

Boone County

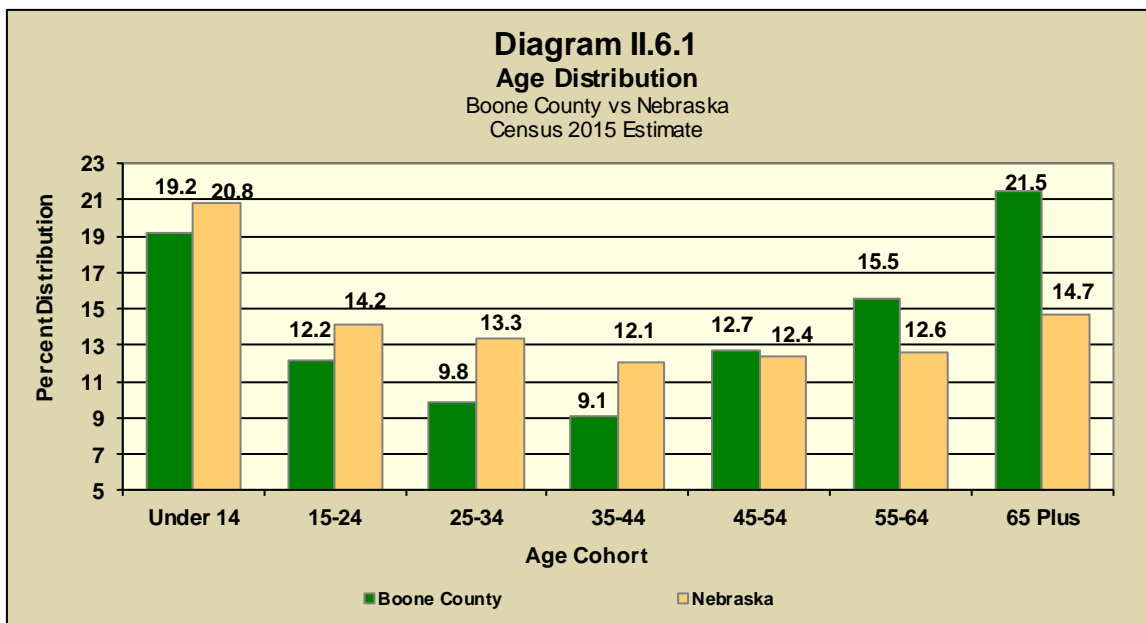
Summary

- Between 2010 and 2015, the county’s population decreased by 3.5 percent or by 190 persons.
- Between 2010 and 2015, the Hispanic population increased by 72.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 93.
- In 2015, average earnings in the county was \$54,973 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.6 percent to 2.5 percent.
- In fiscal year 2016, the average price of an existing home was \$91,165.
- In a November 2016 rental survey, the average vacancy rate was 3.0 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Boone County’s population decreased by 3.5 percent, or from 5,505 people to 5,315 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 617 in 2010 to 646 in 2015, an increase of 4.7 percent. The number of people from 25 to 34 years of age increased by 9.2 percent, and those aged between 35 and 44 decreased by 17.0 percent. As shown in Diagram II.6.1, people younger than 25 represented 31.4 percent of the population in 2015, while individuals aged 55 and older represented 37.0 percent of the population in Boone County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 3.8 percent, while the black population decreased by 12.5 percent. The Hispanic population of any race changed from 65 to 112 or by 72.3 percent. Table II.6.1, below, presents the details of these population variations.

Subject	Nebraska			Boone County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	5,505	5,315	-3.5%
Age						
Under 14 years	383,542	394,263	2.8%	1,043	1,021	-2.1%
15 to 24 years	258,206	268,848	4.1%	617	646	4.7%
25 to 34 years	245,176	252,533	3.0%	479	523	9.2%
35 to 44 years	220,838	228,643	3.5%	581	482	-17.0%
45 to 54 years	258,726	234,477	-9.4%	901	675	-25.1%
55 to 64 years	213,176	238,715	12.0%	720	826	14.7%
65 & over	246,677	278,711	13.0%	1,164	1,142	14.7%
Race						
White	1,649,264	1,689,616	2.4%	5,437	5,231	-3.8%
Black	85,971	93,900	9.2%	24	21	-12.5%
American Indian or Alaskan Native	23,418	26,492	13.1%	12	14	16.7%
Asian	33,322	44,479	33.5%	11	17	54.5%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	1	2	100.0%
Two or More Races	32,305	39,365	21.9%	20	30	50.0%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	65	112	72.3%

Population Migration

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.6.2, at right, from April 2000 to July 2009, Boone County’s natural decrease was estimated to be 84 people. Boone County has been experiencing net out-migration, with 748 persons leaving the county during the 2000-2009 year period.³⁶ The 2015 population estimates showed a natural decrease of 4 persons and a net out-migration of 186 persons since the 2010 Census. In total, Boone County’s population decreased to 5,315 persons.

1980 Population	7,391
Natural Increase 80–90	316
Net Migration 80–90	-1,040
1990 Population	6,667
Natural Increase 90–00	65
Net Migration 90–00	-473
2000 Population	6,259
Natural Increase 00–09	-84
Net Migration 00–09	-748
2009 Population Estimate	5,427
2010 Population	5,505
Natural Increase 10–15	-4
Net Migration 10–15	-186
2015 Population Estimate	5,315

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 Boone County decreased from -15 persons in 2014 to -17 persons in 2015, with an additional net movement of 1 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.6.3.

³⁶ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.6.3			
Driver's Licenses Exchanged and Surrendered			
Boone County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	43	39	4
Calendar 2002	32	30	2
Calendar 2003	24	27	-3
Calendar 2004	37	47	-10
Calendar 2005	33	32	1
Calendar 2006	49	32	17
Calendar 2007	50	46	4
Calendar 2008	45	31	14
Calendar 2009	26	20	6
Calendar 2010	58	46	12
Calendar 2011	34	24	10
Calendar 2012	34	30	4
Calendar 2013	27	32	-5
Calendar 2014	31	46	-15
Calendar 2015	16	33	-17
First Half of 2016	19	18	1

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 2,580 in 2014 to 2,599 in 2015, as shown in Table II.6.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Boone County increased by 1.5 percent from 986 in 2015 to 1,001 in 2016, as shown below in Table II.6.5. The number of school-age children 5 to 11 years of age increased from 506 in 2015 to 519 in 2016.

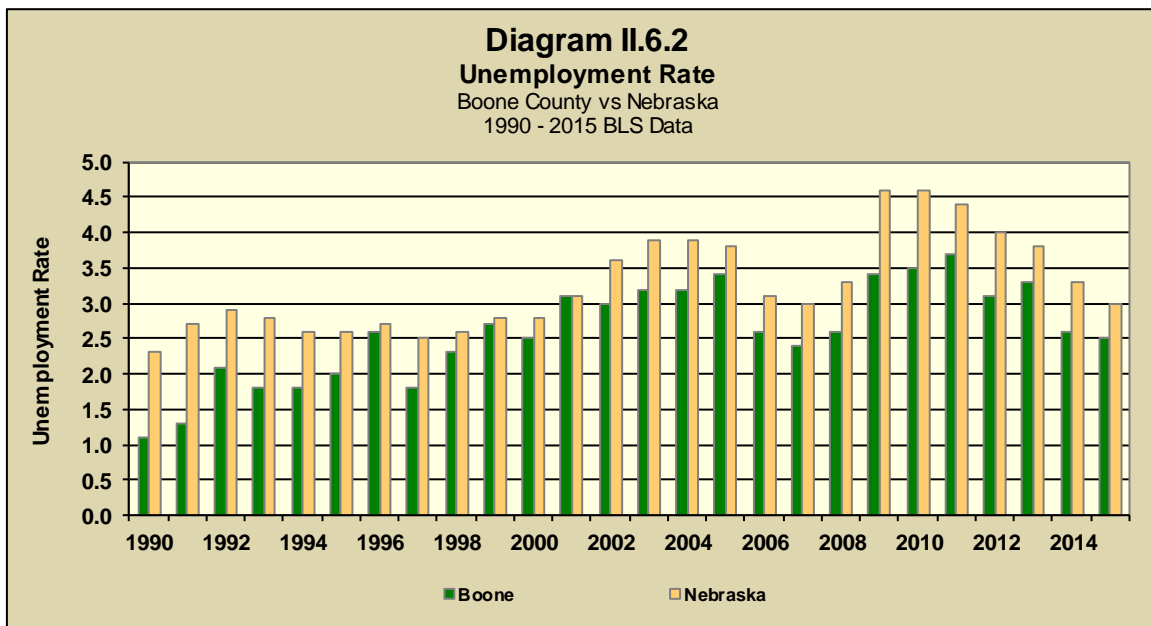
Table II.6.4	
Income Tax Returns	
Boone County	
1991–2015 DOR Data	
Year	Returns
1991	2,929
1992	2,887
1993	2,900
1994	2,917
1995	2,874
1996	2,866
1997	2,902
1998	2,894
1999	2,892
2000	2,802
2001	2,758
2002	2,687
2003	2,699
2004	2,693
2005	2,546
2006	2,714
2007	2,750
2008	2,739
2009	2,671
2010	2,638
2011	2,630
2012	2,664
2013	2,624
2014	2,580
2015	2,599

Table II.6.5				
School-Age Children				
Boone County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	828	234	469	1,531
1993	773	247	496	1,516
1994	787	239	519	1,545
1995	803	226	556	1,585
1996	798	227	561	1,586
1997	798	245	589	1,632
1998	779	231	565	1,575
1999	780	225	591	1,596
2000	734	247	563	1,544
2001	678	235	566	1,479
2002	623	235	566	1,424
2003	558	211	583	1,352
2004	549	182	576	1,307
2005	506	169	542	1,217
2006	488	172	524	1,184
2007	467	155	479	1,101
2008	475	149	467	1,091
2009	472	155	433	1,060
2010	466	161	416	1,043
2011	453	152	411	1,016
2012	464	135	399	998
2013	465	135	324	924
2014	472	129	355	956
2015	506	123	357	986
2016	519	143	339	1,001

ECONOMICS

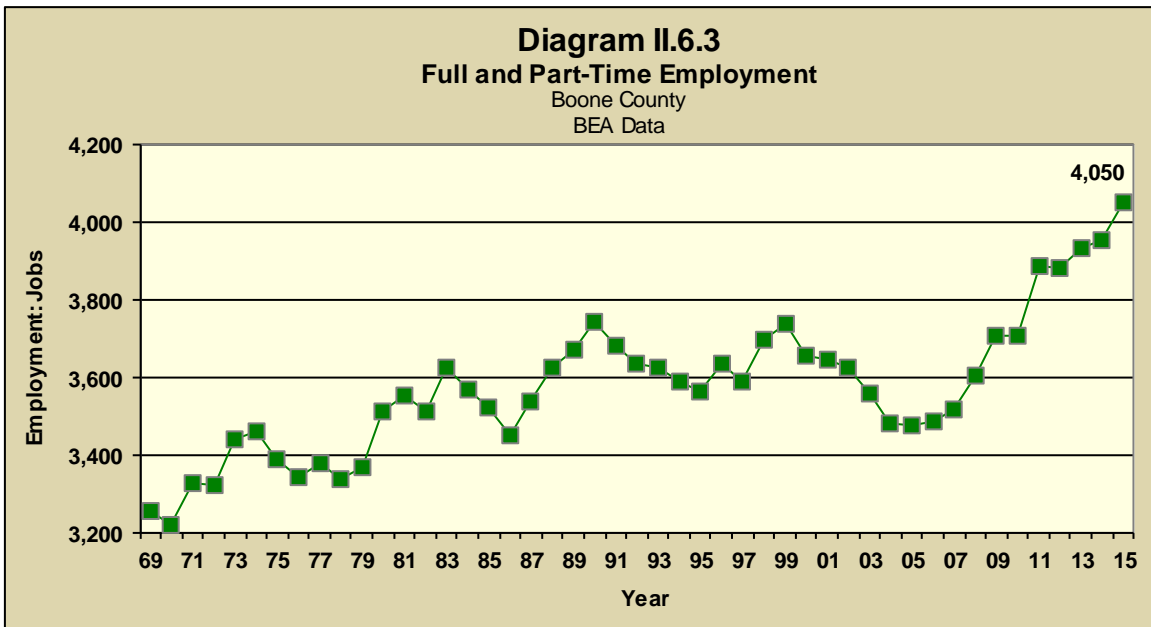
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Boone County, defined as the number of people working or actively seeking work, increased from 3,028 in 2014 to 3,045 in 2015. The total number of people employed changed from 2,950 in 2014 to 2,970 in 2015. The unemployment rate for the county was 2.5 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.6.2, below.

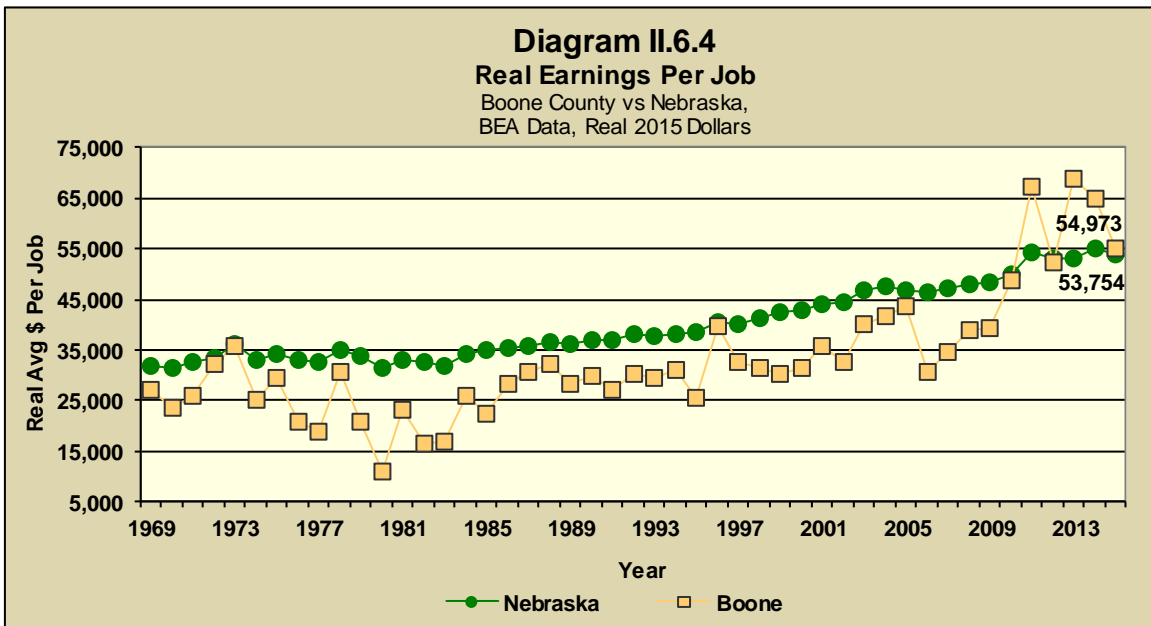


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 4,050 jobs in Boone County, an increase of 93 jobs since 2014. Diagram II.6.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.6.4, below, real average earnings per job in the county was \$54,973 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$309,772,000, a decline of 9.6 percent between 2014 and 2015. Table II.6.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.6.6
Total BEA Employment and Real Personal Income
 Boone County
 1969–2015 BEA Data, 1,000s of Real 2015 Dollars

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings per Job
1969	87,795	3,195	2,445	20,222	13,152	120,418	14,896	3,256	26,964
1970	75,879	3,339	2,423	21,516	14,453	110,933	13,557	3,223	23,543
1971	86,545	3,489	2,320	21,847	14,892	122,114	15,016	3,330	25,989
1972	106,933	3,718	2,641	23,928	15,284	145,068	18,057	3,323	32,180
1973	123,204	4,426	3,163	26,916	17,380	166,236	21,181	3,441	35,805
1974	87,411	4,761	3,461	28,051	17,966	132,127	17,129	3,461	25,256
1975	99,683	4,753	2,979	30,703	19,244	147,855	18,470	3,391	29,396
1976	69,540	4,970	3,663	31,096	20,243	119,571	15,408	3,342	20,808
1977	64,154	4,924	3,993	33,491	19,704	116,418	15,124	3,379	18,986
1978	102,662	5,041	4,504	34,563	20,358	157,046	21,050	3,340	30,737
1979	69,844	5,288	5,312	35,951	20,106	125,925	16,678	3,371	20,719
1980	38,052	5,316	4,841	42,228	21,215	101,021	13,686	3,516	10,823
1981	82,124	5,586	5,090	47,730	23,424	152,782	20,836	3,553	23,114
1982	57,859	5,530	4,735	53,454	23,116	133,635	18,328	3,514	16,465
1983	61,467	5,566	4,787	52,796	23,599	137,083	18,937	3,625	16,956
1984	91,887	6,032	5,250	54,050	23,752	168,907	23,378	3,570	25,739
1985	79,583	6,077	4,670	53,244	24,657	156,077	22,057	3,525	22,577
1986	98,069	6,164	4,699	51,986	26,002	174,593	25,384	3,451	28,418
1987	108,700	6,699	5,224	49,206	26,704	183,135	27,119	3,541	30,698
1988	117,276	7,569	5,630	47,686	26,403	189,426	28,356	3,627	32,334
1989	103,872	7,988	5,915	50,663	25,768	178,230	26,738	3,672	28,288
1990	111,431	8,262	5,979	50,127	25,911	185,185	27,772	3,747	29,739
1991	100,282	8,306	6,006	50,338	26,136	174,455	26,136	3,682	27,236
1992	109,703	8,256	6,463	47,390	27,742	183,041	27,766	3,635	30,180
1993	106,450	8,564	7,156	48,917	29,371	183,330	27,870	3,626	29,358
1994	111,171	8,560	8,239	47,355	28,609	186,814	28,666	3,591	30,958
1995	91,398	8,287	8,494	49,312	29,983	170,901	26,269	3,564	25,645
1996	143,664	8,545	8,484	49,317	31,402	224,321	34,373	3,635	39,522
1997	117,330	8,804	9,011	51,781	31,977	201,294	31,137	3,592	32,664
1998	116,838	9,359	8,864	54,380	32,619	203,342	31,772	3,698	31,595
1999	113,207	9,446	8,852	51,062	32,351	196,026	30,744	3,739	30,277
2000	115,367	9,100	9,704	55,117	34,914	206,002	33,151	3,657	31,547
2001	130,788	9,486	10,461	53,207	36,031	221,001	35,959	3,646	35,872
2002	118,636	9,822	9,492	48,379	37,277	203,962	33,696	3,624	32,736
2003	143,232	9,819	8,401	48,820	36,215	226,848	38,527	3,562	40,211
2004	145,813	9,868	7,179	40,098	35,949	219,172	37,704	3,484	41,852
2005	151,652	9,989	5,911	37,698	36,514	221,787	38,599	3,478	43,603
2006	106,924	10,645	4,830	38,913	37,308	177,330	31,536	3,489	30,646
2007	122,344	11,248	3,927	44,511	38,163	197,697	35,417	3,521	34,747
2008	139,714	11,960	2,794	52,068	41,065	223,680	40,317	3,604	38,766
2009	146,382	12,303	2,331	47,181	41,575	225,167	40,836	3,706	39,499
2010	180,547	12,827	1,117	43,432	43,096	255,366	46,414	3,709	48,678
2011	261,105	11,633	973	48,184	43,413	342,042	63,377	3,890	67,122
2012	202,291	11,747	1,135	54,157	42,905	288,741	53,312	3,881	52,123
2013	270,240	13,291	581	51,771	42,016	351,317	65,216	3,932	68,728
2014	257,254	13,824	429	56,985	41,771	342,616	64,029	3,957	65,013
2015	222,642	13,932	1,069	58,056	41,937	309,772	58,283	4,050	54,973

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 19.7 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 11.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 67.8 percent over the 2010 to 2015 period. Table II.6.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.6.7										
Income Tax Returns by Adjusted Gross Income										
Boone County										
1991–2015 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 ³⁷
1991	1,108	314	629	412	294	104	11	23	0	2,929
1992	1,086	304	631	391	286	115	13	24	0	2,887
1993	1,057	269	609	405	328	151	35	26	0	2,900
1994	1,147	263	554	398	325	170	21	18	0	2,917
1995	1,056	257	553	386	362	178	27	29	0	2,874
1996	1,014	257	495	404	392	201	30	43	0	2,866
1997	1,004	235	515	384	416	237	41	50	0	2,902
1998	1,010	228	504	384	402	249	41	49	11	2,894
1999	968	197	471	397	418	295	65	66	0	2,892
2000	888	214	475	343	416	310	78	60	0	2,802
2001	883	210	423	344	418	326	77	61	0	2,758
2002	881	193	445	345	373	307	77	54	0	2,687
2003	855	219	410	333	389	325	90	57	0	2,699
2004	813	226	384	331	397	354	96	73	0	2,693
2005	752	182	368	316	368	345		89		2,546
2006	673	231	415	335	391	389	139	121	20	2,714
2007	630	212	399	339	363	459	194	133	21	2,750
2008	601	210	398	324	366	456	196	162	26	2,739
2009	577	199	353	332	386	436	210	150	28	2,671
2010	529	191	346	288	362	446	246	203	27	2,638
2011	465	199	354	286	355	426	268	229	48	2,630
2012	467	204	289	286	357	420	268	301	72	2,664
2013	459	178	305	269	348	435	269	300	61	2,624
2014	419	161	293	263	365	444	266	304	65	2,580
2015	425	189	289	261	382	416	251	334	52	2,599

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 521 in 2010 to 478 in 2015, with the poverty rate reaching 9.2 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.6.8, at right, presents poverty data for the county.

Table II.6.8		
Persons in Poverty		
Boone County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	864	13.6
1999	747	12.0
2000	665	11.0
2001	644	10.7
2002	667	11.4
2003	576	10.0
2004	552	9.7
2005	641	11.3
2006	640	11.5
2007	512	9.5
2008	528	9.9
2009	555	10.5
2010	521	9.7
2011	589	11.1
2012	491	9.3
2013	520	9.9
2014	540	10.3
2015	478	9.2

³⁷ 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.

Business Establishments

The total number of business establishments in Boone County increased by 12 between 1980 and 2014, at an annual rate of change of 0.2 percent, as reported by the Census Bureau and as presented in Table II.6.9, at right.³⁸ This compared to an average annual rate of change of 1.03 percent statewide. Boone County added 9 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units decreased by 0.5 percent in Boone County between 2010 and 2015, from 2,649 to 2,636. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.6.10.

Year	Nebraska	Boone County
1980	37,727	188
1981	37,582	183
1982	37,500	187
1983	41,889	204
1984	43,151	208
1985	43,115	202
1986	42,538	208
1987	42,691	200
1988	43,134	202
1989	43,302	201
1990	43,749	195
1991	44,405	205
1992	45,269	207
1993	46,059	203
1994	46,640	210
1995	47,128	198
1996	47,607	207
1997	48,588	207
1998	48,655	201
1999	48,968	202
2000	49,623	206
2001	49,710	199
2002	50,259	196
2003	50,394	197
2004	50,928	194
2005	51,440	205
2006	51,906	189
2007	52,517	194
2008	52,152	190
2009	51,633	194
2010	51,886	196
2011	51,553	194
2012	52,294	195
2013	52,585	191
2014	52,991	200

Subject	Nebraska	% Growth Since Census	Boone County	% Growth Since Census
2000 Census	722,668	-	2,733	-
2010 Census	796,793	10.3%	2,649	-3.1%
July 2011 Estimate	801,129	0.5%	2,646	-0.1%
July 2012 Estimate	804,659	1.0%	2,642	-0.3%
July 2013 Estimate	809,171	1.5%	2,641	-0.3%
July 2014 Estimate	814,970	2.3%	2,643	-0.2%
July 2015 Estimate	820,913	3.0%	2,636	-0.5%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Boone County. As shown in Table II.6.11 on the following page, 15.5 percent of housing units, or 410, were vacant in 2015. Of the 2,227 housing units that were occupied in 2015, 78.7 percent, or 1,753, were owner-occupied and the remaining 21.3 percent were renter-occupied.

³⁸ Totals may not add due to rounding-off of county totals.

Table II.6.11				
Housing Units by Tenure				
Boone County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,336	88.2%	2,227	84.5%
Owner-Occupied	1,752	75.0%	1,753	78.7%
Renter-Occupied	584	25.0%	474	21.3%
Vacant Housing Units	313	11.8%	410	15.5%
Total Housing Units	2,649	100.0%	2,637	100.0%

As shown in Table II.6.12, below, there were 2,373 single family dwellings in 2015, which accounted for 90.0 percent of all housing units. Apartment units accounted for 4.0 percent of housing units, with 106 units. Mobile homes also accounted for an additional 3.0 percent of housing with 79 units.

Table II.6.12				
Housing Units by Type				
Boone County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS³⁹		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,383	89%	2,373	90.0%
Duplex	33	1%	33	1.3%
Tri- or Four-Plex	53	2%	46	1.7%
Apartment	106	4%	106	4.0%
Mobile Home	93	3%	79	3.0%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,668	100.0%	2,637	100.0%

Table II.6.13, below, shows the disposition of vacant housing units in Boone County. The 2015 five-year ACS shows 14.4 percent of vacant units were for rent, 11.0 percent were for sale, and 1.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 160 “other vacant” units, or 51.1 percent; this compared to 56.6 percent “other vacant” units in 2015.

Table II.6.13				
Disposition of Vacant Housing Units				
Boone County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	68	21.7%	59	14.4%
For Sale	33	10.5%	45	11.0%
Rented or Sold, Not Occupied	9	2.9%	4	1.0%
For Seasonal, Recreational, or Occasional Use	42	13.4%	70	17.1%
For Migrant Workers	1	0.3%	0	.0%
Other Vacant	160	51.1%	232	56.6%
Total	313	100.0%	410	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.⁴⁰ In most years for which data are available, single-

³⁹ Data unavailable in 2010 Census

⁴⁰ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

family unit construction represented the majority of residential development in the county. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. These changes in residential permit activity in the county compared to a decline in population of 944 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.6.14.

Table II.6.14 Building Permits and Valuation Boone County 1980–2015 Census Bureau Data									
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	5	.	.	.	5	121.20	.	.	.
1981	5	.	.	.	5	134.20	.	.	.
1982	4	.	.	.	4	114.00	.	.	.
1983	5	.	.	.	5	129.50	.	.	.
1984	5	.	.	.	5	114.40	.	.	.
1985	8	.	.	.	8	125.00	.	.	.
1986	2	.	.	.	2	91.20	.	.	.
1987	3	.	.	.	3	69.00	.	.	.
1988	5	.	.	.	5	156.00	.	.	.
1989	6	.	.	.	6	108.80	.	.	.
1990	3	.	.	.	3	126.90	.	.	.
1991	4	.	.	.	4	117.30	.	.	.
1992	4	.	.	.	4	117.40	.	.	.
1993	5	.	.	.	5	118.00	.	.	.
1994	6	.	.	.	6	137.90	.	.	.
1995	6	.	.	.	6	145.00	.	.	.
1996	7	.	.	6	13	125.00	.	.	68.10
1997	9	.	.	.	9	131.30	.	.	.
1998	6	.	.	.	6	120.60	.	.	.
1999	10	.	.	.	10	160.20	.	.	.
2000	3	.	.	.	3	136.30	.	.	.
2001	3	.	.	.	3	172.60	.	.	.
2002	3	2	.	20	25	189.3	80.7	.	129.9
2003	4	.	.	.	4	164.5	.	.	.
2004	10	.	.	.	10	175.5	.	.	.
2005	12	.	.	.	12	178.4	.	.	.
2006	11	.	.	.	11	226.1	.	.	.
2007	8	.	.	.	8	186.5	.	.	.
2008	8	.	.	.	8	165.2	.	.	.
2009	9	.	.	.	9	155.2	.	.	.
2010	3	.	.	.	3	195.2	.	.	.
2011	3	.	.	.	3	191.2	.	.	.
2012	7	.	.	.	7	223.8	.	.	.
2013	10	.	.	.	10	253.9	.	.	.
2014	.	.	.	.	.	.	.	.	.
2015	.	.	.	.	.	.	.	.	.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 1,011 property transactions in Boone County. Of these, 989 were for single-family homes during this 18-year period, as shown in Table II.6.15.

Table II.6.15						
Residential Property Transactions						
Boone County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	74	1	0	2	0	77
2000	76	5	0	0	0	81
2001	52	1	0	0	2	55
2002	46	2	0	0	0	48
2003	28	1	0	0	0	29
2004	51	0	0	0	0	51
2005	50	1	0	0	0	51
2006	51	1	0	0	0	52
2007	81	0	0	0	0	81
2008	61	0	0	0	0	61
2009	52	1	0	0	0	53
2010	40	1	0	0	0	41
2011	57	1	0	0	1	59
2012	54	0	0	0	0	54
2013	47	0	0	0	0	47
2014	40	0	0	0	0	40
2015	66	1	0	1	0	68
2016	63	0	0	0	0	63
Total	989	16	0	3	3	1,011

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 581 single-family home property transactions for units built before 1930, 0.2 percent of units were of low quality and 24.8 percent were of fair quality. Conversely, of the 44 homes built from 2001 through 2010, all units were between average and very good quality. Table II.6.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.6.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Boone County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	1	0	0	1	1	0	0	0	0	3
Fair	144	14	3	14	7	2	0	0	0	184
Average	374	49	55	80	21	17	29	6	0	631
Good	62	5	13	25	22	28	12	0	0	167
Very Good	0	0	0	0	0	0	3	0	0	3
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	1	1
Total	581	68	71	120	51	47	44	6	1	989

In regard to the current condition of residential dwellings, of the same 581 single-family homes built before 1930, 19.6 percent of the homes were worn out or badly worn, and 56.8 percent

were in average condition. Table II.6.17 provides details about the condition of single-family residential dwellings by year built.

Table II.6.17										
Single-Family Homes by Year Built and Condition										
Boone County										
Fiscal Years 1999–2016 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	23	0	0	1	0	0	0	0	0	24
Badly Worn	91	4	5	10	1	0	0	0	0	111
Average	330	42	33	60	22	9	4	0	1	501
Good	120	22	31	44	24	34	15	0	0	290
Very Good	9	0	2	5	3	2	23	6	0	50
Excellent	6	0	0	0	1	2	2	0	0	11
Missing	2	0	0	0	0	0	0	0	0	2
Total	581	68	71	120	51	47	44	6	1	989

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$60,464 to \$91,165, a total increase of 50.8 percent, as shown in Table II.6.18, at right.

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 Boone County ranged from \$46,116 for homes built before 1930 to \$216,975 for homes built from 2001 to 2010, and \$216,750 for the newest homes built between 2011 and 2016.⁴¹ Homes built from 2001 through 2010 were also larger, averaging 1,792 square feet per unit. Table II.6.19, below, provides additional details about single-family homes.

Table II.6.18	
Average Sales Price of Single-Family Homes	
Boone County	
Fiscal Years 1999–2016 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	44,819
2000	49,974
2001	51,746
2002	52,275
2003	52,884
2004	69,046
2005	60,661
2006	56,745
2007	86,020
2008	80,222
2009	98,103
2010	60,464
2011	82,249
2012	74,287
2013	112,133
2014	107,441
2015	98,884
2016	91,165
Average	73,870

Table II.6.19			
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot			
Boone County			
Fiscal Years 1999–2016 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁴² (\$)
Before 1930	46,116	1,448	31.9
1931-1960	67,049	1,214	55.2
1961-1970	86,954	1,360	64.0
1971-1980	87,942	1,411	62.3
1981-1990	121,586	1,554	78.2
1991-2000	138,696	1,525	90.9
2001-2010	216,975	1,792	121.1
2011-2016	216,750	1,767	123
Average	72,683	1,445	50

⁴¹ 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.

⁴² Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

SURVEY OF RENTAL PROPERTIES

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.6.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Boone County. The number of completed surveys remained unchanged from 11 in 2015 to 11 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 4.8 percentage points and was at 3.0 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	12	.00	.0
2003	9	116	17.2	33.8
2004	8	92	30.4	172.4
2005	11	81	27.1	101.6
2006	9	72	2.7	77.7
2007	13	125	3.2	46.1
2008	13	117	5.9	23.8
2009	12	116	6.0	22.5
2010	10	88	6.8	44.7
2011	12	62	12.9	56.1
2012	14	101	8.9	36.9
2013	11	103	4.8	191.7
2014	11	104	.96	60.0
2015	11	115	7.8	10
2016	11	100	3.0	25.5

Table II.6.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 16 single family units in Boone County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Boone County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 84 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 3.6 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 5.1 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	16	0	.0%	8.1%
Apartments	84	3	3.6%	5.9%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	.0%
Total	100	3	3.00%	5.1%

Table II.6.22, on the following page, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 9 units. The most common apartment units were one bedroom units, with 44 units. Details for additional unit types are reported on the following page.

Table II.6.22						
Rental Units by Number of Bedrooms						
Boone County						
2016 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	44	0	0	.	44
Two	9	38	0	0	.	47
Three	4	2	0	0	.	6
Four	2	0	0	0	.	2
Don’t Know	1	0	0	0	0	1
Total	16	84	0	0	0	100

Table II.6.23, at right, 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 0.0 percent.

Table II.6.23			
Single Family Units by Number of Bedrooms			
Boone County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	9	0	.0%
Three	4	0	.0%
Four	2	0	.0%
Don’t know	1	0	.0%
Total	16	0	.0%

Table II.6.24, below, 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 2.3 percent.

Table II.6.24			
Apartment Units by Number of Bedrooms			
Boone County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	44	1	2.3%
Two	38	2	5.3%
Three	2	0	.0%
Four	0	0	%
Don’t know	0	0	%
Total	84	3	3.6%

Average market-rate rents by unit type are shown in Table II.6.25, below. 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.6.25					
Average Market Rate Rents by Number of Bedrooms					
Boone County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$375.0	\$	\$	\$375.0
Two	\$562.7	\$464.0	\$	\$	\$493.6
Three	\$425.0	\$900.0	\$	\$	\$662.5
Four	\$850.0	\$	\$	\$	\$850.0
Don't know	\$	\$	\$	\$	
Total	\$618.1	\$455.9	\$	\$	\$518.4

Table II.6.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.6.26					
Average Assisted Rate Rents by Number of Bedrooms					
Boone County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$436.0	\$	\$	\$436.0
Two	\$106.0	\$361.0	\$	\$	\$276.0
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$106.0	\$343.8	\$	\$	\$264.5

Table II.6.27, on the following page, shows vacancy rates for single family units by average rental rates for Boone 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 0.0 percent.

Table II.6.27 Single Family Market Rate Rents by Vacancy Status Boone County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	13	0	.0%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	2	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	1	0	.0%
Total	16	0	.0%

The average rent and availability of apartment units is displayed in Table II.6.28, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 11.1 percent.

Table II.6.28 Apartment Market Rate Rents by Vacancy Status Boone County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	27	3	11.1%
\$500 to \$750	17	0	.0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	40	0	.0%
Total	84	3	3.6%

Respondents were asked if utilities are included in the rent and, as shown in Table II.6.29 below, 9 respondents, or 90.0 percent, included some sort of utility in the rent.

Table II.6.29 Are there any utilities included with the rent? Boone County 2016 Survey of Rental Properties	
Period	Respondent
Yes	9
No	1
% Offering Utilities	90.0%

The type of utility included in the rent is shown in Table II.6.30, below. There were 2 respondents who included electricity, 1 respondent who included natural gas, 8 respondents who included water and sewer and 8 respondents included trash collection in the rent.

Table II.6.30 Which utilities are included with the rent? Boone County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	8
Trash Collection	8

Table II.6.31, at right, 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 51 number of persons on the wait list.

Table II.6.31 Do you keep a waiting list? Boone County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	5
Waitlist Size	51

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.6.32 below, 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.6.32 How would you rate the need for renovation of existing units in the city? Boone County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	1	1	1	
Moderate Need	3	3	3	1
High Need	0	0		
Extreme Need	3	3	3	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.6.33 on the following page, most respondents indicated there was extreme need for the construction of new single family units and extreme need for the construction of new apartment units.

Table II.6.33				
How would you rate the need for construction of new units in the city?				
Boone County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	2	2	2	1
Moderate Need	2	2	2	
High Need	1	1	1	
Extreme Need	4	4	4	1