

**VOLUME III:  
SOUTH SIOUX CITY**

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## South Sioux City

### DEMOGRAPHICS

#### Population Estimates

Table III.29.1, at right shows the population for South the City of Sioux City. As can be seen, the population in South Sioux City decreased from 13,353 persons in 2010 to 13,120 person in 2016, or by -1.7 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 South Sioux City. Although a city may span several counties, for the county level data pieces, Dakota County was selected. For a more in-depth county level view, please refer to Dakota County in Volume II of this profile.

#### Dakota 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 Dakota County increased from -65 persons in 2015 to -27 persons in 2016, with an additional net movement of -89 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.29.2.

Year	Population	Percent Yearly Change
2000	11,925	.
2001	12,119	1.6%
2002	12,240	1%
2003	12,402	1.3%
2004	12,449	0.4%
2005	12,407	-0.3%
2006	12,563	1.3%
2007	12,821	2.1%
2008	12,910	0.7%
2009	13,231	2.5%
2010	13,353	0.9%
2011	13,351	0%
2012	13,322	-0.2%
2013	13,350	0.2%
2014	13,241	-0.8%
2015	13,275	0.3%
2016	13,120	-1.2%

<b>Table III.29.2</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Dakota County			
2001–First half of 2017 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	654	722	-68
Calendar 2002	669	634	35
Calendar 2003	563	578	-15
Calendar 2004	550	703	-153
Calendar 2005	529	644	-115
Calendar 2006	552	673	-121
Calendar 2007	563	596	-33
Calendar 2008	630	509	121
Calendar 2009	536	378	158
Calendar 2010	944	859	85
Calendar 2011	576	517	59
Calendar 2012	632	546	86
Calendar 2013	522	541	-19
Calendar 2014	551	606	-55
Calendar 2015	565	630	-65
Calendar 2016	629	656	-27
First Half of 2017	335	424	-89

### 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.29.3, shows population by age for the 2000 and 2010 Census. The population changed by 12 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 12.9 percent to a total of 1,395 persons in 2010. Those aged 25 to 34 changed by 7.1 percent, and those aged under 5 changed by 23.6 percent.

**Table III.29.3**  
**Population by Age**

South Sioux City  
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	1,090	9.1%	1,347	10.1%	23.6%
5 to 19	2,856	23.9%	3,236	24.2%	13.3%
20 to 24	930	7.8%	982	7.4%	5.6%
25 to 34	1,799	15.1%	1,927	14.4%	7.1%
35 to 54	3,138	26.3%	3,175	23.8%	1.2%
55 to 64	876	7.3%	1,291	9.7%	47.4%
65 or Older	1,236	10.4%	1,395	10.4%	12.9%
<b>Total</b>	<b>11,925</b>	<b>100.0%</b>	<b>13,353</b>	<b>100.0%</b>	<b>12%</b>

The elderly population is further explored in Table III.29.4. Those aged 65 to 66 changed by 35.4 percent between 2000 and 2010, resulting in a population of 172 persons. Those aged 85 or older changed by 20.4 percent during the same time period, and resulted in 224 persons over age 85 in 2010.

**Table III.29.4**  
**Elderly Population by Age**

South Sioux City  
2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	127	10.3%	172	12.3%	35.4%
67 to 69	194	15.7%	229	16.4%	18%
70 to 74	272	22%	336	24.1%	23.5%
75 to 79	276	22.3%	247	17.7%	-10.5%
80 to 84	181	14.6%	187	13.4%	3.3%
85 or Older	186	15%	224	16.1%	20.4%
<b>Total</b>	<b>1,236</b>	<b>100.0%</b>	<b>1,395</b>	<b>100.0%</b>	<b>12.9%</b>

Population by race and ethnicity is shown in Table III.29.5 representing 62.7 percent of the white population in 2010. The black population changed by 512.7 percent, representing 4.7 percent of the population in 2010. The American Indian and Asian populations represented 3 and 2.9 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 104.4 percent between 2000 and 2010, compared to the -18.5 percent growth rate for non-Hispanics.

**Table III.29.5**  
**Population by Race and Ethnicity**

South Sioux City  
2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	9,049	75.9%	8,368	62.7%	-7.5%
Black	102	0.9%	625	4.7%	512.7%
American Indian	281	2.4%	407	3%	44.8%
Asian	381	3.2%	385	2.9%	1%
Native Hawaiian/ Pacific Islander	11	0.1%	21	0.2%	90.9%
Other	1,737	14.6%	3,173	23.8%	82.7%
Two or More Races	364	3.1%	374	2.8%	2.7%
<b>Total</b>	<b>11,925</b>	<b>100.0%</b>	<b>13,353</b>	<b>100.0%</b>	<b>12%</b>
<b>Hispanic</b>	2,958	24.8%	6,047	45.3%	104.4%
<b>Non-Hispanic</b>	8,967	75.2%	7,306	54.7%	-18.5%

Population by race and ethnicity through 2016 is shown in Table III.29.6. The white population represented 62.6 percent of the population in 2016, compared with black households accounting for 6.2 percent of the population. Hispanic households represented 48 percent of the population in 2016.

<b>Table III.29.6</b>				
<b>Population by Race and Ethnicity</b>				
South Sioux City				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	8,368	62.7%	8,308	62.6%
Black	625	4.7%	828	6.2%
American Indian	407	3%	390	2.9%
Asian	385	2.9%	528	4%
Native Hawaiian/ Pacific Islander	21	0.2%	25	0.2%
Other	3,173	23.8%	3,038	22.9%
Two or More Races	374	2.8%	151	1.1%
<b>Total</b>	<b>13,353</b>	<b>100.0%</b>	<b>13,268</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>7,306</b>	<b>54.7%</b>	<b>6,905</b>	<b>52%</b>
<b>Hispanic</b>	<b>6,047</b>	<b>45.3%</b>	<b>6,363</b>	<b>48%</b>

The population by race is broken down further by ethnicity in Table III.29.7. While the white non-Hispanic population changed by -28 percent between 2000 and 2010, the white Hispanic population changed by 161.7 percent. The black non-Hispanic population changed by 535.4 percent, while the black Hispanic population changed by 150 percent.

<b>Table III.29.7</b>					
<b>Population by Race and Ethnicity</b>					
South Sioux City					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	8,074	90%	5,816	79.6%	-28%
Black	96	1.1%	610	8.3%	535.4%
American Indian	250	2.8%	330	4.5%	32%
Asian	378	4.2%	375	5.1%	-0.8%
Native Hawaiian/ Pacific Islander	7	0.1%	20	0.3%	185.7%
Other	7	0.1%	4	0.1%	-42.9%
Two or More Races	155	1.7%	151	2.1%	-2.6%
<b>Total Non-Hispanic</b>	<b>8,967</b>	<b>100.0%</b>	<b>7,306</b>	<b>100.0%</b>	<b>-18.5%</b>
<b>Hispanic</b>					
White	975	33%	2,552	42.2%	161.7%
Black	6	0.2%	15	0.2%	150%
American Indian	31	1%	77	1.3%	148.4%
Asian	3	0.1%	10	0.2%	233.3%
Native Hawaiian/ Pacific Islander	4	0.1%	1	0%	-75%
Other	1,730	58.5%	3,169	52.4%	83.2%
Two or More Races	209	7.1%	223	3.7%	6.7%
<b>Total Hispanic</b>	<b>2,958</b>	<b>100.0%</b>	<b>6,047</b>	<b>100.0%</b>	<b>-18.5%</b>
<b>Total Population</b>	<b>11,925</b>	<b>100.0%</b>	<b>13,353</b>	<b>100.0%</b>	<b>12%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.29.8. During this time, the total non-Hispanic population was 6,905 persons in 2016. The Hispanic population was 6,363.

<b>Table III.29.8</b>				
<b>Population by Race and Ethnicity</b>				
South Sioux City				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	5,816	79.6%	5,040	73%
Black	610	8.3%	816	11.8%
American Indian	330	4.5%	332	4.8%
Asian	375	5.1%	516	7.5%
Native Hawaiian/ Pacific Islander	20	0.3%	0	0%
Other	4	0.1%	71	1%
Two or More Races	151	2.1%	130	1.9%
<b>Total Non-Hispanic</b>	<b>7,306</b>	<b>100.0%</b>	<b>6,905</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	2,552	42.2%	3,268	51.4%
Black	15	0.2%	12	0.2%
American Indian	77	1.3%	58	0.9%
Asian	10	0.2%	12	0.2%
Native Hawaiian/ Pacific Islander	1	0%	25	0.4%
Other	3,169	52.4%	2,967	46.6%
Two or More Races	223	3.7%	21	0.3%
<b>Total Hispanic</b>	<b>6,047</b>	<b>100.0</b>	<b>6,363</b>	<b>100.0%</b>
<b>Total Population</b>	<b>13,353</b>	<b>100.0%</b>	<b>13,268</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.29.9. Family households represented 75 percent of households, while non-family households accounted for 25 percent. These changed from 69.6 and 30.4 percent, respectively.

<b>Table III.29.9</b>				
<b>Household Type by Tenure</b>				
South Sioux City				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	3,139	69.6%	3,493	75%
Married-Couple Family	2,143	68.3%	2,465	70.6%
Owner-Occupied	1,657	77.3%	2,056	83.4%
Renter-Occupied	486	22.7%	409	16.6%
Other Family	996	31.7%	1,028	28.5%
Male Householder, No Spouse Present	322	32.3%	216	31.3%
Owner-Occupied	123	38.2%	71	32.9%
Renter-Occupied	199	61.8%	145	67.1%
Female Householder, No Spouse Present	674	67.7%	812	65.6%
Owner-Occupied	259	38.4%	217	26.7%
Renter-Occupied	415	61.6%	595	73.3%
Non-Family Households	1,373	30.4%	1,167	25%
Owner-Occupied	509	37.1%	470	40.3%
Renter-Occupied	864	62.9%	697	59.7%
<b>Total</b>	<b>4,512</b>	<b>100.0%</b>	<b>4,660</b>	<b>100.0%</b>



The group quarters population was 141 in 2010, compared to 209 in 2000. Institutionalized populations experienced a -19.3 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -62.5 percent change during this same time period.

<b>Table III.29.10</b>					
<b>Group Quarters Population</b>					
South Sioux City					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	0	0%	0	0%	%
Juvenile Facilities	.	.	5	4.3%	.
Nursing Homes	145	100%	112	95.7%	-22.8%
Other Institutions	0	0%	0	0%	%
<b>Total</b>	<b>145</b>	<b>100.0%</b>	<b>117</b>	<b>100.0%</b>	<b>-19.3%</b>
<b>Non-Institutionalized</b>					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	64	100%	24	100%	-62.5%
<b>Total</b>	<b>64</b>	<b>100.0%</b>	<b>24</b>	<b>100.0%</b>	<b>-62.5%</b>
<b>Group Quarters Population</b>	<b>209</b>	<b>100.0%</b>	<b>141</b>	<b>100.0%</b>	<b>-32.5%</b>

The number of foreign-born persons is shown in Table III.29.11. An estimated 21.3 percent of the population was born in Mexico, with 2.9 percent born in Somalia, and another 1.5 percent were born in El Salvador.

<b>Table III.29.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
South Sioux City			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	2,824	21.3%
#2 country of origin	Somalia	384	2.9%
#3 country of origin	El Salvador	201	1.5%
#4 country of origin	India	98	0.7%
#5 country of origin	Vietnam	85	0.6%
#6 country of origin	Guatemala	77	0.6%
#7 country of origin	Laos	58	0.4%
#8 country of origin	Peru	48	0.4%
#9 country of origin	Other Eastern Africa	40	0.3%
#10 country of origin	Thailand	22	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.29.12. An estimated 18.8 percent of the population speaks Spanish at home, followed by 2.4 percent speaking Other and unspecified languages.



<b>Table III.29.12</b> <b>Limited English Proficiency and Language Spoken at Home</b> South Sioux City 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	2,253	18.8%
#2 LEP Language	Other and unspecified languages	283	2.4%
#3 LEP Language	Vietnamese	85	0.7%
#4 LEP Language	Other Asian and Pacific Island languages	47	0.4%
#5 LEP Language	Chinese	35	0.3%
#6 LEP Language	Other Indo-European languages	15	0.1%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	German or other West Germanic languages	0	0%
#10 LEP Language	Korean	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table III.29.13. Some 16.2 percent of the population was disabled in 2000, or a total of 1,749 persons. The disability rate was highest for those over 65, with 46 percent disabled.

<b>Table III.29.13</b> <b>Disability by Age</b> South Sioux City 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	124	5.8%
16 to 64	1,113	14.7%
65 and older	512	46%
<b>Total</b>	<b>1,749</b>	<b>16.2%</b>

Table III.29.14 shows disability by type in 2000. There were 767 physical disabilities in 2000, some 708 employment disabilities, and 661 go-outside-home disabilities reported.

<b>Table III.29.14</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> South Sioux City 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	363
Physical disability	767
Mental disability	342
Self-care disability	103
Employment disability	708
Go-outside-home disability	661
<b>Total</b>	<b>2,944</b>



Disability by age, as estimated by the 2016 ACS, is shown in Table III.29.15. The disability rate for females was 7.7 percent, compared to 7.6 percent for males. The disability rate changed precipitously higher with age, with 25.4 percent of those over 75 experiencing a disability.

<b>Table III.29.15</b>						
<b>Disability by Age</b>						
South Sioux City						
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%	16	2.5%	16	1.3%
5 to 17	3	0.2%	15	1%	18	0.6%
18 to 34	18	1.2%	52	2.9%	70	2.2%
35 to 64	243	11.6%	235	10.9%	478	11.3%
65 to 74	146	31.1%	135	22.8%	281	26.5%
75 or Older	65	27.8%	82	23.8%	147	25.4%
<b>Total</b>	<b>475</b>	<b>7.6%</b>	<b>535</b>	<b>7.7%</b>	<b>1,010</b>	<b>7.7%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.29.16. Some 3.8 percent have an ambulatory disability, 3.5 have an independent living disability, and 1.4 percent have a self-care disability.

<b>Table III.29.16</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
South Sioux City		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	403	3.1%
Vision disability	164	1.2%
Cognitive disability	281	2.4%
Ambulatory disability	449	3.8%
Self-Care disability	169	1.4%
Independent living disability	317	3.5%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.29.17 and Table III.29.18. In 2016, some 6,214 persons were employed and 578 were unemployed. This totaled a labor force of 6,792 persons. The unemployment rate for South Sioux City was estimated to be 8.5 percent in 2016.

<b>Table III.29.17</b>	
<b>Employment, Labor Force and Unemployment</b>	
South Sioux City	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	6,214
Unemployed	578
<b>Labor Force</b>	<b>6,792</b>
Unemployment Rate	8.5%



In 2016, 73.4 percent of households in South Sioux City had a high school education or greater.

<b>Table III.29.18</b>	
<b>High School or Greater Education</b>	
South Sioux City 2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	3,421
Total Households	4,660
<b>Percent High School or Above</b>	<b>73.4%</b>

As seen in Table III.29.19, 34.6 percent of the population had a high school diploma or equivalent, another 24.9 percent have some college, 7.3 percent have a Bachelor's Degree, and 3.9 percent of the population had a graduate or professional degree.

<b>Table III.29.19</b>		
<b>Educational Attainment</b>		
South Sioux City 2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	2,705	29.4%
High School or Equivalent	3,185	34.6%
Some College or Associates Degree	2,293	24.9%
Bachelor's Degree	677	7.3%
Graduate or Professional Degree	355	3.9%
<b>Total Population Above 18 years</b>	<b>9,215</b>	<b>100.0%</b>

## ECONOMICS

### Dakota 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.29.1, shows real average earnings per job for Dakota County from 1990 to 2016. Over this period the average earnings per job for South Sioux City was 42,776 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

**Diagram III.29.1**  
**Real Average Earnings Per Job**  
 Dakota County  
 BEA Data 1990 - 2016

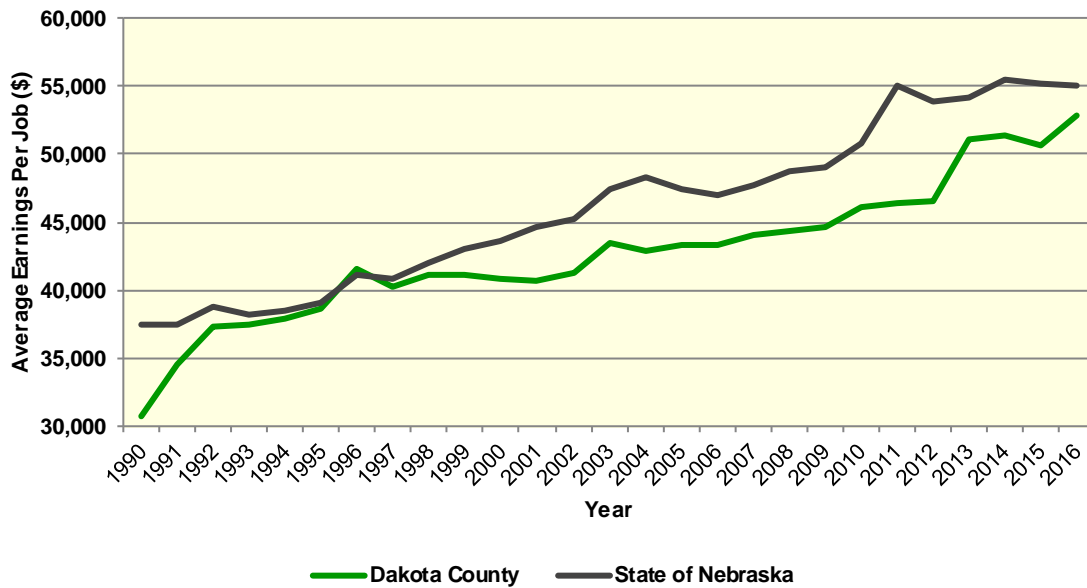
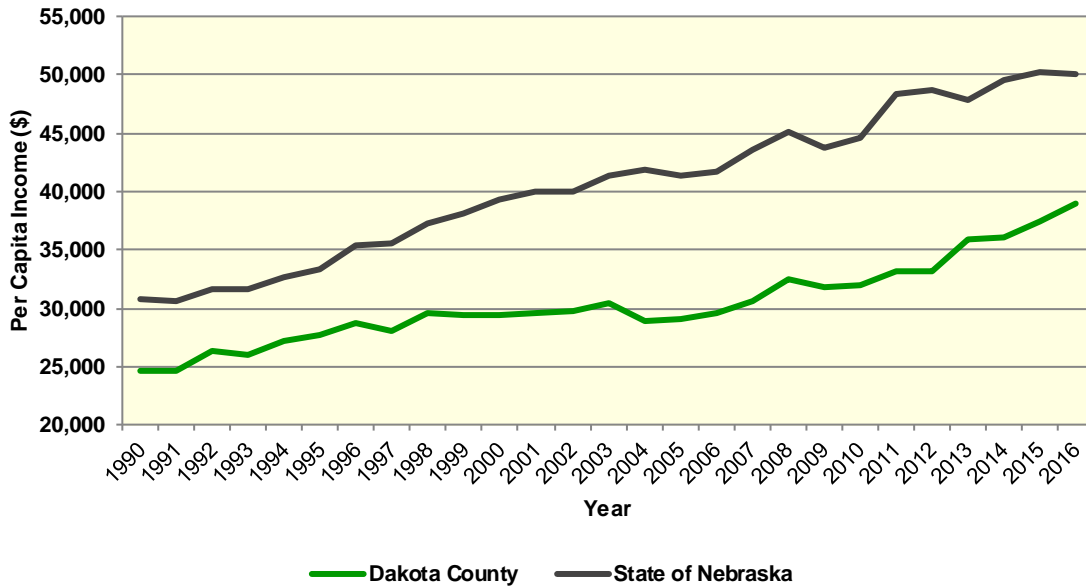


Diagram III.29.2, shows real per capita income South Sioux City from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for South Sioux City was 30,393 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

**Diagram III.29.2**  
**Real Per Capita Income**  
 South Sioux City  
 BEA Data 1990 - 2016



**Nebraska Department of Revenue: Dakota County**

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 1.3 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 20.7 percent over the period. In 2016 there were 769 returns for AGIs of \$100,000 or more. Table III.29.20 presents AGI distribution for the years 2000 through 2016.

**Table III.29.20**  
**Income Tax Returns by Adjusted Gross Income**  
 Dakota 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 <sup>55</sup>
2000	1,822	481	1,652	1,173	1,092	1,070	373	215	30	7,908
2001	1,822	473	1,598	1,153	1,190	1,064	405	212	28	7,945
2002	1,797	535	1,637	1,155	1,202	1,089	465	215	25	8,120
2003	1,672	635	1,539	1,223	1,188	1,111	467	231	25	8,091
2004	1,608	618	1,524	1,192	1,150	1,127	468	284	26	7,997
2005	1,437	543	1,339	1,168	1,071	1,185	469	309	29	7,550
2006	1,398	662	1,512	1,378	1,188	1,289	539	361	33	8,360
2007	1,439	698	1,437	1,415	1,183	1,324	605	398	33	8,532
2008	1,388	698	1,572	1,404	1,234	1,332	623	450	47	8,748
2009	1,365	750	1,713	1,471	1,222	1,324	581	424	38	8,888
2010	1,246	772	1,580	1,616	1,281	1,283	606	484	44	8,912
2011	1,324	781	1,595	1,562	1,266	1,245	598	526	48	8,945
2012	1,322	754	1,626	1,537	1,280	1,253	618	587	77	9,054
2013	1,320	756	1,519	1,527	1,328	1,331	653	585	48	9,067
2014	1,300	766	1,434	1,541	1,381	1,476	697	628	69	9,292
2015	1,379	754	1,442	1,570	1,424	1,415	722	656	56	9,418
2016	1,263	736	1,374	1,543	1,547	1,470	740	701	68	9,442

## 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 2,735 in 2010 to 2,405 in 2016, with the poverty rate reaching 12 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.29.21 presents poverty data for Dakota County.

The rate of poverty for South Sioux City is shown in Table III.29.22. In 2016, there were an estimated 2,538 persons living in poverty. This represented a 19.3 percent poverty rate, compared to 11.5 percent poverty in 2000. In 2016, some 18.4 percent of those in poverty were under age 6, and 8.4 percent were 65 or older.

**Table III.29.21**  
**Persons in Poverty**  
 Dakota County  
 2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	2,062	10.2%
2001	2,084	10.3%
2002	2,159	10.6%
2003	2,182	10.7%
2004	2,238	11.1%
2005	2,395	12%
2006	2,624	13%
2007	2,355	11.8%
2008	2,606	13.2%
2009	2,958	14.6%
2010	2,735	13.2%
2011	2,664	12.9%
2012	2,960	14.4%
2013	2,961	14.4%
2014	3,044	14.8%
2015	2,980	14.6%
2016	2,405	12%

<sup>55</sup> 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.

<b>Table III.29.22</b>				
<b>Poverty by Age</b>				
South Sioux City				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Age</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Persons in Poverty</b>	<b>% of Total</b>	<b>Persons in Poverty</b>	<b>% of Total</b>
Under 6	220	16.2%	467	18.4%
6 to 17	366	27%	497	19.6%
18 to 64	680	50.1%	1,362	53.7%
65 or Older	92	6.8%	212	8.4%
<b>Total</b>	<b>1,358</b>	<b>100.0%</b>	<b>2,538</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>11.5%</b>	<b>.</b>	<b>19.3%</b>	<b>.</b>

## 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 South Sioux City increased from 15 authorizations in 2015 to 18 in 2016.

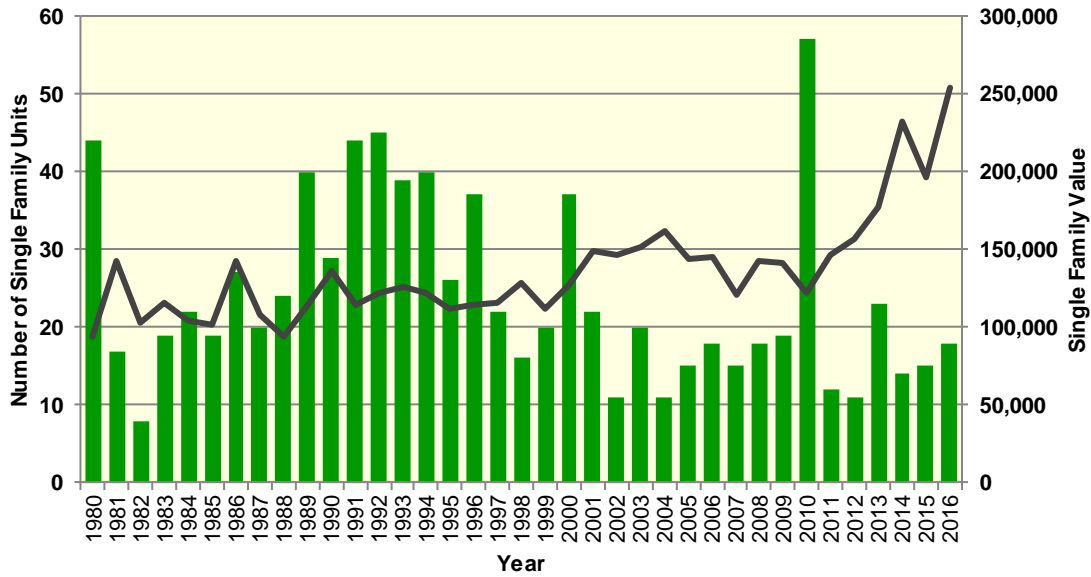
The real value of single-family building permits increased from \$196,503 in 2015 to \$254,128 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table III.29.23.

**Table III.29.23**  
**Building Permits and Valuation**  
 South Sioux City  
 Census Bureau Data, 1980–2016

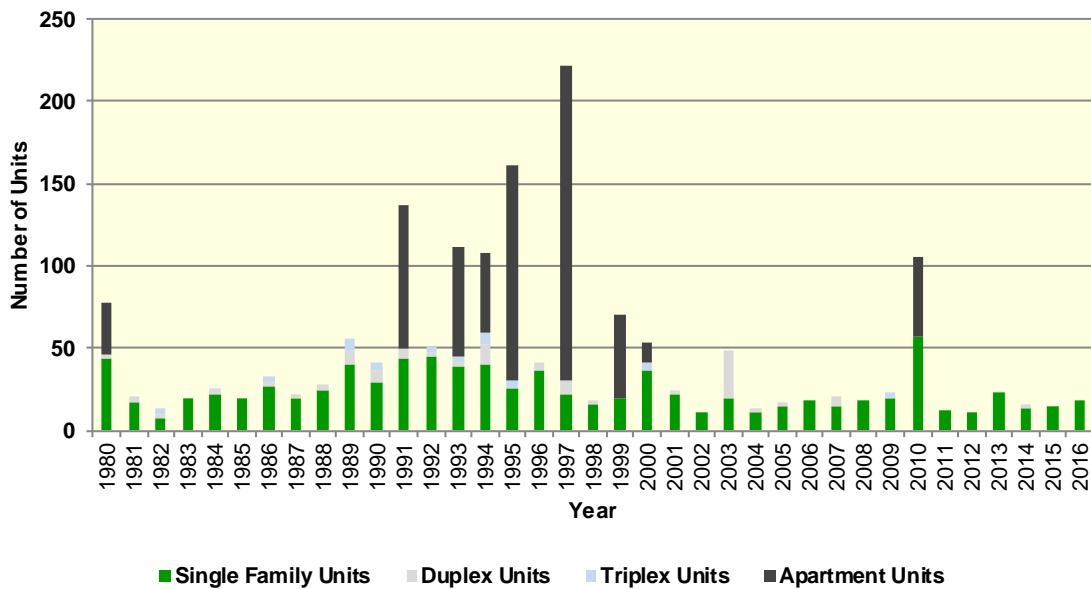
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	44	2	0	32	78	94,231	54,935
1981	17	4	0	0	21	143,208	0
1982	8	2	4	0	14	103,536	0
1983	19	0	0	0	19	115,864	0
1984	22	4	0	0	26	104,161	0
1985	19	0	0	0	19	101,185	0
1986	27	2	4	0	33	142,720	0
1987	20	2	0	0	22	107,519	0
1988	24	4	0	0	28	94,615	0
1989	40	8	8	0	56	114,394	0
1990	29	8	4	0	41	136,561	0
1991	44	6	0	87	137	114,701	48,814
1992	45	2	4	0	51	122,714	0
1993	39	2	4	66	111	125,733	50,832
1994	40	12	8	48	108	122,128	59,785
1995	26	0	4	131	161	111,770	57,462
1996	37	4	0	0	41	114,399	0
1997	22	8	0	192	222	116,052	61,644
1998	16	2	0	0	18	129,101	0
1999	20	0	0	50	70	111,689	48,921
2000	37	0	4	12	53	127,182	85,057
2001	22	2	0	0	24	149,156	0
2002	11	0	0	0	11	146,841	0
2003	20	28	0	0	48	152,274	0
2004	11	2	0	0	13	161,957	0
2005	15	2	0	0	17	144,111	0
2006	18	0	0	0	18	145,474	0
2007	15	6	0	0	21	121,369	0
2008	18	0	0	0	18	143,292	0
2009	19	0	4	0	23	141,477	0
2010	57	0	0	48	105	122,651	105,508
2011	12	0	0	0	12	146,665	0
2012	11	0	0	0	11	156,570	0
2013	23	0	0	0	23	177,802	0
2014	14	2	0	0	16	232,475	0
2015	15	0	0	0	15	196,503	0
2016	18	0	0	0	18	254,128	0



**Diagram III.29.3**  
**Single-Family Permits**  
 South Sioux City  
 Census Bureau Data, 1980–2016



**Diagram III.29.4**  
**Total Permits by Unit Type**  
 South Sioux City  
 Census Bureau Data, 1980–2016



## Housing Characteristics

Housing units by type are shown in Table III.29.24. In 2016, there were 4,893 housing units, up from 4,554 in 2000. Single-family units accounted for 66.8 percent of units in 2016, compared to 65.9 in 2000. Apartment units accounted for 20.9 percent in 2016, compared to 20.4 percent in 2000.

<b>Table III.29.24 Housing Units by Type</b> South Sioux City 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,001	65.9%	3,270	66.8%
Duplex	109	2.4%	90	1.8%
Tri- or Four-Plex	162	3.6%	102	2.1%
Apartment	930	20.4%	1,023	20.9%
Mobile Home	352	7.7%	408	8.3%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>4,554</b>	<b>100.0%</b>	<b>4,893</b>	<b>100.0%</b>

Some 95.2 percent of housing was occupied in 2010, compared to 94.4 percent in 2000. Owner-occupied housing changed -0.1 percent between 2000 and 2010, ending with owner-occupied units representing 56.5 percent of units. Vacant units changed by -10.3 percent, resulting in 227 vacant units in 2010.

<b>Table III.29.25 Housing Units by Tenure</b> South Sioux City 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	4,304	94.4%	4,512	95.2%	4.8%
Owner-Occupied	2,551	59.3%	2,548	56.5%	-0.1%
Renter-Occupied	1,753	40.7%	1,964	43.5%	12%
Vacant Housing Units	253	5.6%	227	4.8%	-10.3%
<b>Total Housing Units</b>	<b>4,557</b>	<b>100.0%</b>	<b>4,739</b>	<b>100.0%</b>	<b>4%</b>

Table III.29.26 shows housing units by tenure from 2010 to 2016. By 2016, there were 4,893 housing units. An estimated 60.4 percent were owner-occupied, and 4.8 percent were vacant.

<b>Table III.29.26 Housing Units by Tenure</b> South Sioux City 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,512	95.2%	4,660	95.2%
Owner-Occupied	2,548	56.5%	2,814	60.4%
Renter-Occupied	1,964	43.5%	1,846	39.6%
Vacant Housing Units	227	4.8%	233	4.8%
<b>Total Housing Units</b>	<b>4,739</b>	<b>100.0%</b>	<b>4,893</b>	<b>100.0%</b>

Households by household size are shown in Table III.29.27. There were a total of 4,512 households in 2010, up from 4,304 in 2000. One person households changed by 2.1 percent between 2000 and 2010, while two person households changed by -2.8 percent. Three and four person households changed by -9 and -0.2 respectively, representing 15.2 percent and 13.4 percent of the population in 2010.

<b>Table III.29.27</b>					
<b>Households by Household Size</b>					
South Sioux City					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	1,103	25.6%	1,126	25%	2.1%
Two Persons	1,263	29.3%	1,228	27.2%	-2.8%
Three Persons	753	17.5%	685	15.2%	-9%
Four Persons	606	14.1%	605	13.4%	-0.2%
Five Persons	325	7.6%	426	9.4%	31.1%
Six Persons	125	2.9%	240	5.3%	92%
Seven Persons or More	129	3%	202	4.5%	56.6%
<b>Total</b>	<b>4,304</b>	<b>100.0%</b>	<b>4,512</b>	<b>100.0%</b>	<b>4.8%</b>

Households by income is shown in Table III.29.28. Households earning more than \$100,000 per year represented 12.7 percent of households in 2016, compared to 5.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 27 percent of households in 2010, compared to 17.2 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 16 percent of households in 2016, compared to 15.4 percent in 2000.

<b>Table III.29.28</b>				
<b>Households by Income</b>				
South Sioux City				
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	663	15.4%	747	16%
\$15,000 to \$19,999	413	9.6%	311	6.7%
\$20,000 to \$24,999	321	7.5%	333	7.1%
\$25,000 to \$34,999	693	16.1%	383	8.2%
\$35,000 to \$49,999	819	19%	621	13.3%
\$50,000 to \$74,999	739	17.2%	1,260	27%
\$75,000 to \$99,999	402	9.3%	414	8.9%
\$100,000 or More	253	5.9%	591	12.7%
<b>Total</b>	<b>4,303</b>	<b>100.0%</b>	<b>4,660</b>	<b>100.0%</b>

Table III.29.29 shows households by year home built. Housing units built between 2000 and 2009, account for 7.9 percent and those built in 2010 or later accounted for 3.4 percent of households. Households built in the 1970's, 1980's, and 1990's account for 21.7 percent, 7.6 percent, and 12.4, respectively. Housing units built prior to 1939 represented 7.2 percent of households in 2016.

<b>Table III.29.29</b>				
<b>Households by Year Home Built</b>				
South Sioux City				
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	457	10.6%	335	7.2%
1940 to 1949	328	7.6%	311	6.7%
1950 to 1959	528	12.3%	740	15.9%
1960 to 1969	777	18.1%	805	17.3%
1970 to 1979	1,054	24.5%	1,012	21.7%
1980 to 1989	452	10.5%	355	7.6%
1990 to 1999	702	16.3%	579	12.4%
2000 to 2009	.	.	366	7.9%
2010 or Later	.	.	157	3.4%
<b>Total</b>	<b>4,298</b>	<b>100.0%</b>	<b>4,660</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.29.30. An estimated 74.2 percent of white households occupy single-family homes, while 4.7 percent of black households do. Some 14.6 percent of white households occupy apartments, while 95.3 percent of black households do. An estimated 73.1 percent of Asian, and 15.1 percent of American Indian households occupy single-family homes.

<b>Table III.29.30</b>							
<b>Distribution of Units in Structure by Race</b>							
South Sioux City							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian Pacific Islanders	Other	Two or More Races
Single-Family	74.2%	4.7%	15.1%	73.1%	%	80.2%	72.7%
Duplex	2.9%	0%	0%	0%	%	0%	0%
Tri- or Four-Plex	0.5%	0%	22.7%	0%	%	0%	0%
Apartment	14.6%	95.3%	62.2%	26.9%	%	0%	27.3%
Mobile Home	7.9%	0%	0%	0%	%	19.8%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.29.31. An estimated 67.8 percent of vacant units were for rent in 2010, a -9.4 percent change since 2000. In addition, some 11.9 percent of vacant units were for sale, a change of -25 percent between 2000 and 2010. "Other" vacant units represented 11 percent of vacant units in 2010. This is a change of -16.7 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.



<b>Table III.29.31</b>					
<b>Disposition of Vacant Housing Units</b>					
South Sioux City					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	170	67.2%	154	67.8%	-9.4%
For Sale	36	14.2%	27	11.9%	-25%
Rented or Sold, Not Occupied	6	2.4%	12	5.3%	100%
For Seasonal, Recreational, or Occasional Use	11	4.3%	9	4%	-18.2%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	30	11.9%	25	11%	-16.7%
<b>Total</b>	<b>253</b>	<b>100.0%</b>	<b>227</b>	<b>100.0%</b>	<b>-10.3%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.29.32. By 2016, for rent units accounted for 20.6 percent of vacant units, while for sale units accounted for 8.6 percent. “Other” vacant units accounted for 48.5 percent of vacant units, representing a total of 113 “other” vacant units.

<b>Table III.29.32</b>				
<b>Disposition of Vacant Housing Units</b>				
South Sioux City				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	154	67.8%	48	20.6%
For Sale	27	11.9%	20	8.6%
Rented Not Occupied	5	2.2%	52	22.3%
Sold Not Occupied	7	3.1%	0	0%
For Seasonal, Recreational, or Occasional Use	9	4%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	25	11%	113	48.5%
<b>Total</b>	<b>227</b>	<b>100.0%</b>	<b>233</b>	<b>100.0%</b>

## 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.29.33. In 2016, an estimated 5.9 percent of households were overcrowded, and an additional 0.9 percent were severely overcrowded.

**Table III.29.33**  
**Overcrowding and Severe Overcrowding**

South Sioux City  
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	
<b>Owner</b>							
2000 Census	2,354	92.6%	77	3%	112	4.4%	2,543
2016 Five-Year ACS	2,644	94%	160	5.7%	10	0.4%	2,814
<b>Renter</b>							
2000 Census	1,587	90.4%	140	8%	28	1.6%	1,755
2016 Five-Year ACS	1,695	91.8%	117	6.3%	34	1.8%	4,660
<b>Total</b>							
2000 Census	3,941	91.7%	217	5%	140	3.3%	4,298
2016 Five-Year ACS	4,339	93.1%	277	5.9%	44	0.9%	4,660

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 4,660 households with incomplete plumbing facilities in 2016, representing 0.5 percent of households in South Sioux City. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

**Table III.29.34**  
**Households with Incomplete Plumbing Facilities**

South Sioux City  
2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	4,286	4,638
Lacking Complete Plumbing Facilities	12	22
<b>Total Households</b>	<b>4,298</b>	<b>4,660</b>
<b>Percent Lacking</b>	<b>0.3%</b>	<b>0.5%</b>

There were 0 households lacking complete kitchen facilities in 2016, compared to 29 households in 2000. This was a change from 0.7 percent of households in 2000 to 0 percent in 2016.

**Table III.29.35**  
**Households with Incomplete Kitchen Facilities**

South Sioux City  
2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	4,269	4,660
Lacking Complete Kitchen Facilities	29	0
<b>Total Households</b>	<b>4,298</b>	<b>4,660</b>
<b>Percent Lacking</b>	<b>0.7%</b>	<b>0%</b>

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 South Sioux City, 18 percent of households had a cost burden and 7.9 percent had a severe cost burden. Some 22.5 percent of renters were cost burdened, and 10.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 15.5 percent and a severe cost burden rate of 3.9 percent. Owner occupied households with a mortgage had a cost burden rate of 14.5 percent, and severe cost burden at 8.2 percent.

**Table III.29.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 South Sioux City  
 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	
<b>Owner With a Mortgage</b>									
2000 Census	1,200	82.9%	195	13.5%	50	3.5%	2	0.1%	1,447
2016 Five-Year ACS	1,187	75.6%	228	14.5%	128	8.2%	27	1.7%	1,570
<b>Owner Without a Mortgage</b>									
2000 Census	637	86.9%	41	5.6%	47	6.4%	8	1.1%	733
2016 Five-Year ACS	977	78.5%	193	15.5%	48	3.9%	26	2.1%	1,244
<b>Renter</b>									
2000 Census	1,107	63.5%	328	18.8%	256	14.7%	51	2.9%	1,742
2016 Five-Year ACS	1,176	63.7%	416	22.5%	191	10.3%	63	3.4%	1,846
<b>Total</b>									
2000 Census	2,944	75.1%	564	14.4%	353	9%	61	1.6%	3,922
2016 Five-Year ACS	3,340	71.7%	837	18%	367	7.9%	116	2.5%	4,660

### Housing Problems by Income

Table III.29.37, shows the HUD calculated Median Family Income (MFI) for a family of four for Dakota County. As can be seen in 2017 the MFI was \$62,300, which compared to \$68,200 for the State of Nebraska.

**Table III.29.37**  
**Median Family Income**  
 Dakota County  
 2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	48,100	50,400
2001	51,900	53,400
2002	52,300	55,100
2003	52,300	55,400
2004	52,600	56,300
2005	55,100	57,400
2006	55,700	59,400
2007	54,400	58,200
2008	55,600	59,800
2009	58,800	62,000
2010	58,400	62,600
2011	58,800	63,500
2012	59,600	64,400
2013	59,700	64,600
2014	58,500	66,000
2015	58,800	66,800
2016	58,900	66,500
2017	62,300	68,200



Table III.29.38 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 355 owner-occupied and 345 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 180 owner-occupied and 525 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,790 households without a housing problem.

<b>Table III.29.38</b>						
<b>Housing Problems by Income and Tenure</b>						
South Sioux City						
2010–2014 HUD CHAS Data						
<b>Housing Problem</b>	<b>Less Than 30% MFI</b>	<b>30% - 50% MFI</b>	<b>50% - 80% MFI</b>	<b>80% - 100% MFI</b>	<b>Greater than 100% MFI</b>	<b>Total</b>
<b>Owner-Occupied</b>						
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	4	0	0	4	8
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	50	20	20	90
Housing cost burden greater than 50% of income (and none of the above problems)	125	55	0	0	0	180
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	45	105	110	60	35	355
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	0	95	235	280	1,240	1,850
<b>Total</b>	<b>185</b>	<b>259</b>	<b>395</b>	<b>360</b>	<b>1,299</b>	<b>2,498</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	20	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	35	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	0	110	0	0	175
Housing cost burden greater than 50% of income (and none of the above problems)	470	55	0	0	0	525
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	130	155	0	0	345
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	125	85	315	135	280	940
<b>Total</b>	<b>735</b>	<b>270</b>	<b>580</b>	<b>170</b>	<b>300</b>	<b>2,055</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	20	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	0	35	4	43
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	0	160	20	20	265
Housing cost burden greater than 50% of income (and none of the above problems)	595	110	0	0	0	705
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	105	235	265	60	35	700
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	125	180	550	415	1,520	2,790
<b>Total</b>	<b>920</b>	<b>529</b>	<b>975</b>	<b>530</b>	<b>1,599</b>	<b>4,553</b>



### 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.29.39 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in South Sioux City. The number of completed surveys decreased from 13 in 2016 to 12 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 3.6 percentage points and was at 1.7 percent in 2017.

<b>Table III.29.39</b> <b>Survey of Rental Properties</b> South Sioux City 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	9	724	1.8	12.2
2003	7	114	19.3	51.4
2004	9	2,073	4.9	38.1
2005	12	835	7.9	38.8
2006	15	1,095	3.6	27.5
2007	13	1,129	2.7	16.8
2008	13	1,421	4.9	15.7
2009	13	884	3.6	19
2010	12	938	6.5	9
2011	11	1,332	13.8	13.6
2012	9	629	4.5	12.5
2013	12	883	5.7	39.1
2014	15	1,097	1	24.7
2015	14	1,240	6.7	16.5
2016	13	801	5.2	26.4
2017	12	845	1.7	16

Table III.29.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1 single-family unit in South Sioux City, with 0 of them available. This translates into a vacancy rate of 0 percent in South Sioux City, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 843 apartment units reported in the survey, with 13 of them available, which resulted in a vacancy rate of 1.5 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 3.9 percent.

<b>Table III.29.40</b> <b>Rental Vacancy Survey by Type</b> South Sioux City 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	1	0	0%	0.7%
Apartments	843	13	1.5%	4.4%
Mobile Homes	0	0	%	0.3%
"Other" Units	1	1	100%	.
Don't Know	0	0	%	4.5%
<b>Total</b>	<b>845</b>	<b>14</b>	<b>1.7%</b>	<b>3.9%</b>

Table III.29.41, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 1 units. The most common apartment units were two bedroom units, with 214 units.



<b>Table III.29.41</b> <b>Rental Units by Number of Bedrooms</b> South Sioux City 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	123	0	0	.	123
Two	1	214	0	0	.	215
Three	0	117	0	0	.	117
Four	0	0	0	0	.	0
Don’t Know	0	389	0	1	0	390
<b>Total</b>	<b>1</b>	<b>843</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>845</b>

Table III.29.42 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.

<b>Table III.29.42</b> <b>Single-Family Units by Number of Bedrooms</b> South Sioux City 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	1	0	0%
Three	0	0	%
Four	0	0	%
Don’t know	0	0	%
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0%</b>

Table III.29.43 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 0.9 percent.

<b>Table III.29.43</b> <b>Apartment Units by Number of Bedrooms</b> South Sioux City 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	123	8	6.5%
Two	214	2	0.9%
Three	117	3	2.6%
Four	0	0	%
Don’t know	389	0	0%
<b>Total</b>	<b>843</b>	<b>13</b>	<b>1.5%</b>

Average market-rate rents by unit type are shown in Table III.29.44. 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.



<b>Table III.29.44</b> <b>Average Market Rate Rents by Number of Bedrooms</b> South Sioux City 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$650	\$	\$	\$650
Two	\$600	\$734.5	\$	\$	\$719.6
Three	\$	\$908	\$	\$	\$908
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$600</b>	<b>\$736.2</b>	<b>\$</b>	<b>\$</b>	<b>\$723.7</b>

Table III.29.45 shows vacancy rates for single-family units by average rental rates for South Sioux City. The most common rent for single-family units was \$500 to \$749 dollars and units in this price range had a vacancy rate of 0 percent.

<b>Table III.29.45</b> <b>Single-Family Market Rate Rents by Vacancy Status</b> South Sioux City 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	1	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	%
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0%</b>

The average rent and availability of apartment units is displayed in Table III.29.46. The most common rent for apartments was \$750 to \$999 dollars and the units in this price range had a vacancy rate of 2.2 percent.

<b>Table III.29.46</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
South Sioux City			
2017 Survey of Rental Properties			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	0	0	%
\$500 to \$749	251	5	2%
\$750 to \$999	372	8	2.2%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	220	0	0%
<b>Total</b>	<b>843</b>	<b>13</b>	<b>1.5%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table III.29.47, 7 respondents, or 77.8 percent, included some sort of utility in the rent.

<b>Table III.29.47</b>	
<b>Are there any utilities included with the rent?</b>	
South Sioux City	
2017 Survey of Rental Properties	
<b>Period</b>	<b>Respondent</b>
Yes	7
No	2
<b>% Offering Utilities</b>	<b>77.8%</b>

The type of utility included in the rent is shown in Table III.29.48. There were 1 respondents who included electricity, 4 respondents who included natural gas, 7 respondents who included water and sewer and 7 respondents included trash collection in the rent.

<b>Table III.29.48</b>	
<b>Which utilities are included with the rent?</b>	
South Sioux City	
2017 Survey of Rental Properties	
<b>Type of Utility Provided</b>	<b>Respondent</b>
Electricity	1
Natural Gas	4
Water/Sewer	7
Trash Collection	7

Table III.29.49 shows the number of survey respondents who keep a waiting list. As can be seen, 5 respondents said they keep a waitlist, with an estimated 54 persons on the wait list.

<b>Table III.29.49</b> <b>Do you keep a waiting list?</b> South Sioux City 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	4
<b>Waitlist Size</b>	<b>54</b>

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.29.50 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

<b>Table III.29.50</b> <b>How would you rate the need for renovation of existing units in the city?</b> South Sioux City 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	2	3	2	2
Moderate Need	3	4	3	2
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.29.51 most respondents indicated there was moderate need for the construction of new single-family units and extreme need for the construction of new apartment units.

<b>Table III.29.51</b> <b>How would you rate the need for construction of new units in the city?</b> South Sioux City 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	1
Low Need	0	0		
Moderate Need	3	3	3	3
High Need	1	0		
Extreme Need	1	4	1	1

### Local Commentary

South Sioux City is located in Dakota County, just across the Missouri River from Sioux City, Iowa. The largest employer is a Tyson meat processing plant, with more than 4,000 employees, and other food processors employing hundreds more. The local school district is also a very large employer with at least 500 employees, and insurance and manufacturing are also important industries.

The business environment in South Sioux City is very strong with many existing companies expanding their facilities such as Beef Products Inc. will be adding a new major freezer facility, Gerkin Doors and Windows are planning a 73,000 square foot expansion, and Great West Casualty



a 50,000 square foot expansion. Green Star Energy is planning on opening a wood gasifier plant and there are plans for a 5 megawatt Natural Gas Plant. Big Ox Energy opened their new facility in 2017 and Richardson Milling finished their expansion. Additionally, a new 37 million dollar medical facility plans to break ground in 2019.

There is a need for more workers in this area along with more housing. There have been 25 new single family homes built in the last year and a need for many more. Veterans Drive thoroughfare has been completed and opens a new area for development. Ho-Chuck Development purchased 200 acres of land and is working on the Flatwater Crossing Development. They have recently installed sewer and water along with fiber optic lines to the area and plan to begin applying for building permits in December of 2017. A Sustainable Housing Committee has been formed and completed an update to the Consolidate Plan. Additionally, a workforce housing committee was also established.<sup>56</sup>

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<sup>56</sup> Telephone interview with South Sioux City staff, 11/2017

