

**VOLUME II:
HITCHCOCK COUNTY**

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Hitchcock County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that Hitchcock County's population decreased from 2,908 in 2010 to 2,825 in 2016, or by -2.9 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age decreased by 12.3 percent, and the number of people from 55 to 64 years of age increased by 0.2 percent. The white population decreased by 3.5 percent, while the black population remained unchanged by 0 percent. The Hispanic population increased from 42 to 106 people between 2010 and 2016 or by 152.4 percent. These data are presented in Table II.44.1.

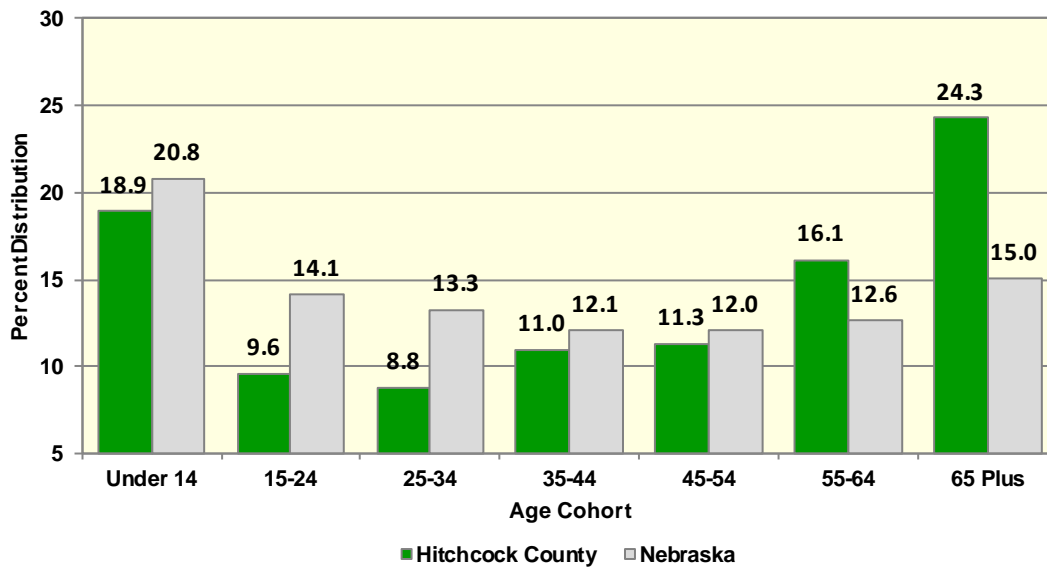
Table II.44.1						
Profile of Population Characteristics						
Hitchcock County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Hitchcock County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	2,908	2,825	-2.9%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	498	534	7.2%	383,542	396,601	3.4%
15 to 24 years	269	271	0.7%	258,206	269,442	4.4%
25 to 34 years	284	249	-12.3%	245,176	252,946	3.2%
35 to 44 years	277	310	11.9%	220,838	230,528	4.4%
45 to 54 years	460	319	-30.7%	258,726	229,683	-11.2%
55 to 64 years	455	456	0.2%	213,176	241,172	13.1%
65 and Over	665	686	3.2%	246,677	286,744	16.2%
Race						
White	2,857	2,756	-3.5%	1,649,264	1,694,976	2.8%
Black	7	7	0%	85,971	94,620	10.1%
American Indian and Alaskan Native	14	17	21.4%	23,418	27,318	16.7%
Asian	3	8	166.7%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	0	0	0%	2,061	2,425	17.7%
Two or more races	27	37	37%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	42	106	152.4%	167,405	203,320	21.5%

Table II.44.2, presents the population of Hitchcock County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 1,446 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 1,462 persons, were female. In 2016, the number of males was 1,420 persons, and accounted for 50.3 percent of the population, with the remaining 49.7 percent, or 1,405 persons being female.



Table II.44.2 Population by Age and Gender Hitchcock County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
0 to 14 years	270	228	498	288	246	534	7.2%
15 to 24 years	135	134	269	135	136	271	0.7%
25 to 34 years	148	136	284	124	125	249	-12.3%
35 to 44 years	130	147	277	154	156	310	11.9%
45 to 54 years	233	227	460	161	158	319	-30.7%
55 to 64 years	231	224	455	232	224	456	0.2%
65 and Over	299	366	665	326	360	686	-2.9%
Total	1,446	1,462	2,908	1,420	1,405	2,825	-2.9%
% of Total	49.7%	50.3%	.	50.3%	49.7%	.	

**Diagram II.44.1
Age Distribution**
Hitchcock County
Nebraska DOT Data: 2008 – First Half 2017



Population Migration Trends

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.44.3, from April 2000 to July 2009, Hitchcock County natural decrease was estimated to be 98 people. Hitchcock County has been experiencing net out-migration, with 207 persons leaving the county in the last nine years.¹⁷⁶ The 2016 population estimates showed a natural decrease of 26 persons. Between 2010 and 2016, Hitchcock County’s population decreased to 2,825 persons.

The Nebraska Department of Transportation (DOT)’s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver’s license exchange data, these records show that the net change in Hitchcock County increased from -3 persons in 2015 to 17 persons in 2016, with an additional net movement of 0 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.44.4.

Table II.44.3	
Population Change	
Hitchcock County	
1980–2010 Census and Intercensal Data	
1980 Population	4,079
Natural Increase 80–90	100
Net Migration 80–90	-429
1990 Population	3,750
Natural Increase 90–00	-68
Net Migration 90–00	-571
2000 Population	3,111
Natural Increase 00–09	-98
Net Migration 00–09	-207
2009 Population Estimate	2,806
2010 Population	2,908
Natural Increase 10–16	-26
Net Migration 10–16	-57
2016 Population Estimate	2,825

Table II.44.4			
Driver's Licenses Exchanged and Surrendered			
Hitchcock County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	79	65	14
Calendar 2002	69	41	28
Calendar 2003	44	42	2
Calendar 2004	66	51	15
Calendar 2005	51	40	11
Calendar 2006	37	58	-21
Calendar 2007	53	46	7
Calendar 2008	49	41	8
Calendar 2009	56	30	26
Calendar 2010	97	58	39
Calendar 2011	48	25	23
Calendar 2012	53	29	24
Calendar 2013	54	34	20
Calendar 2014	51	34	17
Calendar 2015	41	44	-3
Calendar 2016	66	49	17
First Half of 2017	21	21	0

¹⁷⁶ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

School Age Enrollment

According to the Nebraska Department of Education (DOE), the total number of school-age children in Hitchcock County increased by 1.9 percent from 520 in 2016 to 530 in 2017, as shown in Table II.44.5. The number of school-age children 5 to 11 years of age decreased from 272 in 2016 to 266 in 2017.

Census Demographic Data

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

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

Population Characteristics

Table II.44.6, shows population by age for the 2000 and 2010 Census. The population changed by -6.5 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -4.3 percent to a total of 665 persons in 2010. Those aged 25 to 34 changed by 20.3 percent, and those aged under 5 changed by 17.8 percent.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	376	143	284	803
1993	356	144	273	773
1994	346	121	298	765
1995	317	108	281	706
1996	328	114	306	748
1997	311	124	306	741
1998	305	123	324	752
1999	314	100	310	724
2000	298	81	283	662
2001	294	81	287	662
2002	287	92	276	655
2003	198	78	164	440
2004	195	54	168	417
2005	225	77	221	523
2006	210	74	205	489
2007	225	76	199	500
2008	222	60	191	473
2009	219	60	155	434
2010	239	56	159	454
2011	243	60	166	469
2012	243	60	160	463
2013	257	69	167	493
2014	262	67	162	491
2015	268	69	160	497
2016	272	82	166	520
2017	266	88	176	530

Table II.44.6					
Population by Age					
Hitchcock County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	135	4.3%	159	5.5%	17.8%
5 to 19	682	21.9%	502	17.3%	-26.4%
20 to 24	106	3.4%	106	3.6%	0%
25 to 34	236	7.6%	284	9.8%	20.3%
35 to 54	899	28.9%	737	25.3%	-18%
55 to 64	358	11.5%	455	15.6%	27.1%
65 or Older	695	22.3%	665	22.9%	-4.3%
Total	3,111	100.0%	2,908	100.0%	-6.5%

The elderly population is further explored in Table II.44.7. Those aged 65 to 66 changed by -30.4 percent between 2000 and 2010, resulting in a population of 55 persons. Those aged 85 or older changed by -12 percent during the same time period, and resulted in 110 persons over age 85 in 2010.

Table II.44.7					
Elderly Population by Age					
Hitchcock County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	79	11.4%	55	8.3%	-30.4%
67 to 69	92	13.2%	118	17.7%	28.3%
70 to 74	163	23.5%	161	24.2%	-1.2%
75 to 79	142	20.4%	132	19.8%	-7%
80 to 84	94	13.5%	89	13.4%	-5.3%
85 or Older	125	18%	110	16.5%	-12%
Total	695	100.0%	665	100.0%	-4.3%

Population by race and ethnicity is shown in Table II.44.8, with the white population representing 97.6 percent in 2010. The black population changed by 133.3 percent, representing 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.4 and 0.1 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by -4.5 percent between 2000 and 2010, compared to the -6.6 percent growth rate for non-Hispanics.

Table II.44.8					
Population by Race and Ethnicity					
Hitchcock County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	3,060	98.4%	2,839	97.6%	-7.2%
Black	3	0.1%	7	0.2%	133.3%
American Indian	9	0.3%	12	0.4%	33.3%
Asian	4	0.1%	3	0.1%	-25%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	9	0.3%	22	0.8%	144.4%
Two or More Races	26	0.8%	25	0.9%	-3.8%
Total	3,111	100.0%	2,908	100.0%	-6.5%
Hispanic	44	1.4%	42	1.4%	-4.5%
Non-Hispanic	3,067	98.6%	2,866	98.6%	-6.6%

Population by race and ethnicity through 2016 is shown in Table II.44.9. The white population represented 99.6 percent of the population in 2016, compared with black population accounting for 0.1 percent of the population. Hispanic population represented 0.8 percent of the population in 2016.

Table II.44.9 Population by Race and Ethnicity Hitchcock County 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	2,839	97.6%	2,854	99.6%
Black	7	0.2%	4	0.1%
American Indian	12	0.4%	5	0.2%
Asian	3	0.1%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	22	0.8%	0	0%
Two or More Races	25	0.9%	3	0.1%
Total	2,908	100.0%	2,866	100.0%
Non-Hispanic	2,866	98.6%	2,842	99.2%
Hispanic	42	1.4%	24	0.8%

The population by race is broken down further by ethnicity in Table II.44.10. While the white non-Hispanic population changed by -7 percent between 2000 and 2010, the white Hispanic population changed by -34.5 percent. The black non-Hispanic population changed by 100 percent.

Table II.44.10 Population by Race and Ethnicity Hitchcock County 2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	3,031	98.8%	2,820	98.4%	-7%
Black	3	0.1%	6	0.2%	100%
American Indian	7	0.2%	12	0.4%	71.4%
Asian	3	0.1%	3	0.1%	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	0	0%	1	0%	%
Two or More Races	23	0.7%	24	0.8%	4.3%
Total Non-Hispanic	3,067	100.0%	2,866	100.0%	-6.6%
Hispanic					
White	29	65.9%	19	45.2%	-34.5%
Black	0	0%	1	2.4%	%
American Indian	2	4.5%	0	0%	-100%
Asian	1	2.3%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	9	20.5%	21	50%	133.3%
Two or More Races	3	6.8%	1	2.4%	-66.7%
Total Hispanic	44	100.0%	42	100.0%	-4.5%
Total Population	3,111	100.0%	2,908	100.0%	-6.5%



The change in race and ethnicity between 2010 and 2016 is shown in Table II.44.11. During this time, the total non-Hispanic population was 2,842 persons in 2016. The Hispanic population was 24.

Table II.44.11				
Population by Race and Ethnicity				
Hitchcock County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	2,820	98.4%	2,830	99.6%
Black	6	0.2%	4	0.1%
American Indian	12	0.4%	5	0.2%
Asian	3	0.1%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	1	0%	0	0%
Two or More Races	24	0.8%	3	0.1%
Total Non-Hispanic	2,866	100.0%	2,842	100.0%
Hispanic				
White	19	45.2%	24	100%
Black	1	2.4%	0	0%
American Indian	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	21	50%	0	0%
Two or More Races	1	2.4%	0	0%
Total Hispanic	42	100.0	24	100.0%
Total Population	2,908	100.0%	2,866	100.0%

Households by type and tenure are shown in Table II.44.12. Family households represented 58.4 percent of households, while non-family households accounted for 41.6 percent. These changed from 64 and 36 percent, respectively.

Table II.44.12				
Household Type by Tenure				
Hitchcock County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	833	64%	752	58.4%
Married-Couple Family	706	84.8%	625	83.1%
Owner-Occupied	595	84.3%	575	92%
Renter-Occupied	111	15.7%	50	8%
Other Family	127	15.2%	127	16.9%
Male Householder, No Spouse Present	35	27.6%	47	27.6%
Owner-Occupied	19	54.3%	15	31.9%
Renter-Occupied	16	45.7%	32	68.1%
Female Householder, No Spouse Present	92	72.4%	80	72.4%
Owner-Occupied	54	58.7%	48	60%
Renter-Occupied	38	41.3%	32	40%
Non-Family Households	468	36%	536	41.6 %
Owner-Occupied	318	67.9%	330	61.6%
Renter-Occupied	150	32.1%	206	38.4%
Total	1,301	100.0%	1,288	100.0%

The group quarters population was 26 in 2010, compared to 61 in 2000.

Table II.44.13					
Group Quarters Population					
Hitchcock County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	7	11.5%	4	15.4%	-42.9%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	54	88.5%	22	84.6%	-59.3%
Other Institutions	0	0%	0	0%	%
Total	61	100.0%	26	100.0%	-57.4%
Non-Institutionalized					
College Dormitories	0	%	0	%	%
Military Quarters	0	%	0	%	%
Other Non-Institutionalized	0	%	0	%	%
Total	0	100.0%	0	100.0%	%
Group Quarters Population	61	100.0%	26	100.0%	-57.4%

The number of foreign born persons are shown in Table II.44.14. An estimated 0.3 percent of the population was born in Mexico.

Table II.44.14			
Place of Birth for the Foreign-Born Population			
Hitchcock County			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	8	0.3%
#2 country of origin	Afghanistan	0	0%
#3 country of origin	Africa n.e.c	0	0%
#4 country of origin	Albania	0	0%
#5 country of origin	Argentina	0	0%
#6 country of origin	Armenia	0	0%
#7 country of origin	Asia n.e.c	0	0%
#8 country of origin	Australia	0	0%
#9 country of origin	Austria	0	0%
#10 country of origin	Azores Islands	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.44.15. An estimated 0.4 percent of the population speaks Spanish at home.

Table II.44.15
Limited English Proficiency and Language Spoken at Home
 Hitchcock County
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	11	0.4%
#2 LEP Language	Arabic	0	0%
#3 LEP Language	Chinese	0	0%
#4 LEP Language	French, Haitian, or Cajun	0	0%
#5 LEP Language	German or other West Germanic languages	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.44.16. Some 17 percent of the population was disabled in 2000, or a total of 496 persons. The disability rate was highest for those over 65, with 32.4 percent disabled.

Table II.44.16
Disability by Age
 Hitchcock County
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	39	8%
16 to 64	249	13.9%
65 and older	208	32.4%
Total	496	17%

Table II.44.17 shows disability by type in 2000. There were 245 physical disabilities in 2000, some 144 employment disabilities, and 133 go-outside-home disabilities.

Table II.44.17
Total Disabilities Tallied: Aged 5 and Older
 Hitchcock County
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	111
Physical disability	245
Mental disability	128
Self-care disability	54
Employment disability	144
Go-outside-home disability	133
Total	815

Disability by age, as estimated by the 2016 ACS, is shown in Table II.44.18. The disability rate for females was 15.1 percent, compared to 21.9 percent for males. The disability rate changed precipitously higher with age, with 53 percent of those over 75 experiencing a disability.

Table II.44.18						
Disability by Age						
Hitchcock County						
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%	0	0%	0	0%
5 to 17	10	4.2%	2	0.9%	12	2.7%
18 to 34	20	8.8%	26	11.6%	46	10.2%
35 to 64	136	24.6%	68	12.4%	204	18.5%
65 to 74	57	33.1%	38	22.5%	95	27.9%
75 or Older	87	63%	80	45.2%	167	53%
Total	310	21.9%	214	15.1%	524	18.5%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.44.19. Some 10.2 percent have an ambulatory disability, 6.3 have an independent living disability, and 3.6 percent have a self-care disability.

Table II.44.19		
Total Disabilities Tallied: Aged 5 and Older		
Hitchcock County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	244	8.6%
Vision disability	84	3%
Cognitive disability	104	3.9%
Ambulatory disability	270	10.2%
Self-Care disability	95	3.6%
Independent living disability	140	6.3%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.44.20 and Table II.44.21. In 2016, some 1,359 persons were employed and 39 were unemployed. This totaled a labor force of 1,398 persons. The unemployment rate for Hitchcock County was estimated to be 2.8 in 2016.

Table II.44.20	
Employment, Labor Force and Unemployment	
Hitchcock County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	1,359
Unemployed	39
Labor Force	1,398
Unemployment Rate	2.8%



In 2016, 93.9 percent of households in Hitchcock County had a high school education or greater.

Table II.44.21	
High School or Greater Education	
Hitchcock County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	1,210
Total Households	1,288
Percent High School or Above	93.9%

As seen in Table II.44.22, 36.4 percent of the population had a high school diploma or equivalent, another 40.7 percent have some college, 8.8 percent have a Bachelor's Degree, and 4.9 percent of the population had a graduate or professional degree.

Table II.44.22		
Educational Attainment		
Hitchcock County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	206	9.2%
High School or Equivalent	817	36.4%
Some College or Associates Degree	914	40.7%
Bachelor's Degree	198	8.8%
Graduate or Professional Degree	109	4.9%
Total Population Above 18 years	2,244	100.0%

ECONOMICS

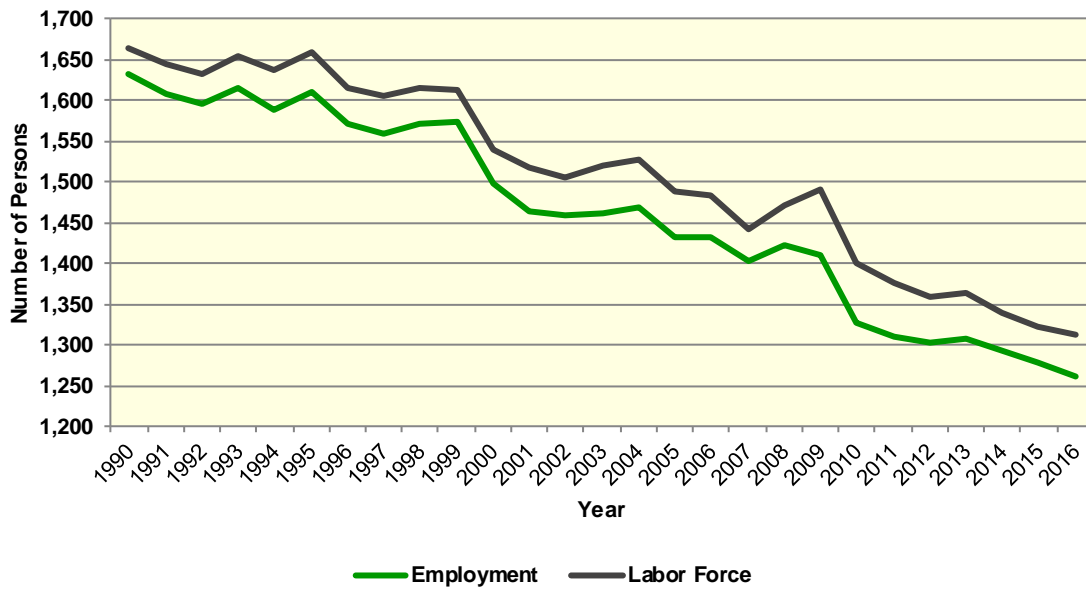
Labor Force

Table II.44.23, shows the labor force statistics for Hitchcock County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 2. The highest level of unemployment occurred during 2009 rising to a rate of 5.5. 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 Hitchcock County increased from 3.3 percent in 2015 to 3.8 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.44.23 Labor Force Statistics Hitchcock County 1990 - 2016 BLS Data					
Year	Hitchcock County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	33	1,632	1,665	2%	2.3%
1991	36	1,608	1,644	2.2%	2.7%
1992	38	1,595	1,633	2.3%	2.9%
1993	40	1,615	1,655	2.4%	2.8%
1994	48	1,589	1,637	2.9%	2.6%
1995	48	1,611	1,659	2.9%	2.6%
1996	44	1,570	1,614	2.7%	2.7%
1997	45	1,560	1,605	2.8%	2.5%
1998	46	1,570	1,616	2.8%	2.6%
1999	38	1,574	1,612	2.4%	2.8%
2000	41	1,499	1,540	2.7%	2.8%
2001	54	1,463	1,517	3.6%	3.1%
2002	48	1,458	1,506	3.2%	3.6%
2003	59	1,461	1,520	3.9%	3.9%
2004	59	1,469	1,528	3.9%	3.9%
2005	55	1,433	1,488	3.7%	3.8%
2006	52	1,432	1,484	3.5%	3.1%
2007	39	1,403	1,442	2.7%	3%
2008	50	1,422	1,472	3.4%	3.3%
2009	82	1,409	1,491	5.5%	4.6%
2010	72	1,328	1,400	5.1%	4.6%
2011	67	1,309	1,376	4.9%	4.4%
2012	56	1,303	1,359	4.1%	4%
2013	56	1,308	1,364	4.1%	3.8%
2014	46	1,294	1,340	3.4%	3.3%
2015	44	1,278	1,322	3.3%	3%
2016	50	1,262	1,312	3.8%	3.2%

Diagram II.44.2, shows the employment and labor force for Hitchcock County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 1,262 persons, with the labor force reaching 1,312, indicating there were a total of 50 unemployed persons.

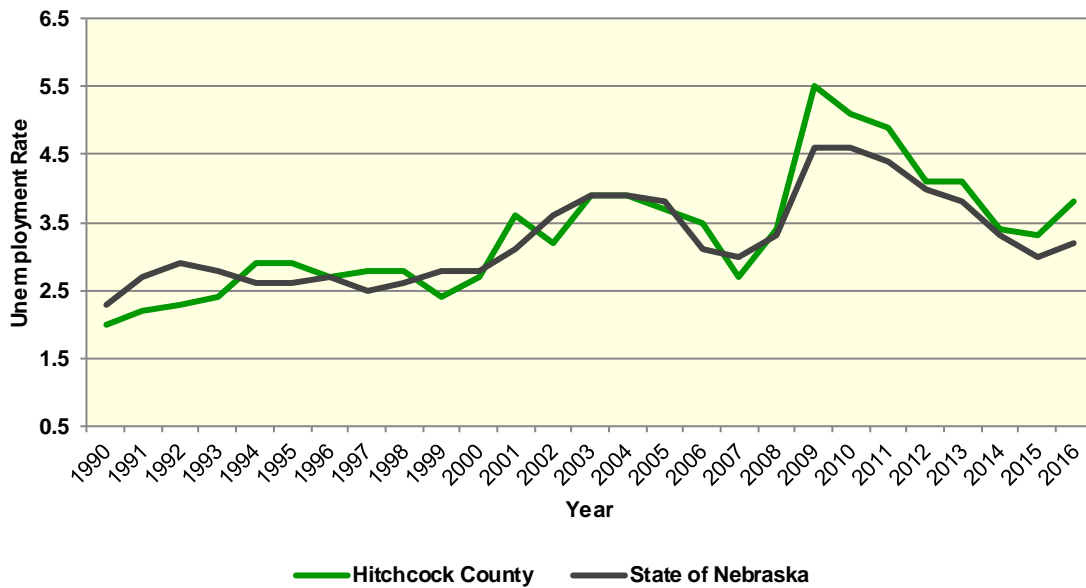
Diagram II.44.2
Employment and Labor Force
 Hitchcock County
 1990 – 2016 BLS Data



Unemployment

Diagram II.44.3, shows the unemployment rate for both the State and Hitchcock County. During the 1990’s the average rate for Hitchcock County was 2.5, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.6, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 4.1. Over the course of the entire period Hitchcock County had an average unemployment rate higher than the state, 3.3 percent for Hitchcock County, versus 3.3 statewide.

Diagram II.44.3
Annual Unemployment Rate
 Hitchcock County
 1990 – 2016 BLS Data



Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.44.24, shows total real earnings by industry for Hitchcock County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching 14,573,000 dollars. Between 2015 and 2016 the accommodation and food services industry saw the largest percentage increase, rising by 51.7 percent to 26,791,000 dollars.

Table II.44.24
Real Earnings by Industry
 Hitchcock County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	12,144	9,665	24,215	13,646	11,786	7,044	5,635	309	-94.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	1,597	2,676	3,044	3,934	3,720	4,752	4,397	0	-100
Utilities	0	0	0	0	0	0	0	0	0
Construction	1,980	3,448	3,586	4,458	4,619	6,068	7,138	7,521	5.4
Manufacturing	2,102	13,568	11,526	10,919	10,879	11,935	12,679	12,421	-2
Wholesale trade	0	1,823	1,772	1,858	1,832	2,634	2,818	2,776	-1.5
Retail trade	1,228	1,590	1,694	1,866	1,882	1,778	1,942	1,994	2.7
Transportation and warehousing	0	6,846	10,903	15,102	10,392	9,955	5,904	5,581	-5.5
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	551	578	638	626	-1.9
Real estate and rental and leasing	0	0	0	0	150	148	127	122	-3.7
Professional and technical services	0	0	0	0	63	76	67	66	-1.3
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	98	0	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	424	332	315	323	2.5
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	0	370	318	310	224	162	166	252	51.7
Other services, except public administration	0	1,742	1,866	2,188	2,086	2,178	0	0	0
Government and government enterprises	13,944	14,325	13,917	13,613	13,315	14,105	14,548	14,573	0.2
Total	44,552	59,051	75,551	71,634	64,282	64,157	60,691	54,607	-10

Table II.44.25, shows the total employment by industry for Hitchcock County. The most recent estimates show the farm industry was the largest employer in Hitchcock County, with employment reaching 313 jobs in 2016. Between 2015 and 2016 the accommodation and food services industry saw the largest percentage increase, rising by 25.9 percent to 34 jobs.

Table II.44.25
Employment by Industry
Hitchcock County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	331	300	310	310	311	308	322	313	-2.8
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	30	53	58	65	67	89	85	0	-100
Utilities	0	0	0	0	0	0	0	0	0
Construction	74	72	88	105	104	84	87	78	-10.3
Manufacturing	48	169	167	152	154	158	159	157	-1.3
Wholesale trade	0	43	44	43	40	57	57	59	3.5
Retail trade	132	122	121	113	113	121	125	130	4
Transportation and warehousing	0	165	166	148	135	121	92	103	12
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	43	42	47	48	2.1
Real estate and rental and leasing	0	0	0	0	25	23	18	19	5.6
Professional and technical services	13	10	10	12	11	11	10	10	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	15	0	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	43	36	37	34	-8.1
Arts, entertainment, and recreation	0	12	12	12	12	12	10	10	0
Accommodation and food services	0	42	38	37	32	28	27	34	25.9
Other services, except public administration	0	80	89	85	80	79	0	0	0
Government and government enterprises	394	310	304	310	309	317	318	308	-3.1
Total	1,539	1,539	1,572	1,578	1,563	1,567	1,562	1,544	-1.2

Table II.44.26, shows the real average earnings per job by industry for Hitchcock County. These figures are calculated by dividing the Total Real Earning displayed in Table II.44.24 and Table II.44.25, by Industry. In 2016, the construction industry had the highest average earnings reaching 96,423 dollars. Between 2015 and 2016 the accommodation and food services industry saw the largest percentage increase, rising by 20.4 percent to 7,412 dollars.

Table II.44.26
Real Earnings Per Job by Industry
Hitchcock County
BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	36,688	32,218	78,112	44,019	37,896	22,869	17,501	987	-94.4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	53,227	50,499	52,487	60,522	55,529	53,389	51,731	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	26,757	47,892	40,747	42,459	44,413	72,233	82,044	96,423	17.5
Manufacturing	43,801	80,285	69,021	71,838	70,641	75,541	79,741	79,115	-0.8
Wholesale trade	0	42,400	40,281	43,206	45,789	46,209	49,432	47,051	-4.8
Retail trade	9,305	13,031	13,997	16,516	16,651	14,692	15,538	15,338	-1.3
Transportation and warehousing	0	41,489	65,680	102,042	76,977	82,272	64,171	54,184	-15.6
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	12,824	13,752	13,581	13,042	-4
Real estate and rental and leasing	0	0	0	0	6,004	6,456	7,036	6,421	-8.7
Professional and technical services	0	0	0	0	5,686	6,889	6,687	6,600	-1.3
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	6,565	0	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	9,867	9,217	8,516	9,500	11.6
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	0	8,808	8,374	8,388	7,004	5,779	6,154	7,412	20.4
Other services, except public administration	0	21,771	20,969	25,745	26,074	27,572	0	0	0
Government and government enterprises	35,391	46,208	45,779	43,913	43,090	44,497	45,749	47,315	3.4
Total	28,949	38,370	48,061	45,396	41,128	40,942	38,855	35,367	-9

Table II.44.27 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in Total Real Personal Income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$110,992,000 a -4.6 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 1,539 and 1,544 in 2016.

Table II.44.27
Total Employment and Real Personal Income
 Hitchcock County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	43,702	1,617	1,807	14,346	7,338	65,577	15,984	1,590	27,487
1970	45,817	1,703	2,182	14,682	7,750	68,728	17,030	1,591	28,796
1971	46,453	1,778	2,295	14,441	8,673	70,084	17,407	1,645	28,240
1972	54,583	1,910	2,508	15,337	8,679	79,197	19,813	1,663	32,820
1973	78,625	2,425	2,814	17,740	9,687	106,441	27,029	1,705	46,115
1974	64,612	2,613	3,657	18,781	9,918	94,356	24,212	1,702	37,962
1975	62,431	2,800	4,062	20,704	10,757	95,153	22,694	1,782	35,036
1976	49,650	3,065	3,860	21,051	11,314	82,809	19,495	1,809	27,447
1977	42,839	2,931	4,028	22,788	11,738	78,462	19,045	1,804	23,746
1978	45,854	3,094	4,099	23,201	12,184	82,244	20,065	1,789	25,631
1979	49,181	3,427	4,090	23,832	12,653	86,329	20,873	1,863	26,400
1980	41,323	3,687	2,875	26,878	12,838	80,229	19,636	1,924	21,477
1981	40,613	3,865	3,098	29,566	13,686	83,098	20,234	1,902	21,353
1982	43,082	3,754	3,447	33,339	14,660	90,774	22,022	1,851	23,274
1983	40,133	3,643	3,810	32,975	14,994	88,269	21,629	1,861	21,565
1984	49,532	3,470	4,688	36,757	15,132	102,638	25,369	1,752	28,272
1985	47,274	3,647	5,058	36,548	14,998	100,232	25,121	1,708	27,677
1986	45,931	3,492	6,237	38,725	15,374	102,775	26,111	1,628	28,214
1987	45,280	3,566	7,085	36,685	15,200	100,685	25,704	1,652	27,409
1988	53,488	3,885	7,539	27,104	14,435	98,680	25,538	1,647	32,476
1989	44,309	4,154	8,143	29,242	14,614	92,155	24,477	1,627	27,234
1990	49,892	4,017	8,159	27,629	14,334	95,996	25,641	1,645	30,329
1991	47,093	4,038	8,050	28,629	14,668	94,402	25,702	1,655	28,454
1992	40,188	3,857	8,408	27,707	16,117	88,563	25,088	1,578	25,467
1993	47,561	3,936	8,458	25,427	16,607	94,115	27,091	1,545	30,784
1994	36,603	3,894	8,487	23,870	16,689	81,755	24,188	1,570	23,314
1995	40,814	3,688	8,884	23,691	17,022	86,723	26,241	1,521	26,834
1996	40,613	3,707	8,928	25,105	17,890	88,829	27,332	1,589	25,559
1997	31,940	3,776	8,754	25,519	18,473	80,910	24,957	1,586	20,139
1998	33,085	3,755	8,809	25,451	19,203	82,793	25,521	1,520	21,767
1999	43,167	3,687	9,151	22,627	20,018	91,275	28,967	1,508	28,625
2000	31,962	3,846	9,378	22,593	19,492	79,579	25,646	1,511	21,153
2001	44,552	3,936	10,031	22,554	21,416	94,616	30,571	1,539	28,949
2002	36,202	4,110	9,645	20,780	21,790	84,307	27,587	1,478	24,494
2003	47,951	4,078	8,997	21,043	22,863	96,775	31,760	1,465	32,730
2004	45,043	4,400	9,228	16,627	22,638	89,137	29,177	1,498	30,069
2005	53,114	4,709	8,967	15,935	22,318	95,624	32,371	1,506	35,268
2006	41,085	5,136	8,734	15,817	24,627	85,127	28,798	1,521	27,012
2007	54,640	5,386	8,550	18,666	24,213	100,685	34,352	1,546	35,343
2008	55,554	5,665	8,387	21,002	26,658	105,936	36,193	1,547	35,911
2009	54,427	5,654	8,089	20,150	27,906	104,918	36,104	1,548	35,159
2010	59,051	6,050	5,870	19,927	29,005	107,804	37,238	1,539	38,369
2011	75,551	5,372	8,257	23,973	29,092	131,501	45,803	1,572	48,060
2012	71,634	5,456	9,514	19,800	29,064	124,556	43,203	1,578	45,396
2013	64,282	5,877	11,876	21,010	29,554	120,845	42,194	1,563	41,128
2014	64,157	6,203	8,565	22,742	30,307	119,569	41,545	1,567	40,942
2015	60,691	6,203	7,359	24,097	30,454	116,398	40,388	1,562	38,855
2016	54,607	6,187	7,503	24,372	30,697	110,992	39,289	1,544	35,367



Diagram II.44.4, shows real average earnings per job for Hitchcock County from 1990 to 2016. Over this period the average earning per job for Hitchcock County was 31,684 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.44.4
Real Average Earnings Per Job
 Hitchcock County
 BEA Data 1990 - 2016

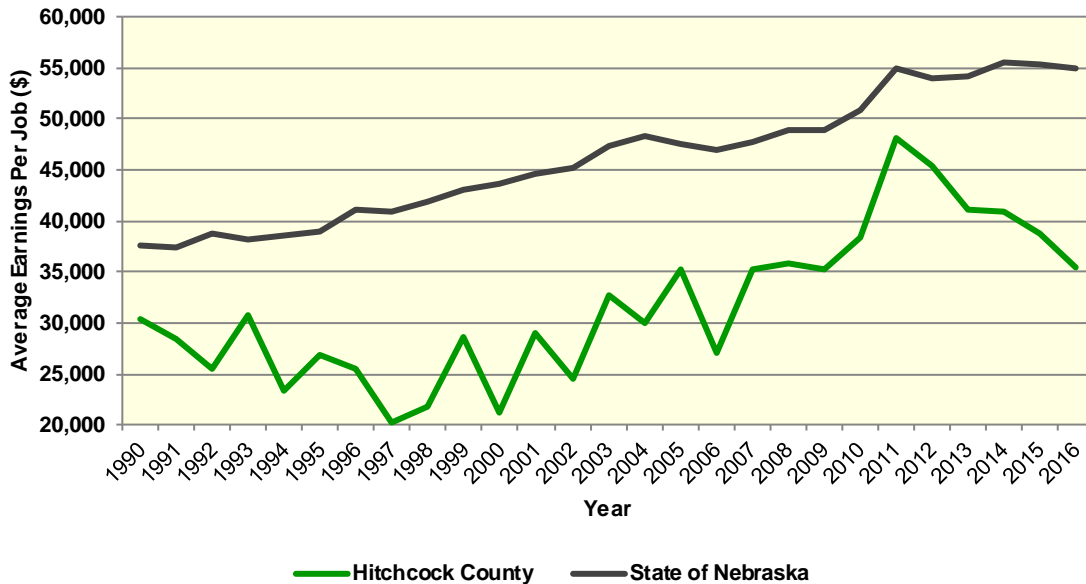
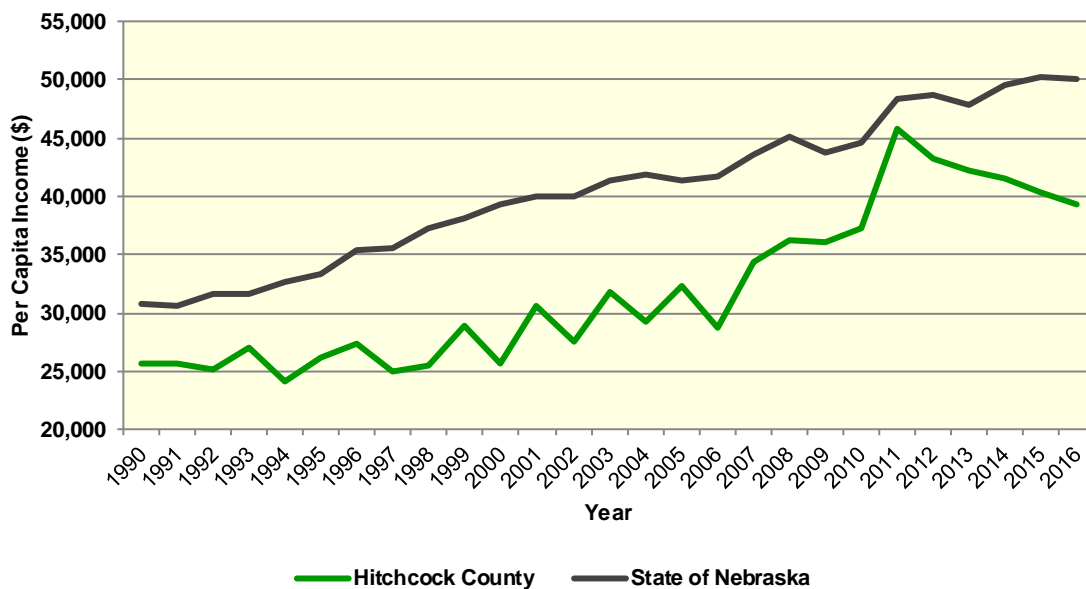


Diagram II.44.5, shows real per capita income in Hitchcock County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Hitchcock County was 31,961 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.44.5
Real Per Capita Income
 Hitchcock County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The Bureau of Labor Statistics (BLS) produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.44.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 692 persons in 2015 to 688 in 2016, a change of -1 percent.

Table II.44.28
Total Monthly Employment
 Hitchcock County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	744	738	751	735	748	691	688	698	694	680	672
Feb	752	740	766	732	742	700	690	689	691	670	660
Mar	771	748	785	723	775	716	718	694	686	673	667
Apr	782	757	753	747	773	734	713	696	710	686	690
May	799	804	784	764	799	728	720	709	745	699	711
Jun	803	829	830	775	822	733	736	714	745	758	723
Jul	752	787	794	736	742	729	720	707	691	732	721
Aug	748	784	778	722	731	700	708	707	697	696	711
Sep	760	759	775	723	726	723	715	694	688	695	702
Oct	764	758	757	712	720	697	694	698	673	673	683
Nov	764	769	753	710	715	683	712	696	676	665	660
Dec	777	775	761	716	729	709	711	704	672	680	657
Annual	768	771	774	733	752	712	710	701	697	692	688
% Change	(ND)%	(ND)%	(ND)%	-5%	3%	-5%	(ND)%	-1%	-1%	-1%	-1%



The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$735 in 2015. In 2016, average weekly wages saw a remained unchanged of (ND) percent over the prior year, rising to 735 dollars, or by (ND) dollars. These data are shown in Table II.44.29.

Table II.44.29						
Average Weekly Wages						
Hitchcock County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	367	374	387	406	383	
2002	397	400	404	403	401	5%
2003	411	404	419	412	412	3%
2004	404	430	443	461	435	6%
2005	437	472	456	467	458	5%
2006	454	503	476	507	485	6%
2007	477	569	497	537	521	7%
2008	500	660	531	575	567	9%
2009	518	638	538	620	579	2%
2010	540	888	550	622	654	13%
2011	549	827	595	612	647	-1%
2012	565	775	591	614	637	-2%
2013	568	797	605	661	658	3%
2014	611	829	654	693	699	6%
2015	655	888	670	721	735	5%
2016(p)	629	914	678	712	735	(ND)%

Total business establishments reported by the QCEW are displayed in Table II.44.30. Between 2015 and 2016, the total number of business establishments in Hitchcock County remained unchanged from 98 to 98 establishments.

Table II.44.30						
Number of Business Establishments						
Hitchcock County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	78	77	76	79	78	
2002	76	76	75	74	75	-4%
2003	77	78	78	77	78	4%
2004	79	79	78	75	78	(ND)%
2005	80	81	76	77	79	1%
2006	79	78	76	77	78	-1%
2007	81	82	82	82	82	5%
2008	84	80	84	84	83	1%
2009	79	79	80	82	80	-4%
2010	84	86	85	83	85	6%
2011	84	85	84	84	84	-1%
2012	94	96	98	100	97	15%
2013	103	102	102	105	103	6%
2014	104	104	99	98	101	-2%
2015	98	99	98	97	98	-3%
2016	97	99	98	99	98	(ND)%

Nebraska Department of Revenue

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 3.7 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 decreased by 18.8 percent over the period. On the other hand, by 2016 there were 108 returns for AGIs of \$100,000 or more. Table II.44.31 presents AGI distribution for the years 1991 through 2016.

Table II.44.31										
Income Tax Returns by Adjusted Gross Income										
Hitchcock County										
1991–2016 DOR Data										
Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,001– \$250,000	More than \$250,000	Total¹⁷⁷
1991	524	166	325	179	179	65	0	0	0	1,468
1992	540	148	290	180	161	59	0	0	0	1,406
1993	509	164	291	199	161	69	0	0	0	1,414
1994	561	135	258	182	140	59	0	0	0	1,364
1995	513	137	258	199	144	77	0	0	0	1,355
1996	534	130	249	182	155	91	0	12	0	1,387
1997	534	134	233	187	168	106	12	13	0	1,398
1998	508	135	245	190	147	102	0	19	0	1,376
1999	460	126	234	185	164	136	22	16	0	1,359
2000	478	113	226	165	183	153	13	22	0	1,377
2001	459	96	236	183	184	129	10	15	0	1,339
2002	461	107	253	167	184	140	10	14	0	1,349
2003	411	108	234	164	190	129	25	12	0	1,289
2004	378	116	240	173	194	139	15	31	0	1,310
2005	325	95	231	163	202	143	0	34	0	1,239
2006	282	113	250	186	204	180	0	35	0	1,305
2007	283	102	203	159	185	205	0	39	0	1,249
2008	254	102	199	176	192	215	71	57	0	1,277
2009	265	120	205	163	165	185	64	59	0	1,241
2010	243	104	175	160	181	197	0	63	0	1,214
2011	254	88	179	147	181	203	94	83	0	1,245
2012	260	98	165	135	178	205	113	93	15	1,262
2013	263	90	160	159	180	187	121	95	16	1,271
2014	236	95	161	146	156	190	115	113	14	1,226
2015	230	90	148	142	148	189	104	116	0	1,194
2016	252	84	154	134	147	188	101	108	0	1,190

¹⁷⁷ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 436 in 2010 to 360 in 2016, with the poverty rate reaching 12.9 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table II.44.32 presents poverty data for the county.

The rate of poverty for Hitchcock County is shown in Table II.44.33. In 2016, there were an estimated 452 persons living in poverty. This represented a 16.2 percent poverty rate, compared to 14.9 percent poverty in 2000. In 2016, some 17.3 percent of those in poverty were under age 6, and 20.4 percent were 65 or older.

Table II.44.32
Persons in Poverty
Hitchcock County
2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	415	13.7%
2001	445	14.8%
2002	431	14.4%
2003	389	13%
2004	365	12.5%
2005	418	14.4%
2006	441	15.4%
2007	403	14.5%
2008	376	13.6%
2009	409	15%
2010	436	15.2%
2011	460	16.3%
2012	430	15.1%
2013	427	15%
2014	397	13.8%
2015	402	14.1%
2016	360	12.9%

Table II.44.33
Poverty by Age
Hitchcock County

2000 Census SF3 & 2016 Five-Year ACS Data

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	47	10.4%	78	17.3%
6 to 17	122	26.9%	76	16.8%
18 to 64	231	50.9%	206	45.6%
65 or Older	54	11.9%	92	20.4%
Total	454	100.0%	452	100.0%
Poverty Rate	14.9%	.	16.2%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -2.5 percent in Hitchcock County between 2010 and 2016, from 1,763 to 1,719. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.44.34.

Housing Production

The Census Bureau reports building permit authorizations and “per unit”

Table II.44.34
Housing Units

State of Nebraska vs. Hitchcock County
2000 and 2016 Census Data and Intercensal Estimates

Subject	Nebraska	% Growth Since Census	Hitchcock County	% Growth Since Census
2000 Census Base	722,656	.	1,673	.
2010 Census	796,793	10.3	1,763	5.4
July 2011 Estimate	801,068	0.5	1,754	-0.5
July 2012 Estimate	804,586	1	1,747	-0.9
July 2013 Estimate	809,062	1.5	1,740	-1.3
July 2014 Estimate	814,835	2.3	1,733	-1.7
July 2015 Estimate	820,725	3	1,726	-2.1
July 2016 Estimate	827,156	3.8	1,719	-2.5



valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Hitchcock County increased from 0 authorizations in 2015 to 1 in 2016.

The real value of single-family building permits increased from \$0 in 2015 to \$150,000 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table II.44.35.

Table II.44.35 Building Permits and Valuation Hitchcock County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	2	0	0	0	2	144,400	0
1981	1	0	0	0	1	91,870	0
1982	1	0	0	0	1	34,602	0
1983	0	0	0	0	0	0	0
1984	0	0	0	0	0	0	0
1985	2	0	0	0	2	103,193	0
1986	1	0	0	0	1	66,794	0
1987	0	0	0	0	0	0	0
1988	1	0	0	0	1	80,906	0
1989	1	0	0	0	1	150,045	0
1990	1	0	0	0	1	144,686	0
1991	2	0	0	0	2	88,839	0
1992	0	0	0	0	0	0	0
1993	1	0	0	0	1	154,250	0
1994	2	0	0	0	2	84,353	0
1995	3	0	0	0	3	83,839	0
1996	4	0	0	0	4	56,903	0
1997	0	0	0	0	0	0	0
1998	0	0	0	0	0	0	0
1999	1	0	0	0	1	130,150	0
2000	0	0	0	0	0	0	0
2001	2	0	0	0	2	139,721	0
2002	3	0	0	0	3	122,308	0
2003	5	0	0	0	5	36,233	0
2004	0	0	0	0	0	0	0
2005	1	0	0	0	1	77,121	0
2006	4	0	0	0	4	87,858	0
2007	4	0	0	0	4	86,730	0
2008	6	0	0	0	6	99,663	0
2009	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0
2016	1	0	0	0	1	150,000	0



Diagram II.44.6
Single-Family Permits
 Hitchcock County
 Census Bureau Data, 1980–2016

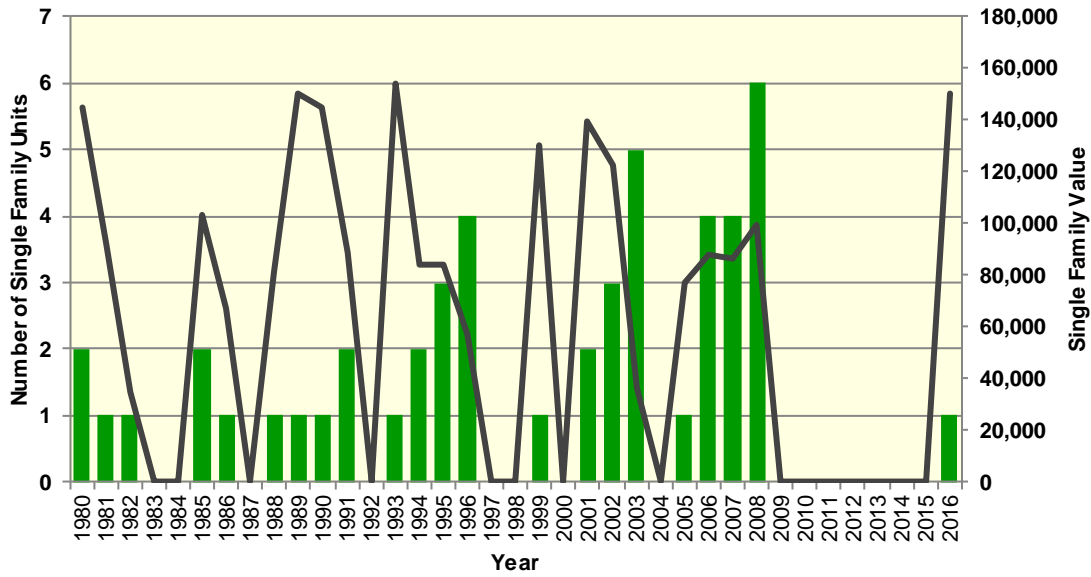
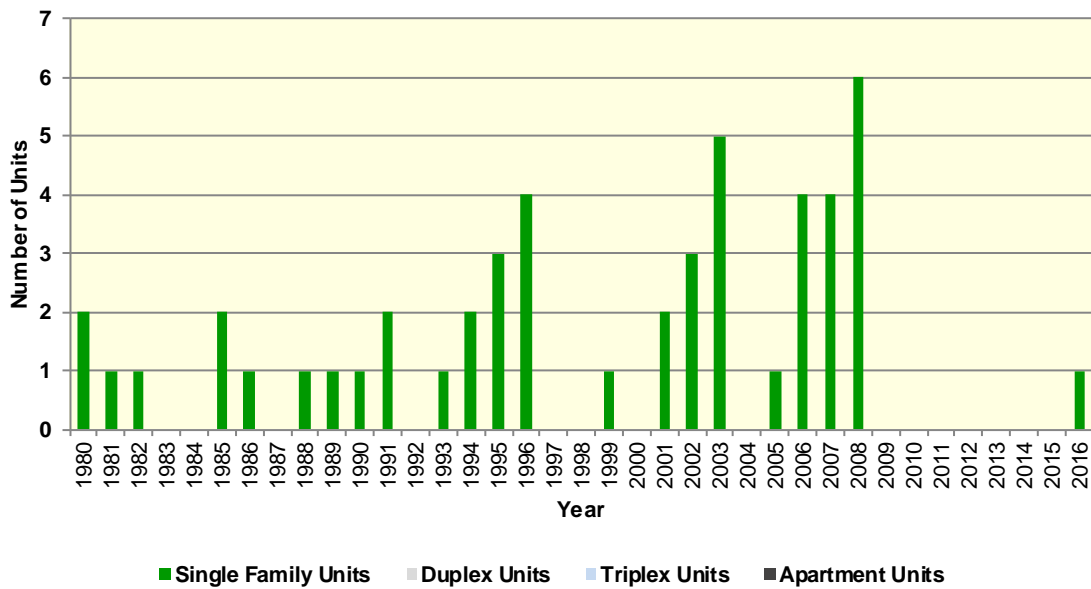


Diagram II.44.7
Total Permits by Unit Type
 Hitchcock County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.44.36. In 2016, there were 1,727 housing units, up from 1,675 in 2000. Single-family units accounted for 83 percent of units in 2016, compared to 80 percent in 2000. Apartment units accounted for 1.2 percent in 2016, compared to 0.7 percent in 2000.

Table II.44.36				
Housing Units by Type				
Hitchcock County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,340	80%	1,434	83%
Duplex	16	1%	30	1.7%
Tri- or Four-Plex	9	0.5%	10	0.6%
Apartment	12	0.7%	21	1.2%
Mobile Home	296	17.7%	232	13.4%
Boat, RV, Van, Etc.	2	0.1%	0	0%
Total	1,675	100.0%	1,727	100.0%

Some 73.8 percent of housing was occupied in 2010, compared to 76.8 percent in 2000. Owner-occupied housing changed -2 percent between 2000 and 2010, ending with owner-occupied units representing 75.8 percent of units. Vacant units changed by 19.1 percent, resulting in 462 vacant units in 2010.

Table II.44.37					
Housing Units by Tenure					
Hitchcock County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	1,287	76.8%	1,301	73.8%	1.1%
Owner-Occupied	1,006	78.2%	986	75.8%	-2%
Renter-Occupied	281	21.8%	315	24.2%	12.1%
Vacant Housing Units	388	23.2%	462	26.2%	19.1%
Total Housing Units	1,675	100.0%	1,763	100.0%	5.3%

Table II.44.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 1,727 housing units. An estimated 75.2 percent were owner-occupied, and 25.4 percent were vacant.

Table II.44.38				
Housing Units by Tenure				
Hitchcock County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,301	73.8%	1,288	74.6%
Owner-Occupied	986	75.8%	968	75.2%
Renter-Occupied	315	24.2%	320	24.8%
Vacant Housing Units	462	26.2%	439	25.4%
Total Housing Units	1,763	100.0%	1,727	100.0%

Households by household size are shown in Table II.44.39. There were a total of 1,301 households in 2010, up from 1,287 in 2000. One person households changed by 21.6 percent between 2000 and 2010, while two person households changed by 0 percent. Three and four person households changed by -2 and -34 respectively, representing 11.3 percent and 7.8 percent of the population in 2010.

Table II.44.39					
Households by Household Size					
Hitchcock County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	352	27.4%	428	32.9%	21.6%
Two Persons	526	40.9%	526	40.4%	0%
Three Persons	150	11.7%	147	11.3%	-2%
Four Persons	153	11.9%	101	7.8%	-34%
Five Persons	67	5.2%	60	4.6%	-10.4%
Six Persons	28	2.2%	27	2.1%	-3.6%
Seven Persons or More	11	0.9%	12	0.9%	9.1%
Total	1,287	100.0%	1,301	100.0%	1.1%

Households by income is shown in Table II.44.40. Households earning more than \$100,000 per year represented 10.9 percent of households in 2016, compared to 3.8 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.2 percent of households in 2016, compared to 14.9 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 14.7 percent of households in 2016, compared to 23.1 percent in 2000.

Table II.44.40				
Households by Income				
Hitchcock County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	298	23.1%	189	14.7%
\$15,000 to \$19,999	145	11.2%	73	5.7%
\$20,000 to \$24,999	117	9.1%	111	8.6%
\$25,000 to \$34,999	240	18.6%	207	16.1%
\$35,000 to \$49,999	194	15%	212	16.5%
\$50,000 to \$74,999	192	14.9%	247	19.2%
\$75,000 to \$99,999	57	4.4%	109	8.5%
\$100,000 or More	49	3.8%	140	10.9%
Total	1,292	100.0%	1,288	100.0%

Table II.44.41 shows households by year home built. Housing units built between 2000 and 2009, account for 6.8 percent and those built in 2010 or later accounted for 0 percent of households. Households built in the 1970's, 1980's, and 1990's account for 13.7 percent, 4.7 percent, and 5, respectively. Housing units built prior to 1939 represented 47.8 percent of households in 2016.

Table II.44.41				
Households by Year Home Built				
Hitchcock County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	573	44.5%	616	47.8%
1940 to 1949	152	11.8%	120	9.3%
1950 to 1959	153	11.9%	115	8.9%
1960 to 1969	84	6.5%	48	3.7%
1970 to 1979	181	14.1%	176	13.7%
1980 to 1989	80	6.2%	61	4.7%
1990 to 1999	64	5%	64	5%
2000 to 2009	.	.	88	6.8%
2010 or Later	.	.	0	0%
Total	1,287	100.0%	1,288	100.0%

The distribution of unit types by race are shown in Table II.44.42. An estimated 88.4 percent of white households occupy single-family homes and some 1.4 percent of white households occupy apartments.

Table II.44.42							
Distribution of Units in Structure by Race							
Hitchcock County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	88.4%	%	0%	%	%	%	%
Duplex	1.3%	%	0%	%	%	%	%
Tri- or Four-Plex	0.5%	%	100%	%	%	%	%
Apartment	1.4%	%	0%	%	%	%	%
Mobile Home	8.4%	%	0%	%	%	%	%
Boat, RV, Van, Etc.	0%	%	0%	%	%	%	%
Total	100.0%	%	100.0%	%	%	%	%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.44.43. An estimated 8.4 percent of vacant units were for rent in 2010, a -25 percent change since 2000. In addition, some 4.5 percent of vacant units were for sale, a change of -65.6 percent between 2000 and 2010. "Other" vacant units represented 35.5 percent of vacant units in 2010. This is a change of 331.6 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.44.43					
Disposition of Vacant Housing Units					
Hitchcock County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	52	13.4%	39	8.4%	-25%
For Sale	61	15.7%	21	4.5%	-65.6%
Rented or Sold, Not Occupied	20	5.2%	17	3.7%	-15%
For Seasonal, Recreational, or Occasional Use	216	55.7%	220	47.6%	1.9%
For Migrant Workers	1	0.3%	1	0.2%	0%
Other Vacant	38	9.8%	164	35.5%	331.6%
Total	388	100.0%	462	100.0%	19.1%

The disposition of vacant units between 2010 and 2016 are shown in Table II.44.44. By 2016, for rent units accounted for 2.7 percent of vacant units, while for sale units accounted for 3 percent. “Other” vacant units accounted for 46.9 percent of vacant units, representing a total of 206 “other” vacant units.

Table II.44.44				
Disposition of Vacant Housing Units				
Hitchcock County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	39	8.4%	12	2.7%
For Sale	21	4.5%	13	3%
Rented Not Occupied	1	0.2%	0	0%
Sold Not Occupied	16	3.5%	10	2.3%
For Seasonal, Recreational, or Occasional Use	220	47.6%	198	45.1%
For Migrant Workers	1	0.2%	0	0%
Other Vacant	164	35.5%	206	46.9%
Total	462	100.0%	439	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 758 property transactions in Hitchcock County. Of these, 711 were for single-family homes during this 19-year period, as shown in Table II.44.45.

Table II.44.45						
Residential Property Transactions						
Hitchcock County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	43	3	0	0	0	46
2000	44	6	0	0	1	51
2001	48	2	0	0	0	50
2002	42	2	0	0	0	44
2003	40	3	0	0	0	43
2004	33	6	0	0	0	39
2005	36	3	0	0	0	39
2006	41	0	0	0	0	41
2007	31	0	0	0	0	31
2008	41	0	0	0	1	42
2009	27	0	0	0	2	29
2010	32	0	0	0	0	32
2011	34	0	0	0	1	35
2012	30	0	0	0	0	30
2013	39	0	0	0	0	39
2014	34	0	0	1	0	35
2015	36	1	0	0	0	37
2016	45	7	0	0	0	52
2017	35	8	0	0	0	43
Total	711	41	0	1	5	758

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 403 single-family home property transactions for units built before 1930, 18.6 percent of units were of low quality and 54.8 percent were of fair quality. Conversely, of the 5 homes built from 2001 through 2010, 20 percent of units were of low quality and 40 percent of fair quality. Table II.44.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.44.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Hitchcock County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	75	19	3	2	4	0	1	0	0	104
Fair	221	79	19	16	12	2	2	1	2	354
Average	103	54	25	29	15	10	0	0	0	236
Good	4	1	1	4	1	3	2	0	0	16
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	1	0	0	0	0	0	0	0	1
Total	403	154	48	51	32	15	5	1	2	711

In regard to the current condition of residential dwellings, of the same 403 single-family homes built before 1930, 44.4 percent of the homes were worn out or badly worn, and 43.4 percent were in average condition. Table II.44.47 provides details about the condition of single-family residential dwellings by year built.

Table II.44.47
Single-Family Homes by Year Built and Condition

Hitchcock County
 Fiscal Years 1999–2017 PAD Data

Condition	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	25	8	0	2	0	0	0	0	0	35
Badly Worn	154	29	6	13	4	1	0	0	1	208
Average	175	91	30	28	20	8	4	1	1	358
Good	32	23	11	7	8	5	1	0	0	87
Very Good	6	1	0	1	0	1	0	0	0	9
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	11	2	1	0	0	0	0	0	0	14
Total	403	154	48	51	32	15	5	1	2	711

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$41,606 to \$63,438, a total increase of 52.5 percent, as shown in Table II.44.48.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Hitchcock County ranged from \$32,885 for homes built before 1930 to \$163,727 for homes built from 2001 to 2010, and \$200,000 for the newest homes built between 2011 and 2017.¹⁷⁸ Homes built from 2001 through 2010 were also larger, averaging 1,939 square feet per unit. Table II.44.49, provides additional details about single-family homes.

Table II.44.48
Average Sales Price of Single-Family Homes

Hitchcock County
 Fiscal Years 1999–2017 PAD Data

Fiscal Year	Average Sales Price (\$)
1999	37,167
2000	32,404
2001	30,058
2002	40,039
2003	29,545
2004	36,420
2005	36,308
2006	40,606
2007	41,442
2008	37,795
2009	38,961
2010	41,606
2011	54,023
2012	63,076
2013	50,207
2014	61,165
2015	55,118
2016	64,662
2017	63,438
Average	44,448

Table II.44.49
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot

Hitchcock County
 Fiscal Years 1999–2017 PAD Data

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁷⁹ (\$)
Before 1931	32,885	1,171	28.08
1931-1960	49,272	1,240	39.72
1961-1970	57,839	1,387	41.69
1971-1980	51,262	1,373	37.35
1981-1990	91,488	1,531	59.76
1991-2000	90,887	1,529	59.44
2001-2010	163,727	1,939	84.45
2011-2017	200,000	1,344	148.81
Average	44,448	1,245	35.71

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

¹⁷⁸ When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

¹⁷⁹ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.



people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.44.50. In 2016, an estimated 0.9 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.44.50 Overcrowding and Severe Overcrowding Hitchcock County 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	995	99.1%	7	0.7%	2	0.2%	1,004
2016 Five-Year ACS	956	98.8%	12	1.2%	0	0%	968
Renter							
2000 Census	279	98.6%	2	0.7%	2	0.7%	283
2016 Five-Year ACS	320	100%	0	0%	0	0%	1,288
Total							
2000 Census	1,274	99%	9	0.7%	4	0.3%	1,287
2016 Five-Year ACS	1,276	99.1%	12	0.9%	0	0%	1,288

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

There were a total of 6 households with incomplete plumbing facilities in 2016, representing 0.5 percent of households in Hitchcock County. This is compared to 0.8 percent of households lacking complete plumbing facilities in 2000.

Table II.44.51 Households with Incomplete Plumbing Facilities Hitchcock County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	1,277	1,282
Lacking Complete Plumbing Facilities	10	6
Total Households	1,287	1,288
Percent Lacking	0.8%	0.5%

There were 15 households lacking complete kitchen facilities in 2016, compared to 10 households in 2000. This was a change from 0.8 percent of households in 2000 to 1.2 percent in 2016.

Table II.44.52 Households with Incomplete Kitchen Facilities Hitchcock County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	1,277	1,273
Lacking Complete Kitchen Facilities	10	15
Total Households	1,287	1,288
Percent Lacking	0.8%	1.2%



Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Hitchcock County, 13.4 percent of households had a cost burden and 7.1 percent had a severe cost burden. Some 21.2 percent of renters were cost burdened, and 12.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.6 percent and a severe cost burden rate of 4.4 percent. Owner occupied households with a mortgage had a cost burden rate of 17 percent, and severe cost burden at 6.9 percent.

Table II.44.53
Cost Burden and Severe Cost Burden by Tenure
 Hitchcock County
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	183	77.9%	39	16.6%	13	5.5%	0	0%	235
2016 Five-Year ACS	254	75.8%	57	17%	23	6.9%	1	0.3%	335
Owner Without a Mortgage									
2000 Census	426	90.1%	31	6.6%	10	2.1%	6	1.3%	473
2016 Five-Year ACS	557	88%	48	7.6%	28	4.4%	0	0%	633
Renter									
2000 Census	115	53.5%	25	11.6%	17	7.9%	58	27%	215
2016 Five-Year ACS	122	38.1%	68	21.2%	40	12.5%	90	28.1%	320
Total									
2000 Census	724	78.4%	95	10.3%	40	4.3%	64	6.9%	923
2016 Five-Year ACS	933	72.4%	173	13.4%	91	7.1%	91	7.1%	1,288

Housing Problems by Income

Table II.44.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Hitchcock County. As can be seen in 2017 the MFI was \$56,600, which compared to \$68,200 for the State of Nebraska.

Table II.44.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 99 owner-occupied and 74 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 58 owner-occupied 59 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,025 households without a housing problem.

Table II.44.54 Median Family Income Hitchcock County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	33,400	50,400
2001	35,000	53,400
2002	35,000	55,100
2003	42,500	55,400
2004	44,900	56,300
2005	44,900	57,400
2006	43,500	59,400
2007	42,900	58,200
2008	44,300	59,800
2009	44,500	62,000
2010	44,900	62,600
2011	42,900	63,500
2012	43,500	64,400
2013	43,000	64,600
2014	51,400	66,000
2015	56,200	66,800
2016	58,400	66,500
2017	56,600	68,200

Table II.44.55
Housing Problems by Income and Tenure

Hitchcock County
2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	4	0	0	4
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	4	4	8
Housing cost burden greater than 50% of income (and none of the above problems)	30	20	4	4	0	58
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	55	15	4	10	99
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	15	75	215	95	410	810
Total	64	150	238	107	424	983
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	25	4	0	4	0	33
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	25	30	4	0	0	59
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	50	10	4	0	74
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	30	55	25	30	75	215
Total	94	139	39	38	75	385
Total						
Lacking complete plumbing or kitchen facilities	25	4	4	4	0	37
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	4	4	8
Housing cost burden greater than 50% of income (and none of the above problems)	55	50	8	4	0	117
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	105	25	8	10	173
Zero/negative income (and none of the above problems)	8	0	0	0	0	8
Has none of the 4 housing problems	45	130	240	125	485	1,025
Total	158	289	277	145	499	1,368

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.44.56, of the 17 loans in 2016, 7 loans were for Home Purchases, 3 were for Home Improvement and 7 were for refinancing.



Table II.44.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Hitchcock County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	8	6	9	23
2009	2	4	8	14
2010	7	1	10	18
2011	7	1	5	13
2012	10	2	4	16
2013	7	1	11	19
2014	12	0	3	15
2015	6	3	2	11
2016	7	3	7	17

Table II.44.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$38,750 and \$71,100 in 2012 and \$82,429 in 2016. Overall, average loans were \$51,391 in 2008 and \$74,176 in 2016.

Table II.44.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Hitchcock County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$38,750	\$48,500	\$64,556	\$51,391
2009	\$158,500	\$8,750	\$204,125	\$141,786
2010	\$78,286	\$250,000	\$68,900	\$82,611
2011	\$77,143	\$84,000	\$90,200	\$82,692
2012	\$71,100	\$18,500	\$59,250	\$61,563
2013	\$100,571	\$80,000	\$77,364	\$86,053
2014	\$86,917	\$	\$47,000	\$78,933
2015	\$80,500	\$10,667	\$94,500	\$64,000
2016	\$82,429	\$14,000	\$91,714	\$74,176

Table II.44.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$310,000 and \$711,000 in 2012 and \$577,000 in 2016. Overall, average loans were \$1,182,000 in 2008 and \$1,261,000 in 2016.

Table II.44.58 Total Volume of Owner-Occupied Single-Family Loans Hitchcock County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	310,000	291,000	581,000	1,182,000
2009	317,000	35,000	1,633,000	1,985,000
2010	548,000	250,000	689,000	1,487,000
2011	540,000	84,000	451,000	1,075,000
2012	711,000	37,000	237,000	985,000
2013	704,000	80,000	851,000	1,635,000
2014	1,043,000		141,000	1,184,000
2015	483,000	32,000	189,000	704,000
2016	577,000	42,000	642,000	1,261,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.44.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Hitchcock County. The number of completed surveys increased from 2 in 2016 to 5 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 2.2 percentage points and was at 11.8 percent in 2017.

Table II.44.59 Survey of Rental Properties Hitchcock County 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	8	25	6.1
2003	2	28	35.7	35.4
2004	2	21	42.9	44.6
2005	2	21	33.3	298.1
2006	3	30	13.3	190.1
2007	1	4	0	60
2008	4	20	5	29.7
2009	1	4	0	
2010	2	20	5	105
2011	2	19	5.3	60
2012	2	21	0	75
2013	5	27	0	
2014	2	21	9.5	30
2015	4	45	6.7	30
2016	2	21	9.5	14
2017	5	34	11.8	38.8

Table II.44.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 13 single-family units in Hitchcock County, with 0 of them available. This translates into a vacancy rate of 0 percent in Hitchcock County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 21 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of 19 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 5.6 percent.

Table II.44.60 Rental Vacancy Survey by Type Hitchcock County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	13	0	0%	0%
Apartments	21	4	19%	8%
Mobile Homes	0	0	%	%
"Other" Units	0	0	0%	.
Don't Know	0	0	%	%
Total	34	4	11.8%	5.6%

Table II.44.61, reports units by number of bedrooms. One bedroom units were the most common type of reported single-family unit, with 10 units. The most common apartment units were one bedroom units, with 21 units.

Table II.44.61 Rental Units by Number of Bedrooms Hitchcock County 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	10	21	0	0	.	31
Two	0	0	0	0	.	0
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don't Know	3	0	0	0	0	3
Total	13	21	0	0	0	34

Table II.44.62 displays the vacancy rate of single-family units by the number of bedrooms. One bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table II.44.62 Single-Family Units by Number of Bedrooms Hitchcock County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	10	0	0%
Two	0	0	%
Three	0	0	%
Four	0	0	%
Don't know	3	0	0%
Total	13	0	0%

Table II.44.63 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 9.5 percent.

Table II.44.63 Apartment Units by Number of Bedrooms Hitchcock County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	21	2	9.5%
Two	0	0	%
Three	0	0	%
Four	0	0	%
Don't know	0	2	%
Total	21	4	19%

Average market-rate rents by unit type are shown in Table II.44.64. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.44.64 Average Market Rate Rents by Number of Bedrooms Hitchcock County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$475	\$400	\$	\$	\$450
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	
Total	\$475	\$400	\$	\$	\$450

Table II.44.65 shows vacancy rates for single-family units by average rental rates for Hitchcock County. The most common rent for single-family units was less than \$500 dollars and units in this price range had a vacancy rate of 0 percent.

Table II.44.65 Single-Family Market Rate Rents by Vacancy Status Hitchcock County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	9	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	3	0	0%
Total	13	0	0%



The average rent and availability of apartment units is displayed in Table II.44.66. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 11.8 percent.

Table II.44.66 Apartment Market Rate Rents by Vacancy Status Hitchcock County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	17	2	11.8%
\$500 to \$749	0	0	%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	4	2	50%
Total	21	4	19%

Respondents were asked if utilities are included in the rent and, as shown in Table II.44.67, 3 respondents, or 100 percent, included some sort of utility in the rent.

Table II.44.67 Are there any utilities included with the rent? Hitchcock County 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	
% Offering Utilities	100%

The type of utility included in the rent is shown in Table II.44.68. There were 2 respondents who included electricity, 1 respondent who included natural gas, 2 respondents who included water and sewer and 2 respondents included trash collection in the rent.

Table II.44.68 Which utilities are included with the rent? Hitchcock County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	2
Trash Collection	2

Table II.44.69 shows the number of survey respondents who keep a waiting list. As can be seen, 1 respondent said they keep a waitlist, with an estimated 2 persons on the wait list.

Table II.44.69 Do you keep a waiting list? Hitchcock County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	1
Waitlist Size	2

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table II.44.70 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table II.44.70 How would you rate the need for renovation of existing units in the city? Hitchcock County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	1	1	1	1
High Need	1	1	1	1
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.44.71 most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.44.71 How would you rate the need for construction of new units in the city? Hitchcock County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	1	1	1	1
Moderate Need	0	0		
High Need	0	0		
Extreme Need	0	0		

