Institutionalized populations experienced a 38.4 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 78.7 percent change during this same time period.

Table III.12.10 Group Quarters Population Scottsbluff 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	%
Juvenile Facilities	.	.	9	3.8%	.
Nursing Homes	157	91.3%	227	95.4%	44.6%
Other Institutions	15	8.7%	2	0.8%	-86.7%
Total	172	100.0%	238	100.0%	38.4%
Non-Institutionalized					
College Dormitories	92	56.1%	184	62.8%	100%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	72	43.9%	109	37.2%	51.4%
Total	164	100.0%	293	100.0%	78.7%
Group Quarters Population	336	100.0%	531	100.0%	58%

The number of foreign-born persons is shown in Table III.12.11. An estimated 4.7 percent of the population was born in Mexico, with 0.4 percent born in Brazil, and another 0.3 percent were born in China excluding Hong Kong and Taiwan.

Table III.12.11 Place of Birth for the Foreign-Born Population Scottsbluff 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	695	4.7%
#2 country of origin	Brazil	62	0.4%
#3 country of origin	China excluding Hong Kong and Taiwan	46	0.3%
#4 country of origin	Iraq	23	0.2%
#5 country of origin	Canada	20	0.1%
#6 country of origin	Sudan	18	0.1%
#7 country of origin	Korea	15	0.1%
#8 country of origin	Other Caribbean	13	0.1%
#9 country of origin	India	12	0.1%
#10 country of origin	Honduras	10	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.12.12. An estimated 4 percent of the population speaks Spanish at home, followed by 0.4 percent speaking Other Indo-European languages.



Table III.12.12 Limited English Proficiency and Language Spoken at Home Scottsbluff 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	548	4%
#2 LEP Language	Other Indo-European languages	62	0.4%
#3 LEP Language	Chinese	46	0.3%
#4 LEP Language	German or other West Germanic languages	14	0.1%
#5 LEP Language	Other and unspecified languages	13	0.1%
#6 LEP Language	Arabic	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	Russian, Polish, or other Slavic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.12.13. Some 21 percent of the population was disabled in 2000, or a total of 2,866 persons. The disability rate was highest for those over 65, with 40.4 percent disabled.

Table III.12.13 Disability by Age Scottsbluff 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	142	5.8%
16 to 64	1,729	19.7%
65 and older	995	40.4%
Total	2,866	21%

Table III.12.14 shows disability by type in 2000. There were 1,400 physical disabilities in 2000, some 1,157 employment disabilities, and 954 go-outside-home disabilities reported.

Table III.12.14 Total Disabilities Tallied: Aged 5 and Older Scottsbluff 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	575
Physical disability	1,400
Mental disability	757
Self-care disability	374
Employment disability	1,157
Go-outside-home disability	954
Total	5,217



Disability by age, as estimated by the 2016 ACS, is shown in Table III.12.15. The disability rate for females was 15.8 percent, compared to 15 percent for males. The disability rate changed precipitously higher with age, with 53 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	10	1.8%	0	0%	10	0.9%
5 to 17	35	2.9%	74	4.9%	109	4%
18 to 34	83	5.1%	161	9.6%	244	7.4%
35 to 64	402	16.3%	505	18.8%	907	17.6%
65 to 74	221	39.3%	138	22.3%	359	30.4%
75 or Older	280	65.7%	362	46.1%	642	53%
Total	1,031	15%	1,240	15.8%	2,271	15.4%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.12.16. Some 7.6 percent have an ambulatory disability, 6 have an independent living disability, and 2.8 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	853	5.8%
Vision disability	357	2.4%
Cognitive disability	765	5.6%
Ambulatory disability	1,031	7.6%
Self-Care disability	379	2.8%
Independent living disability	651	6%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.12.17 and Table III.12.18. In 2016, some 6,936 persons were employed and 591 were unemployed. This totaled a labor force of 7,527 persons. The unemployment rate for Scottsbluff was estimated to be 7.9 percent in 2016.

Employment Status	2016 Five-Year ACS
Employed	6,936
Unemployed	591
Labor Force	7,527
Unemployment Rate	7.9%



In 2016, 82.9 percent of households in Scottsbluff had a high school education or greater.

Table III.12.18	
High School or Greater Education	
Scottsbluff	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	4,894
Total Households	5,902
Percent High School or Above	82.9%

As seen in Table III.12.19, 28.7 percent of the population had a high school diploma or equivalent, another 34.7 percent have some college, 11.8 percent have a Bachelor's Degree, and 7 percent of the population had a graduate or professional degree.

Table III.12.19		
Educational Attainment		
Scottsbluff		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	1,976	17.9%
High School or Equivalent	3,171	28.7%
Some College or Associates Degree	3,838	34.7%
Bachelor's Degree	1,305	11.8%
Graduate or Professional Degree	777	7%
Total Population Above 18 years	11,067	100.0%

ECONOMICS

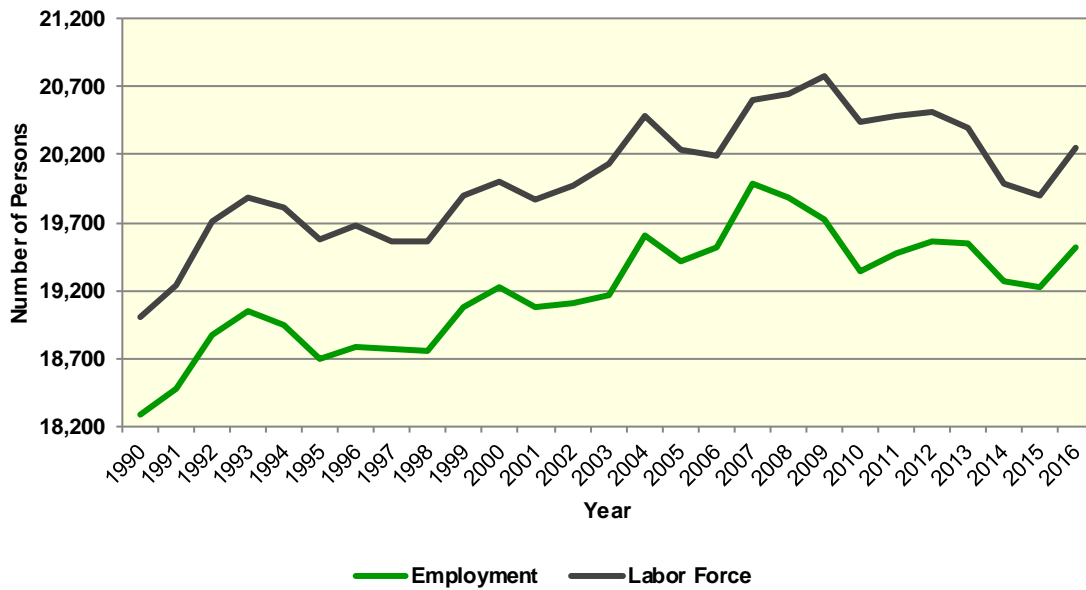
Labor Force

Table III.12.20, shows the labor force statistics for Scottsbluff from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.9. The highest level of unemployment occurred during 2010 rising to a rate of 5.4. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Scottsbluff increased from 3.4 percent in 2015 to 3.6 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table III.12.20 Labor Force Statistics Scottsbluff 1990 - 2016 BLS Data					
Year	Scottsbluff				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	706	18,296	19,002	3.7%	2.3%
1991	761	18,486	19,247	4%	2.7%
1992	830	18,882	19,712	4.2%	2.9%
1993	833	19,049	19,882	4.2%	2.8%
1994	862	18,953	19,815	4.4%	2.6%
1995	890	18,693	19,583	4.5%	2.6%
1996	893	18,789	19,682	4.5%	2.7%
1997	784	18,775	19,559	4%	2.5%
1998	815	18,754	19,569	4.2%	2.6%
1999	809	19,084	19,893	4.1%	2.8%
2000	783	19,220	20,003	3.9%	2.8%
2001	782	19,086	19,868	3.9%	3.1%
2002	857	19,114	19,971	4.3%	3.6%
2003	975	19,166	20,141	4.8%	3.9%
2004	868	19,612	20,480	4.2%	3.9%
2005	831	19,411	20,242	4.1%	3.8%
2006	668	19,522	20,190	3.3%	3.1%
2007	604	19,992	20,596	2.9%	3%
2008	757	19,885	20,642	3.7%	3.3%
2009	1,050	19,727	20,777	5.1%	4.6%
2010	1,104	19,343	20,447	5.4%	4.6%
2011	1,013	19,473	20,486	4.9%	4.4%
2012	952	19,563	20,515	4.6%	4%
2013	859	19,545	20,404	4.2%	3.8%
2014	718	19,271	19,989	3.6%	3.3%
2015	675	19,228	19,903	3.4%	3%
2016	728	19,516	20,244	3.6%	3.2%

Diagram III.12.1, shows the employment and labor force for Scottsbluff. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 19,516 persons, with the labor force reaching 20,244, indicating there were a total of 728 unemployed persons.

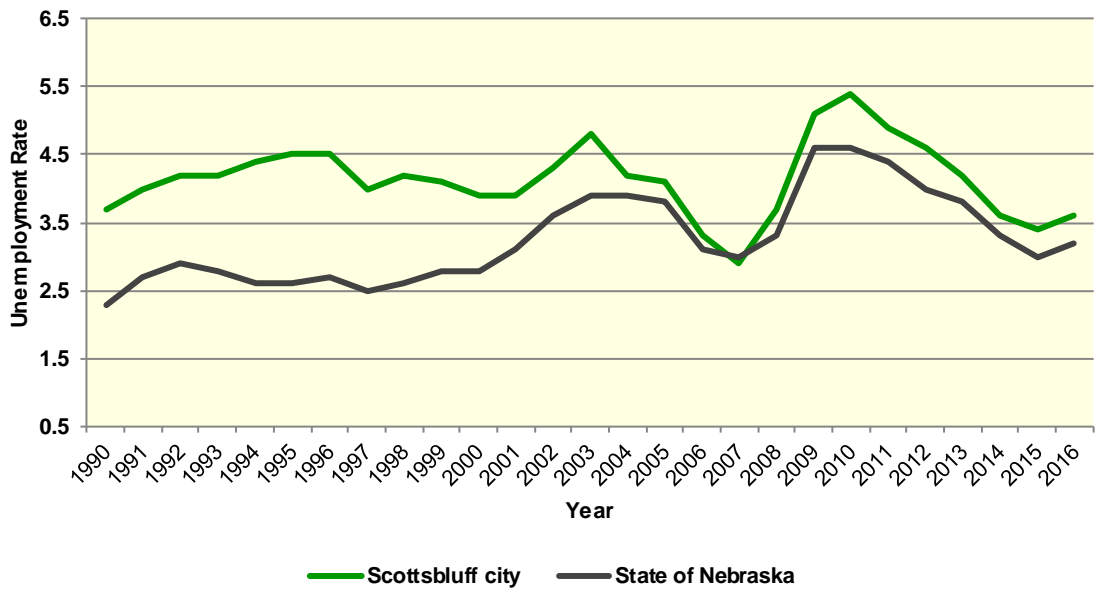
Diagram III.12.1
Employment and Labor Force
 Scottsbluff
 1990 – 2016 BLS Data



Unemployment

Diagram III.12.2, shows the unemployment rate for both the State and Scottsbluff. During the 1990's the average rate for Scottsbluff was 4.2, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 4, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 4.3. Over the course of the entire period Scottsbluff had an average unemployment rate higher than the state, 4.1 percent for Scottsbluff, versus 3.3 percent statewide.

Diagram III.12.2
Annual Unemployment Rate
 Scottsbluff
 1990 – 2016 BLS Data



Scotts Bluff 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.12.3, shows real average earnings per job for Scotts Bluff County from 1990 to 2016. Over this period the average earnings per job for Scottsbluff was 40,690 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram III.12.3
Real Average Earnings Per Job
 Scotts Bluff County
 BEA Data 1990 - 2016

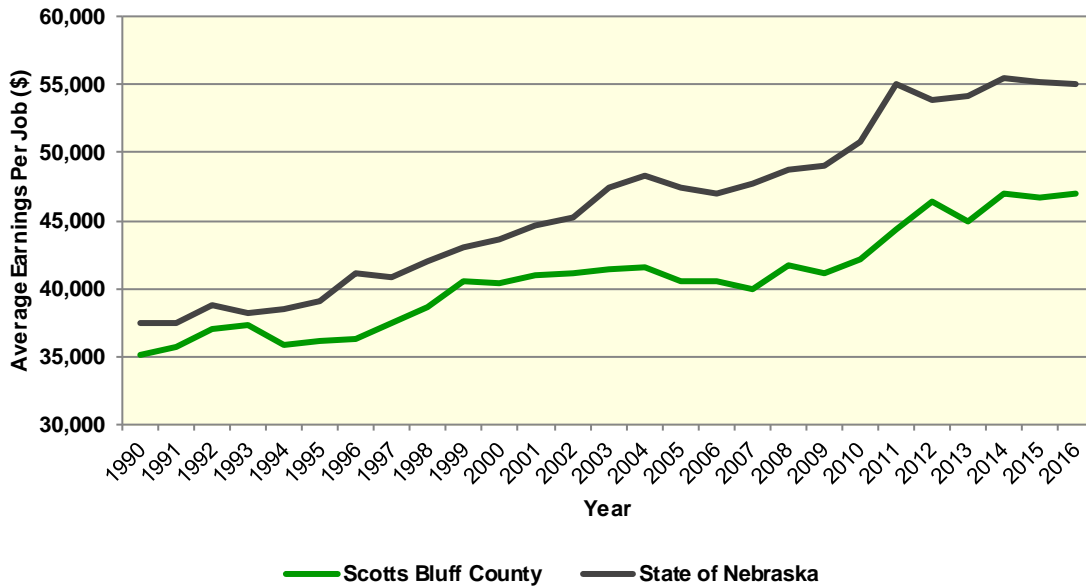
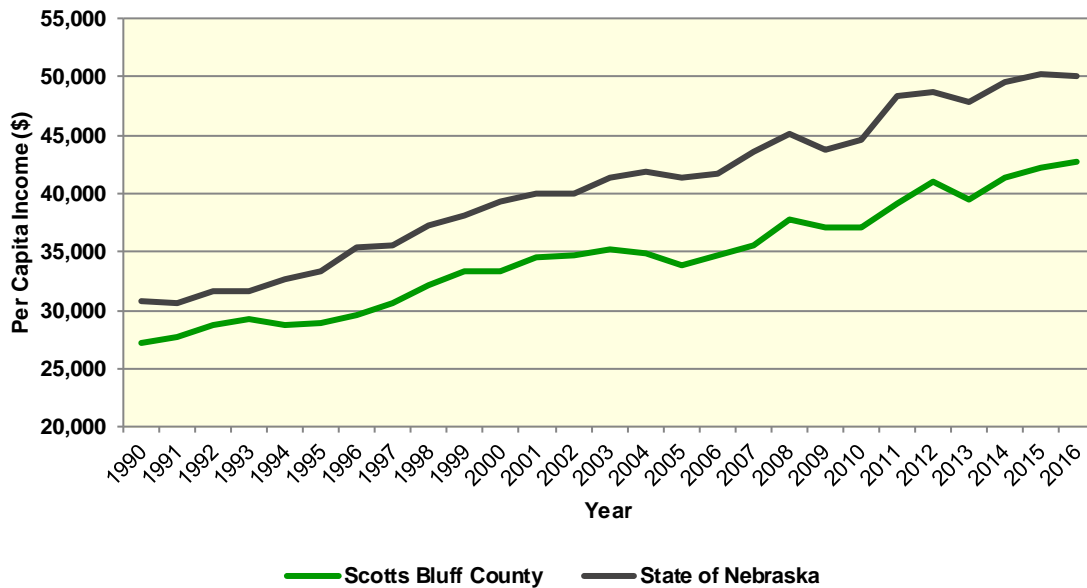


Diagram III.12.4, shows real per capita income Scottsbluff from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Scottsbluff was 34,485 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram III.12.4
Real Per Capita Income
 Scottsbluff
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Scotts Bluff County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 14 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 3.5 percent over the period. In 2016 there were 1,776 returns for AGIs of \$100,000 or more. Table III.12.21 presents AGI distribution for the years 2000 through 2016.

Table III.12.21
Income Tax Returns by Adjusted Gross Income

Scotts Bluff 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 ²⁶
2000	4,478	1,317	2,935	1,845	2,015	1,865	618	472	91	15,636
2001	4,404	1,165	2,918	1,836	2,017	1,886	679	482	97	15,484
2002	4,307	1,320	2,892	1,825	1,999	1,938	700	501	97	15,579
2003	3,901	1,387	2,927	1,782	1,930	1,898	770	528	89	15,212
2004	3,703	1,313	2,844	1,995	1,911	1,973	833	616	99	15,287
2005	3,128	1,191	2,434	1,834	1,848	1,968	901	644	120	14,068
2006	3,165	1,387	2,851	2,007	2,046	2,242	1,059	744	138	15,639
2007	3,200	1,405	2,685	2,013	1,997	2,373	1,179	902	168	15,922
2008	3,186	1,399	2,748	2,093	2,097	2,425	1,243	977	163	16,331
2009	3,108	1,455	2,776	2,095	1,953	2,271	1,246	972	137	16,013
2010	2,873	1,496	2,750	2,069	2,016	2,277	1,315	1,053	171	16,020
2011	2,968	1,358	2,707	2,073	2,017	2,265	1,413	1,212	177	16,190
2012	2,758	1,442	2,490	2,101	2,043	2,308	1,444	1,414	228	16,228
2013	2,725	1,332	2,528	2,111	1,996	2,263	1,408	1,424	201	15,988
2014	2,629	1,329	2,387	2,059	2,060	2,274	1,411	1,617	222	15,988
2015	2,669	1,295	2,524	2,151	2,058	2,288	1,461	1,648	219	16,313
2016	2,469	1,262	2,495	2,190	2,088	2,290	1,454	1,572	204	16,024

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 5,712 in 2010 to 5,645 in 2016, with the poverty rate reaching 15.9 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.12.22 presents poverty data for Scotts Bluff County.

The rate of poverty for Scottsbluff is shown in Table III.12.23. In 2016, there were an estimated 2,866 persons living in poverty. This represented a 19.9 percent poverty rate, compared to 18.3 percent poverty in 2000. In 2016, some 14.3 percent of those in poverty were under age 6, and 8.6 percent were 65 or older.

Table III.12.22
Persons in Poverty
 Scotts Bluff County
 2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	4,918	13.6%
2001	5,066	14%
2002	5,406	14.8%
2003	5,213	14.4%
2004	5,269	14.5%
2005	5,729	15.9%
2006	6,359	17.8%
2007	5,877	16.5%
2008	5,002	14%
2009	5,117	14.2%
2010	5,712	15.8%
2011	6,132	16.9%
2012	5,788	16%
2013	5,490	15.2%
2014	5,563	15.6%
2015	5,364	15.1%
2016	5,645	15.9%

²⁶ 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.12.23				
Poverty by Age				
Scottsbluff				
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	403	15.2%	409	14.3%
6 to 17	723	27.2%	745	26%
18 to 64	1,281	48.3%	1,465	51.1%
65 or Older	247	9.3%	247	8.6%
Total	2,654	100.0%	2,866	100.0%
Poverty Rate	18.3%	.	19.9%	.

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 Scottsbluff increased from 9 authorizations in 2015 to 10 in 2016.

The real value of single-family building permits increased from \$258,922 in 2015 to \$283,200 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.12.24.

Table III.12.24
Building Permits and Valuation
 Scottsbluff
 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	36	0	48	8	92	179,802	37,670
1981	14	6	0	0	20	144,613	0
1982	15	0	24	0	39	170,136	0
1983	26	2	3	0	31	153,991	0
1984	10	4	0	0	14	152,100	0
1985	10	0	0	0	10	131,834	0
1986	9	6	0	0	15	126,282	0
1987	17	2	0	0	19	125,026	0
1988	6	0	0	12	18	147,429	42,700
1989	6	0	0	0	6	82,247	0
1990	13	0	0	67	80	120,032	88,311
1991	21	0	0	94	115	145,249	87,636
1992	24	2	0	0	26	129,488	0
1993	32	2	4	6	44	137,803	35,992
1994	70	20	3	6	99	91,398	45,310
1995	37	0	0	18	55	119,126	50,961
1996	40	6	0	0	46	118,367	0
1997	71	6	12	6	95	112,113	48,571
1998	52	8	12	42	114	137,182	50,607
1999	50	14	0	0	64	155,555	0
2000	49	4	0	0	53	139,056	0
2001	47	8	0	55	110	132,974	69,268
2002	42	4	16	13	75	144,653	31,631
2003	20	2	0	0	22	146,987	0
2004	16	4	0	6	26	185,304	63,357
2005	19	0	0	0	19	149,593	0
2006	16	4	0	0	20	203,485	0
2007	21	0	0	6	27	181,393	66,789
2008	6	0	0	0	6	239,753	0
2009	6	0	0	12	18	124,262	74,297
2010	11	0	0	6	17	183,760	66,057
2011	14	8	0	0	22	179,136	0
2012	7	0	0	0	7	233,026	0
2013	19	0	0	6	25	226,152	60,287
2014	13	0	0	0	13	249,502	0
2015	9	0	0	0	9	258,922	0
2016	10	0	0	12	22	283,200	100,000

Diagram III.12.5 Single-Family Permits

Scottsbluff
Census Bureau Data, 1980–2016

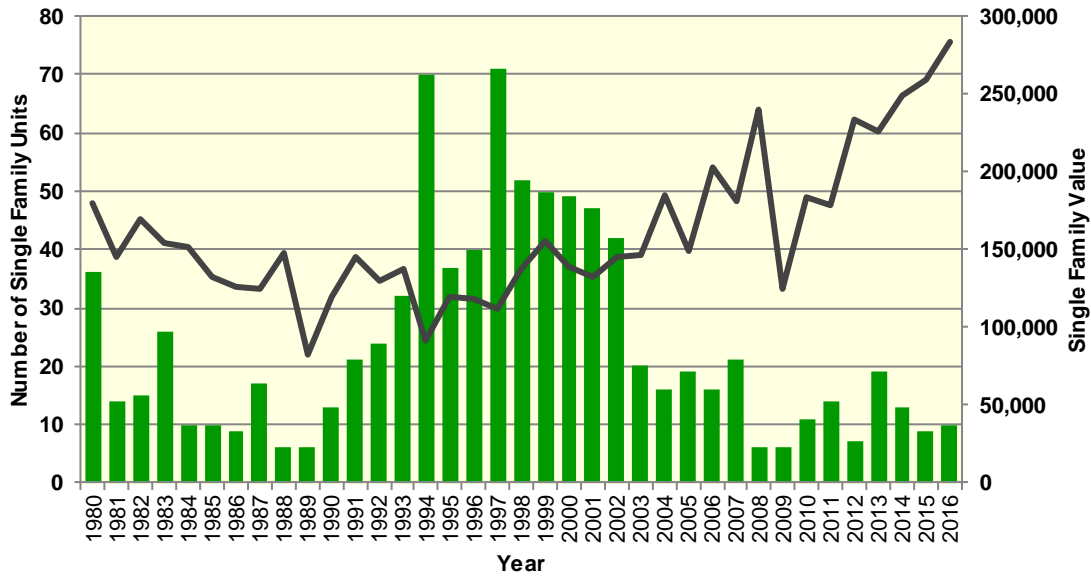
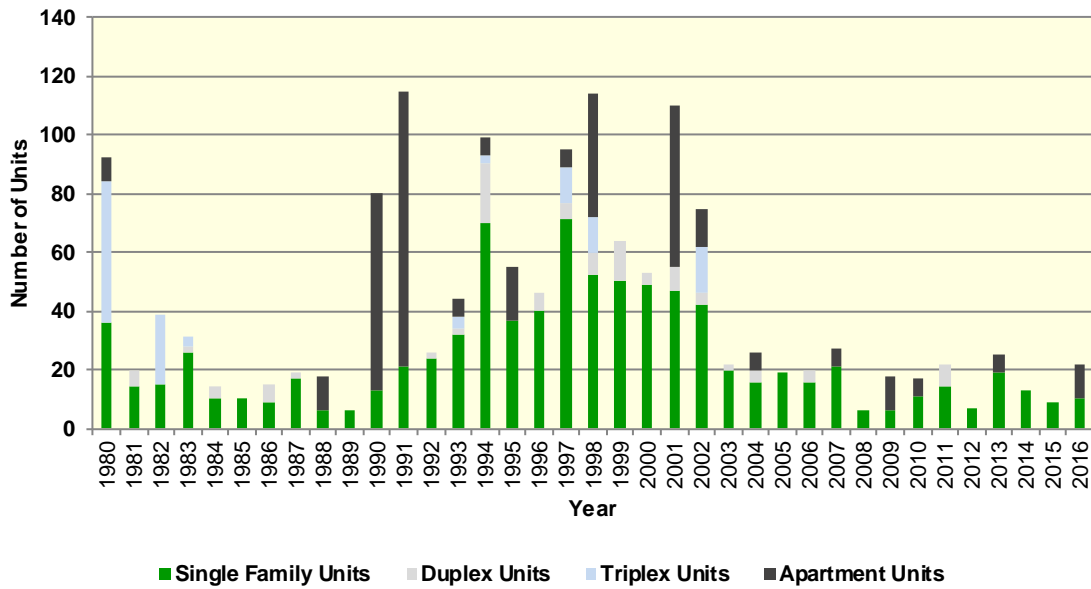


Diagram III.12.6 Total Permits by Unit Type

Scottsbluff
Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.12.25. In 2016, there were 6,491 housing units, up from 6,600 in 2000. Single-family units accounted for 77.1 percent of units in 2016, compared to 68.9 in 2000. Apartment units accounted for 10.6 percent in 2016, compared to 12.4 percent in 2000.

Table III.12.25 Housing Units by Type Scottsbluff 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	4,546	68.9%	5,003	77.1%
Duplex	359	5.4%	209	3.2%
Tri- or Four-Plex	561	8.5%	341	5.3%
Apartment	821	12.4%	688	10.6%
Mobile Home	313	4.7%	250	3.9%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	6,600	100.0%	6,491	100.0%

Some 91.9 percent of housing was occupied in 2010, compared to 92.8 percent in 2000. Owner-occupied housing changed 0.7 percent between 2000 and 2010, ending with owner-occupied units representing 57.7 percent of units. Vacant units changed by 15.5 percent, resulting in 544 vacant units in 2010.

Table III.12.26 Housing Units by Tenure Scottsbluff 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	6,088	92.8%	6,168	91.9%	1.3%
Owner-Occupied	3,536	58.1%	3,561	57.7%	0.7%
Renter-Occupied	2,552	41.9%	2,607	42.3%	2.2%
Vacant Housing Units	471	7.2%	544	8.1%	15.5%
Total Housing Units	6,559	100.0%	6,712	100.0%	2.3%

Table III.12.27 shows housing units by tenure from 2010 to 2016. By 2016, there were 6,491 housing units. An estimated 57.3 percent were owner-occupied, and 9.1 percent were vacant.

Table III.12.27 Housing Units by Tenure Scottsbluff 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,168	91.9%	5,902	90.9%
Owner-Occupied	3,561	57.7%	3,380	57.3%
Renter-Occupied	2,607	42.3%	2,522	42.7%
Vacant Housing Units	544	8.1%	589	9.1%
Total Housing Units	6,712	100.0%	6,491	100.0%



Households by household size are shown in Table III.12.28. There were a total of 6,168 households in 2010, up from 6,088 in 2000. One person households changed by 8.1 percent between 2000 and 2010, while two person households changed by -3 percent. Three and four person households changed by -2.3 and -5.4 respectively, representing 12.9 percent and 10.8 percent of the population in 2010.

Table III.12.28					
Households by Household Size					
Scottsbluff					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	1,975	32.4%	2,134	34.6%	8.1%
Two Persons	2,048	33.6%	1,987	32.2%	-3%
Three Persons	817	13.4%	798	12.9%	-2.3%
Four Persons	705	11.6%	667	10.8%	-5.4%
Five Persons	349	5.7%	334	5.4%	-4.3%
Six Persons	116	1.9%	153	2.5%	31.9%
Seven Persons or More	78	1.3%	95	1.5%	21.8%
Total	6,088	100.0%	6,168	100.0%	1.3%

Households by income is shown in Table III.12.29. Households earning more than \$100,000 per year represented 13 percent of households in 2016, compared to 5.6 percent in 2000. Households earning between \$50,000 and \$74,999 represented 14.4 percent of households in 2010, compared to 16.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 17.5 percent of households in 2016, compared to 22.2 percent in 2000.

Table III.12.29				
Households by Income				
Scottsbluff				
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	1,358	22.2%	1,034	17.5%
\$15,000 to \$19,999	559	9.1%	379	6.4%
\$20,000 to \$24,999	631	10.3%	448	7.6%
\$25,000 to \$34,999	915	15%	870	14.7%
\$35,000 to \$49,999	1,000	16.4%	978	16.6%
\$50,000 to \$74,999	1,006	16.5%	852	14.4%
\$75,000 to \$99,999	300	4.9%	571	9.7%
\$100,000 or More	342	5.6%	770	13%
Total	6,111	100.0%	5,902	100.0%

Table III.12.30 shows households by year home built. Housing units built between 2000 and 2009, account for 3.9 percent and those built in 2010 or later accounted for 0.4 percent of households. Households built in the 1970's, 1980's, and 1990's account for 15.4 percent, 8.8 percent, and 9, respectively. Housing units built prior to 1939 represented 21.9 percent of households in 2016.

Table III.12.30				
Households by Year Home Built				
Scottsbluff				
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	1,322	21.6%	1,290	21.9%
1940 to 1949	697	11.4%	761	12.9%
1950 to 1959	1,161	19%	970	16.4%
1960 to 1969	921	15%	666	11.3%
1970 to 1979	1,070	17.5%	906	15.4%
1980 to 1989	367	6%	518	8.8%
1990 to 1999	586	9.6%	534	9%
2000 to 2009	.	.	233	3.9%
2010 or Later	.	.	24	0.4%
Total	6,124	100.0%	5,902	100.0%

The distribution of unit types by race are shown in Table III.12.31. An estimated 80.7 percent of white households occupy single-family homes, while 42.9 percent of black households do. Some 9.7 percent of white households occupy apartments, while 57.1 percent of black households do. An estimated 0 percent of Asian, and 69.6 percent of American Indian households occupy single-family homes.

Table III.12.31							
Distribution of Units in Structure by Race							
Scottsbluff							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian Pacific Islanders	Other	Two or More Races
Single-Family	80.7%	42.9%	69.6%	0%	%	76.4%	80.8%
Duplex	1.8%	0%	30.4%	0%	%	0%	0%
Tri- or Four-Plex	4.7%	0%	0%	52%	%	9.4%	0%
Apartment	9.7%	57.1%	0%	48%	%	14.2%	10.3%
Mobile Home	3%	0%	0%	0%	%	0%	9%
Boat, RV, Van, Etc.	0%	0%	0%	0%	%	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.12.32. An estimated 43 percent of vacant units were for rent in 2010, a 0.4 percent change since 2000. In addition, some 15.6 percent of vacant units were for sale, a change of 1.2 percent between 2000 and 2010. "Other" vacant units represented 26.7 percent of vacant units in 2010. This is a change of 79 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.12.32					
Disposition of Vacant Housing Units					
Scottsbluff					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	233	49.5%	234	43%	0.4%
For Sale	84	17.8%	85	15.6%	1.2%
Rented or Sold, Not Occupied	35	7.4%	40	7.4%	14.3%
For Seasonal, Recreational, or Occasional Use	32	6.8%	40	7.4%	25%
For Migrant Workers	6	1.3%	0	0%	-100%
Other Vacant	81	17.2%	145	26.7%	79%
Total	471	100.0%	544	100.0%	15.5%

The disposition of vacant units between 2010 and 2016 are shown in Table III.12.33. By 2016, for rent units accounted for 16.5 percent of vacant units, while for sale units accounted for 9.7 percent. “Other” vacant units accounted for 62 percent of vacant units, representing a total of 365 “other” vacant units.

Table III.12.33				
Disposition of Vacant Housing Units				
Scottsbluff				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	234	43%	97	16.5%
For Sale	85	15.6%	57	9.7%
Rented Not Occupied	18	3.3%	41	7%
Sold Not Occupied	22	4%	29	4.9%
For Seasonal, Recreational, or Occasional Use	40	7.4%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	145	26.7%	365	62%
Total	544	100.0%	589	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.12.34. In 2016, an estimated 2.6 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table III.12.34
Overcrowding and Severe Overcrowding

Scottsbluff

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	3,464	97.3%	58	1.6%	38	1.1%	3,560
2016 Five-Year ACS	3,348	99.1%	15	0.4%	17	0.5%	3,380
Renter							
2000 Census	2,393	93.3%	65	2.5%	106	4.1%	2,564
2016 Five-Year ACS	2,385	94.6%	137	5.4%	0	0%	5,902
Total							
2000 Census	5,857	95.6%	123	2%	144	2.4%	6,124
2016 Five-Year ACS	5,733	97.1%	152	2.6%	17	0.3%	5,902

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 7 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Scottsbluff. This is compared to 0.6 percent of households lacking complete plumbing facilities in 2000.

Table III.12.35
Households with Incomplete Plumbing Facilities

Scottsbluff

2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	6,085	5,895
Lacking Complete Plumbing Facilities	39	7
Total Households	6,124	5,902
Percent Lacking	0.6%	0.1%

There were 87 households lacking complete kitchen facilities in 2016, compared to 94 households in 2000. This was a change from 1.5 percent of households in 2000 to 1.5 percent in 2016.

Table III.12.36
Households with Incomplete Kitchen Facilities

Scottsbluff

2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	6,030	5,815
Lacking Complete Kitchen Facilities	94	87
Total Households	6,124	5,902
Percent Lacking	1.5%	1.5%

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 Scottsbluff, 17 percent of households had a cost burden and 16.3 percent had a severe cost burden. Some 22.2 percent of renters were cost burdened, and 26.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.6 percent and a severe cost burden rate of 8.2 percent. Owner occupied households with a mortgage had a cost burden rate of 18.4 percent, and severe cost burden at 8.8 percent.

Table III.12.37
Cost Burden and Severe Cost Burden by Tenure

Scottsbluff
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	1,423	76.6%	303	16.3%	128	6.9%	4	0.2%	1,858
2016 Five-Year ACS	1,356	72.3%	346	18.4%	166	8.8%	8	0.4%	1,876
Owner Without a Mortgage									
2000 Census	1,236	89.9%	109	7.9%	6	0.4%	24	1.7%	1,375
2016 Five-Year ACS	1,271	84.5%	100	6.6%	124	8.2%	9	0.6%	1,504
Renter									
2000 Census	1,448	56.5%	454	17.7%	491	19.1%	171	6.7%	2,564
2016 Five-Year ACS	1,072	42.5%	560	22.2%	673	26.7%	217	8.6%	2,522
Total									
2000 Census	4,107	70.8%	866	14.9%	625	10.8%	199	3.4%	5,797
2016 Five-Year ACS	3,699	62.7%	1,006	17%	963	16.3%	234	4%	5,902

Housing Problems by Income

Table III.12.38, shows the HUD calculated Median Family Income (MFI) for a family of four for Scotts Bluff County. As can be seen in 2017 the MFI was \$56,400, which compared to \$68,200 for the State of Nebraska.

Table III.12.38
Median Family Income

Scotts Bluff County
 2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	38,800	50,400
2001	41,400	53,400
2002	42,100	55,100
2003	44,900	55,400
2004	46,900	56,300
2005	46,900	57,400
2006	48,000	59,400
2007	47,100	58,200
2008	48,400	59,800
2009	50,200	62,000
2010	50,800	62,600
2011	52,200	63,500
2012	52,900	64,400
2013	55,000	64,600
2014	53,600	66,000
2015	56,100	66,800
2016	54,900	66,500
2017	56,400	68,200



Table III.12.39 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 595 owner-occupied and 454 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 250 owner-occupied and 540 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 3,825 households without a housing problem.

Table III.12.39						
Housing Problems by Income and Tenure						
Scottsbluff						
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	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	0	15	0	4	34
Housing cost burden greater than 50% of income (and none of the above problems)	155	55	30	0	10	250
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	150	265	40	70	595
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
Has none of the 4 housing problems	15	305	370	320	1,640	2,650
Total	280	510	690	360	1,724	3,564
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	30	0	50	4	0	84
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)	65	75	0	0	0	140
Housing cost burden greater than 50% of income (and none of the above problems)	350	155	35	0	0	540
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	245	140	4	40	454
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
Has none of the 4 housing problems	25	110	370	200	470	1,175
Total	545	585	595	208	510	2,443
Total						
Lacking complete plumbing or kitchen facilities	30	0	50	4	0	84
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	75	15	0	4	174
Housing cost burden greater than 50% of income (and none of the above problems)	505	210	65	0	10	790
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	95	395	405	44	110	1,049
Zero/negative income (and none of the above problems)	75	0	0	0	0	75
Has none of the 4 housing problems	40	415	740	520	2,110	3,825
Total	825	1,095	1,285	568	2,234	6,007



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.12.40 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Scottsbluff. The number of completed surveys increased from 30 in 2016 to 34 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 0.6 percentage points and was at 5.6 percent in 2017.

Table III.12.41 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 342 single-family units in Scottsbluff, with 20 of them available. This translates into a vacancy rate of 5.8 percent in Scottsbluff, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 643 apartment units reported in the survey, with 39 of them available, which resulted in a vacancy rate of 6.1 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 4.2 percent.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	4	192	4.2	4.7
2003	4	1,173	5.7	12.8
2004	8	199	18.1	49.9
2005	6	228	4.8	17.3
2006	8	330	7.3	24.8
2007	11	402	4.7	28.6
2008	23	641	3.6	14.4
2009	23	540	4.8	19
2010	24	560	2.7	20
2011	32	628	2.9	8.3
2012	39	1,096	3.4	25.6
2013	40	1,115	4	32.8
2014	39	1,112	4	32.8
2015	35	951	4.1	56
2016	30	1,388	6.2	32.6
2017	34	1,135	5.6	53.3

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	342	20	5.8%	5.7%
Apartments	643	39	6.1%	5.4%
Mobile Homes	36	3	8.3%	2.1%
"Other" Units	0	0	0%	.
Don't Know	114	2	1.8%	1.7%
Total	1,135	64	5.6%	4.2%

Table III.12.42, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 34 units. The most common apartment units were one bedroom units, with 263 units.

Table III.12.42 Rental Units by Number of Bedrooms Scottsbluff 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	263	0	0	.	264
Two	34	215	0	0	.	249
Three	34	3	0	0	.	37
Four	12	0	0	0	.	12
Don’t Know	261	162	36	0	114	573
Total	342	643	36	0	114	1,135

Table III.12.43 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 5.9 percent.

Table III.12.43 Single-Family Units by Number of Bedrooms Scottsbluff 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	1	0	0%
Two	34	3	8.8%
Three	34	2	5.9%
Four	12	2	16.7%
Don’t know	261	13	5%
Total	342	20	5.8%

Table III.12.44 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 4.6 percent.

Table III.12.44 Apartment Units by Number of Bedrooms Scottsbluff 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	263	12	4.6%
Two	215	5	2.3%
Three	3	0	0%
Four	0	0	%
Don’t know	162	22	13.6%
Total	643	39	6.1%

Average market-rate rents by unit type are shown in Table III.12.45. 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.12.45					
Average Market Rate Rents by Number of Bedrooms					
Scottsbluff					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$500	\$485.7	\$	\$	\$487.5
Two	\$635.3	\$625	\$550	\$	\$624.2
Three	\$768.8	\$680	\$	\$	\$739.2
Four	\$975	\$	\$	\$	\$975
Don't know	\$780	\$667.9	\$600	\$	
Total	\$722.1	\$625.9	\$575	\$600	\$651.8

Table III.12.46 shows vacancy rates for single-family units by average rental rates for Scottsbluff. The most common rent for single-family units was \$750 to \$999 dollars and units in this price range had a vacancy rate of 3.1 percent.

Table III.12.46			
Single-Family Market Rate Rents by Vacancy Status			
Scottsbluff			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	56	9	16.1%
\$750 to \$999	257	8	3.1%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	29	3	10.3%
Total	643	20	5.8%

The average rent and availability of apartment units is displayed in Table III.12.47. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 5.3 percent.

Table III.12.47 Apartment Market Rate Rents by Vacancy Status Scottsbluff 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	40	4	10%
\$500 to \$749	418	22	5.3%
\$750 to \$999	127	4	3.1%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	58	9	15.5%
Total	643	39	6.1%

Respondents were asked if utilities are included in the rent and, as shown in Table III.12.48, 17 respondents, or 60.7 percent, included some sort of utility in the rent.

Table III.12.48 Are there any utilities included with the rent? Scottsbluff 2017 Survey of Rental Properties	
Period	Respondent
Yes	17
No	11
% Offering Utilities	60.7%

The type of utility included in the rent is shown in Table III.12.49. There were 6 respondents who included electricity, 7 respondents who included natural gas, 17 respondents who included water and sewer and 16 respondents included trash collection in the rent.

Table III.12.49 Which utilities are included with the rent? Scottsbluff 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	6
Natural Gas	7
Water/Sewer	17
Trash Collection	16

Table III.12.50 shows the number of survey respondents who keep a waiting list. As can be seen, 6 respondents said they keep a waitlist, with an estimated 13 persons on the wait list.

Table III.12.50 Do you keep a waiting list? Scottsbluff 2017 Survey of Rental Properties	
Period	Respondent
Yes	6
No	16
Waitlist Size	13

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.12.51 most respondents indicated there was extreme need for the renovation of existing single-family units and extreme need for the renovation of existing apartment units.

Table III.12.51 How would you rate the need for renovation of existing units in the city? Scottsbluff 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	0		
Low Need	4	4	3	3
Moderate Need	5	4	3	3
High Need	3	3	2	2
Extreme Need	6	6	5	4

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.12.52 most respondents indicated there was no need for the construction of new single-family units and low need for the construction of new apartment units.

Table III.12.52 How would you rate the need for construction of new units in the city? Scottsbluff 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	6	4	4	4
Low Need	5	5	3	2
Moderate Need	3	4	3	3
High Need	1	1	1	1
Extreme Need	5	4	4	4

Local Commentary

Scottsbluff is located in Scotts Bluff County and is adjacent to Gering. Education, healthcare, finance, and agricultural are all major industries.²⁷ A large hospital employs approximately 1,300 people, and Scottsbluff Public Schools and the local community college also provide hundreds of jobs.²⁸ Social services and government, several large agricultural producers, a call center, and Wal-

²⁷ Scottsbluff/Gering United Chamber of Commerce, http://www.scottsbluffgering.net/Comm_Dir_Info/CommDir%2710_Bus_&_Industry.pdf

²⁸ InfoGroup, <http://www.acinet.org/oview6.asp?printer=&next=oview6&id=11&nodeid=12&stfips=31&group=2>

Mart are also large employers.²⁹ Historically an agriculture-focused city, Scottsbluff has seen its economy diversify, with these other industries drawn to it as the largest city in the area.

There has been a joint venture with Gering on the construction of a new industrial park which is slated for completion in early 2018. In 2017, there have been several new businesses and some expansions also. Mail & Shipping pros opened this past year along with Edward Jones Agent, 16th Empire restaurant, Penn Auto Group, 308 Embroidery, Great Plains Distillery, and many more restaurants and businesses. Additionally, Nebraskaland Tire expanded into a new location. The economy is doing better and the City is working on diversifying businesses and not just focusing on Ag commodity and has agreed to use Tax Increment Financing on additional areas for development.

Population has been steady and there is a need for more single family homes especially in the 120,000 to 180,000 range. In 2018, Croell has plans to open a new office with potentially 18 to 5 new jobs for the area. In addition Scottsbluff has hired a full-time Economic Development director to help grow their community. There is a focus on working more regionally and involving smaller communities to help the whole region flourish.³⁰

²⁹ Nebraska Public Power District Community Facts Scottsbluff/Gering, <http://sites.nppd.com/aedc/FactsBook/ScottsbluffGeringbook.pdf>

³⁰ Telephone Interview with City of Scottsbluff Staff, 12/17



