

Chase County

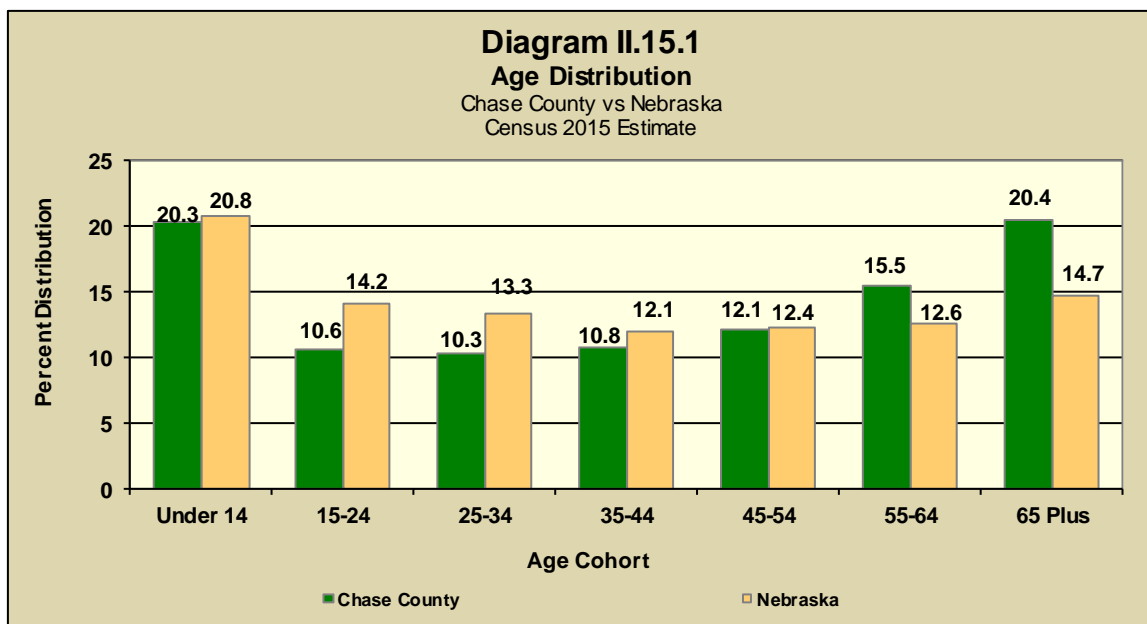
Summary

- Between 2010 and 2015, the county’s population decreased by 0.3 percent or by 10 persons.
- Between 2010 and 2015, the Hispanic population increased by 16.7 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 95.
- In 2015, average earnings in the county was \$42,301 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.0 percent to 1.9 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 2 units.
- In 2015, the average real value of new single-family construction was \$421,667.
- In fiscal year 2016, the average price of an existing home was \$114,447.
- In a November 2016 rental survey, the average vacancy rate was 11.76 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Chase County’s population decreased by 0.3 percent, or from 3,966 people to 3,956 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 401 in 2010 to 420 in 2015, an increase of 4.7 percent. The number of people from 25 to 34 years of age decreased by 3.3 percent, and those aged between 35 and 44 increased by 3.9 percent. As shown in Diagram II.15.1, people younger than 25 represented 30.9 percent of the population in 2015, while individuals aged 55 and older represented 35.9 percent of the population in Chase 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 0.9 percent, while the black population increased by 160.0 percent. The Hispanic population of any race changed from 442 to 516 or by 16.7 percent. Table II.15.1, below, presents the details of these population variations.

Subject	Nebraska			Chase County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	3,966	3,956	-0.3%
Age						
Under 14 years	383,542	394,263	2.8%	800	803	0.4%
15 to 24 years	258,206	268,848	4.1%	401	420	4.7%
25 to 34 years	245,176	252,533	3.0%	422	408	-3.3%
35 to 44 years	220,838	228,643	3.5%	411	427	3.9%
45 to 54 years	258,726	234,477	-9.4%	596	478	-19.8%
55 to 64 years	213,176	238,715	12.0%	526	612	16.3%
65 & over	246,677	278,711	13.0%	810	808	16.3%
Race						
White	1,649,264	1,689,616	2.4%	3,931	3,896	-0.9%
Black	85,971	93,900	9.2%	5	13	160.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	4	14	250.0%
Asian	33,322	44,479	33.5%	4	5	25.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	22	28	27.3%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	442	516	16.7%

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.15.2, at right, from April 2000 to July 2009, Chase County’s natural decrease was estimated to be 48 people. Chase County has been experiencing net out-migration, with 395 persons leaving the county during the 2000-2009 year period.⁹⁹ The 2015 population estimates showed a natural decrease of 39 persons and a net in-migration of 29 persons since the 2010 Census. In total, Chase County’s population decreased to 3,956 persons.

1980 Population	4,758
Natural Increase 80–90	208
Net Migration 80–90	-585
1990 Population	4,381
Natural Increase 90–00	-42
Net Migration 90–00	-271
2000 Population	4,068
Natural Increase 00–09	-48
Net Migration 00–09	-395
2009 Population Estimate	3,625
2010 Population	3,966
Natural Increase 10–15	-39
Net Migration 10–15	29
2015 Population Estimate	3,956

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 Chase County decreased from 16 persons in 2014 to -17 persons in 2015, with an additional net movement of -3 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.15.3.

⁹⁹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.15.3			
Driver's Licenses Exchanged and Surrendered			
Chase County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	99	63	36
Calendar 2002	80	68	12
Calendar 2003	69	64	5
Calendar 2004	60	93	-33
Calendar 2005	76	61	15
Calendar 2006	65	53	12
Calendar 2007	71	64	7
Calendar 2008	76	58	18
Calendar 2009	67	59	8
Calendar 2010	126	79	47
Calendar 2011	84	52	32
Calendar 2012	83	44	39
Calendar 2013	92	55	37
Calendar 2014	81	65	16
Calendar 2015	58	75	-17
First Half of 2016	38	41	-3

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 1,807 in 2014 to 1,820 in 2015, as shown in Table II.15.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Chase County increased by 0.4 percent from 793 in 2015 to 796 in 2016, as shown below in Table II.15.5. The number of school-age children 5 to 11 years of age increased from 414 in 2015 to 425 in 2016.

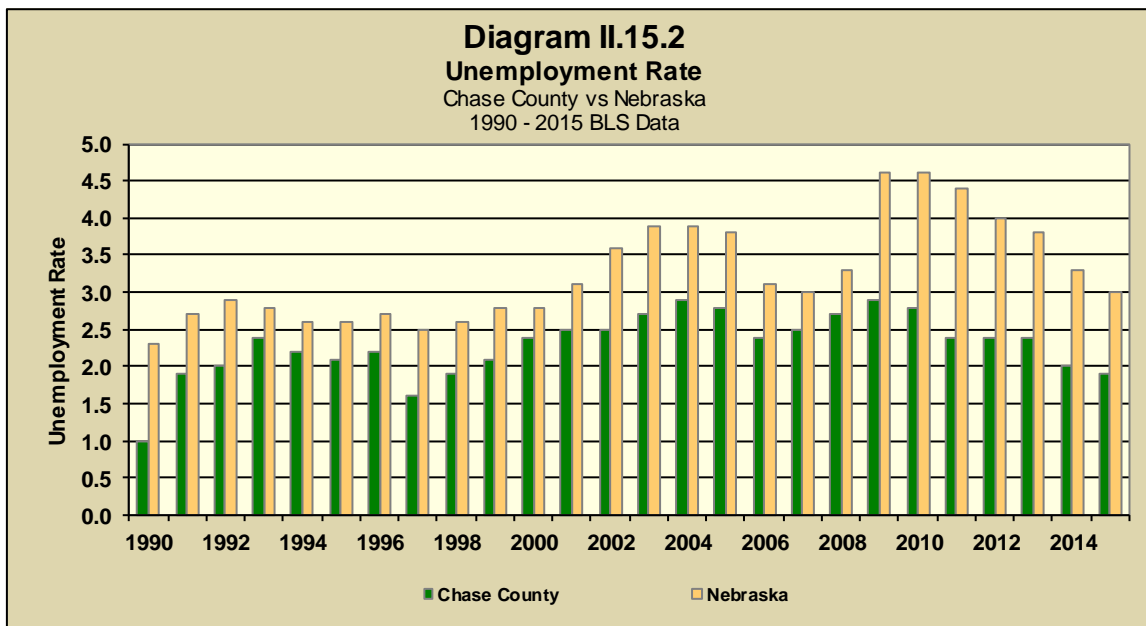
Table II.15.4	
Income Tax Returns	
Chase County	
1991–2015 DOR Data	
Year	Returns
1991	1,896
1992	1,873
1993	1,854
1994	1,902
1995	1,895
1996	1,947
1997	1,955
1998	1,962
1999	1,941
2000	1,890
2001	1,903
2002	1,913
2003	1,879
2004	1,846
2005	1,707
2006	1,782
2007	1,800
2008	1,771
2009	1,756
2010	1,738
2011	1,777
2012	1,823
2013	1,832
2014	1,807
2015	1,820

Table II.15.5				
School-Age Children				
Chase County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	497	140	323	960
1993	483	161	332	976
1994	476	151	364	991
1995	469	145	361	975
1996	458	152	377	987
1997	442	152	381	975
1998	413	145	384	942
1999	385	147	374	906
2000	362	142	366	870
2001	346	117	353	816
2002	353	112	354	819
2003	447	150	421	1,018
2004	422	150	413	985
2005	344	110	293	747
2006	326	92	298	716
2007	311	91	283	685
2008	314	88	259	661
2009	324	87	260	671
2010	365	93	229	687
2011	373	93	247	713
2012	383	119	234	736
2013	373	116	256	745
2014	407	123	278	808
2015	414	110	269	793
2016	425	95	276	796

ECONOMICS

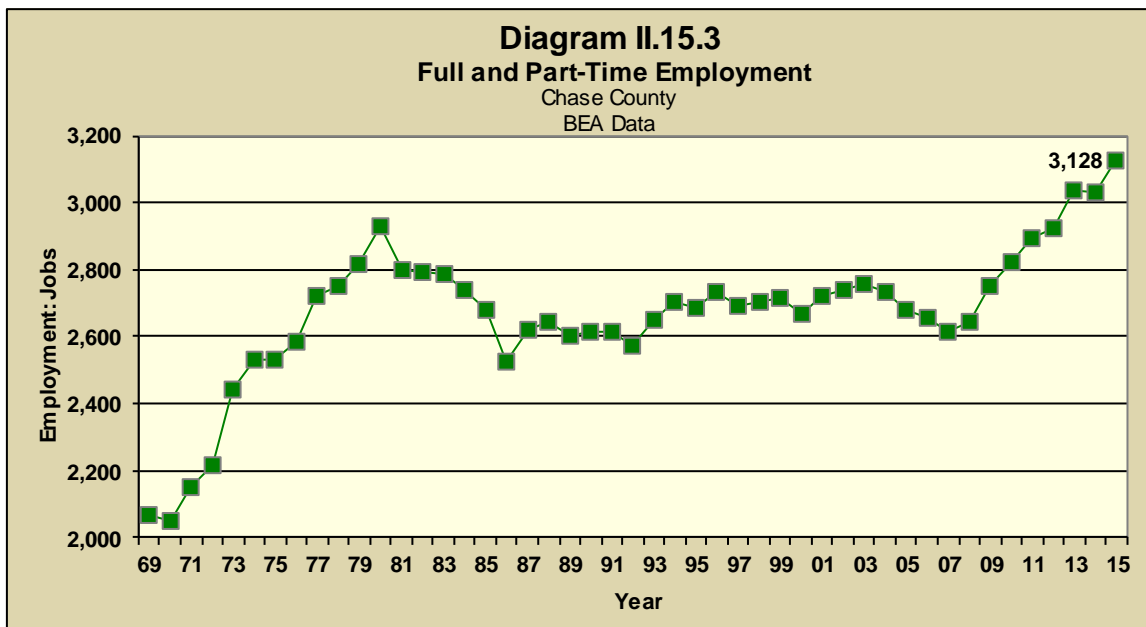
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Chase County, defined as the number of people working or actively seeking work, increased from 2,351 in 2014 to 2,355 in 2015. The total number of people employed changed from 2,303 in 2014 to 2,310 in 2015. The unemployment rate for the county was 1.9 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.15.2, below.

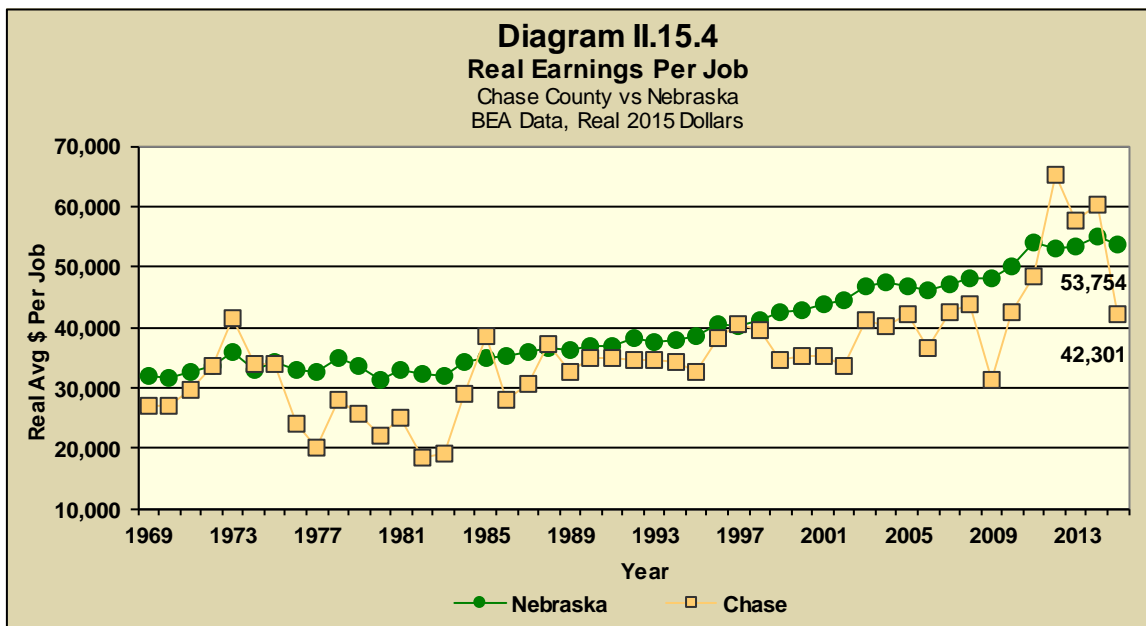


Employment and Personal Income

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 3,128 jobs in Chase County, an increase of 95 jobs since 2014. Diagram II.15.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.15.4, below, real average earnings per job in the county was \$42,301 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 \$185,209,000, a decline of 21.3 percent between 2014 and 2015. Table II.15.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.15.6
Total BEA Employment and Real Personal Income
 Chase 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	55,720	2,440	-254	13,567	7,238	73,832	17,447	2,069	26,931
1970	55,669	2,317	-135	14,945	7,588	75,749	18,394	2,051	27,142
1971	64,111	2,517	-284	15,561	7,808	84,678	20,627	2,150	29,819
1972	74,567	2,725	-404	17,908	8,090	97,436	23,651	2,217	33,634
1973	101,065	3,509	-604	20,160	9,573	126,684	30,779	2,441	41,403
1974	86,279	4,012	-899	20,716	9,909	111,993	26,877	2,529	34,116
1975	85,483	4,113	-1,729	21,522	10,651	111,815	25,656	2,529	33,801
1976	61,770	4,542	-1,931	22,197	11,208	88,701	19,417	2,583	23,914
1977	54,985	4,774	-2,474	24,190	11,562	83,490	18,176	2,719	20,223
1978	77,201	4,837	-2,473	24,982	12,091	106,965	23,032	2,749	28,083
1979	72,430	5,550	-3,001	26,691	12,752	103,322	22,171	2,817	25,712
1980	64,690	5,286	-3,099	30,815	13,087	100,207	21,040	2,929	22,086
1981	69,828	5,242	-2,452	34,539	13,868	110,541	23,155	2,797	24,965
1982	51,411	5,328	-2,413	39,642	14,509	97,821	20,241	2,793	18,407
1983	53,749	5,170	-2,244	40,771	15,412	102,519	21,246	2,789	19,272
1984	79,797	5,385	-2,169	38,630	15,428	126,302	26,495	2,741	29,112
1985	103,126	5,295	-1,973	38,656	15,541	150,055	32,242	2,680	38,480
1986	70,486	5,267	-1,677	38,333	16,184	118,060	25,999	2,525	27,915
1987	80,350	5,492	-1,455	33,032	15,982	122,416	27,515	2,621	30,656
1988	98,741	6,087	-1,383	35,555	16,252	143,079	32,467	2,646	37,317
1989	85,211	6,515	-1,338	37,380	17,497	132,235	30,546	2,603	32,736
1990	91,415	6,760	-1,207	33,621	18,331	135,400	30,746	2,617	34,931
1991	91,405	6,738	-1,293	34,241	18,502	136,117	31,063	2,617	34,927
1992	88,795	6,715	-1,333	33,626	19,372	133,744	31,358	2,570	34,550
1993	91,391	7,022	-1,609	33,445	20,453	136,657	32,345	2,648	34,513
1994	92,895	7,184	-1,860	35,687	20,387	139,926	33,734	2,701	34,393
1995	87,439	7,403	-2,094	37,411	21,525	136,878	32,746	2,686	32,554
1996	104,639	7,617	-2,276	38,853	22,844	156,444	37,742	2,732	38,301
1997	109,380	7,695	-2,323	39,451	23,425	162,237	38,971	2,690	40,662
1998	106,920	7,898	-2,695	42,504	23,646	162,478	39,141	2,704	39,542
1999	94,382	7,809	-2,832	40,976	23,923	148,640	36,007	2,715	34,763
2000	93,921	7,802	-2,933	41,789	23,498	148,474	36,634	2,667	35,216
2001	95,832	8,326	-3,204	41,603	24,078	149,982	37,467	2,719	35,245
2002	91,740	8,456	-3,701	37,726	25,958	143,267	35,418	2,738	33,506
2003	113,345	8,584	-4,276	39,077	26,595	166,157	40,625	2,757	41,112
2004	110,369	8,511	-4,641	31,946	27,215	156,379	38,920	2,735	40,354
2005	112,741	8,444	-4,938	28,159	27,461	154,979	38,910	2,680	42,067
2006	97,113	9,004	-5,315	27,119	29,344	139,258	35,121	2,654	36,591
2007	111,552	8,877	-5,616	32,189	30,015	159,263	40,701	2,614	42,675
2008	116,040	9,304	-6,268	39,786	30,625	170,881	44,213	2,643	43,905
2009	86,137	9,870	-6,793	34,599	32,111	136,184	34,731	2,749	31,334
2010	119,858	10,324	-7,245	35,361	33,335	170,985	43,145	2,823	42,458
2011	140,124	9,392	-7,897	37,375	33,253	193,463	48,366	2,894	48,419
2012	190,996	9,668	-8,182	45,632	31,832	250,610	62,171	2,921	65,387
2013	175,140	11,164	-8,865	36,575	31,156	222,842	56,047	3,036	57,688
2014	183,078	11,485	-8,922	40,129	32,405	235,205	59,201	3,033	60,362
2015	132,319	11,349	-8,752	40,675	32,316	185,209	46,817	3,128	42,301

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 16.4 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 8.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 58.0 percent over the 2010 to 2015 period. Table II.15.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.15.7										
Income Tax Returns by Adjusted Gross Income										
Chase 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 ¹⁰⁰
1991	633	214	395	275	203	97	22	37	0	1,896
1992	640	191	378	282	197	95	14	42	0	1,873
1993	631	166	376	269	210	125	14	32	0	1,854
1994	691	177	338	269	221	133	21	35	0	1,902
1995	644	188	334	281	228	128	0	47	0	1,895
1996	707	159	306	249	257	154	31	57	0	1,947
1997	660	175	318	251	265	172	36	53	14	1,955
1998	647	150	326	247	278	194	39	56	12	1,962
1999	602	147	306	267	294	168	54	69	19	1,941
2000	577	126	300	237	290	196	66	78	0	1,890
2001	601	118	304	234	270	204	64	84	0	1,903
2002	600	131	290	240	289	207	74	58	0	1,913
2003	569	149	291	226	270	222	80	60	12	1,879
2004	530	147	274	238	263	227	91	59	17	1,846
2005	465	117	259	208	240	240	83	78	17	1,707
2006	429	150	249	217	255	263	99	102	18	1,782
2007	420	128	246	220	242	248	158	112	26	1,800
2008	392	121	224	194	273	268	134	128	37	1,771
2009	360	157	226	212	240	274	133	124	30	1,756
2010	324	138	226	218	251	257	148	141	35	1,738
2011	326	130	225	196	240	299	168	150	43	1,777
2012	313	122	216	191	272	286	166	198	59	1,823
2013	311	123	196	206	279	285	182	203	47	1,832
2014	280	128	179	205	268	279	185	230	53	1,807
2015	271	142	193	185	277	287	187	227	51	1,820

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 457 in 2010 to 319 in 2015, with the poverty rate reaching 8.2 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.15.8, at right, presents poverty data for the county.

Table II.15.8		
Persons in Poverty		
Chase County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	529	12.5
1999	445	11.1
2000	411	10.6
2001	429	10.9
2002	445	11.2
2003	398	10.2
2004	363	9.5
2005	388	10.3
2006	458	12.4
2007	373	10.4
2008	374	10.6
2009	412	11.7
2010	457	11.7
2011	401	10.2
2012	448	11.3
2013	383	9.8
2014	363	9.3
2015	319	8.2

¹⁰⁰ 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 Chase County increased by 26 between 1980 and 2014, at an annual rate of change of 0.5 percent, as reported by the Census Bureau and as presented in Table II.15.9, at right.¹⁰¹ This compared to an average annual rate of change of 1.03 percent statewide. Chase County added 8 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 0.7 percent in Chase County between 2010 and 2015, from 1,946 to 1,932. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.15.10.

Table II.15.10 Housing Units State of Nebraska vs. Chase County 2000 and 2015 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Chase County	% Growth Since Census
2000 Census	722,668	-	1,927	-
2010 Census	796,793	10.3%	1,946	1.0%
July 2011 Estimate	801,129	0.5%	1,940	-0.3%
July 2012 Estimate	804,659	1.0%	1,936	-0.5%
July 2013 Estimate	809,171	1.5%	1,931	-0.8%
July 2014 Estimate	814,970	2.3%	1,933	-0.7%
July 2015 Estimate	820,913	3.0%	1,932	-0.7%

Table II.15.9 Business Establishments State of Nebraska vs. Chase County 1980–2014 Census Bureau Data		
Year	Nebraska	Chase County
1980	37,727	130
1981	37,582	131
1982	37,500	129
1983	41,889	142
1984	43,151	146
1985	43,115	137
1986	42,538	128
1987	42,691	120
1988	43,134	129
1989	43,302	138
1990	43,749	137
1991	44,405	134
1992	45,269	137
1993	46,059	140
1994	46,640	141
1995	47,128	142
1996	47,607	137
1997	48,588	137
1998	48,655	135
1999	48,968	136
2000	49,623	142
2001	49,710	135
2002	50,259	135
2003	50,394	146
2004	50,928	145
2005	51,440	148
2006	51,906	144
2007	52,517	146
2008	52,152	147
2009	51,633	142
2010	51,886	149
2011	51,553	145
2012	52,294	149
2013	52,585	148
2014	52,991	156

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Chase County. As shown in Table II.15.11 on the following page, 10.9 percent of housing units, or 208, were vacant in 2015. Of the 1,701 housing units that were occupied in 2015, 78.0 percent, or 1,326, were owner-occupied and the remaining 22.0 percent were renter-occupied.

¹⁰¹ Totals may not add due to rounding-off of county totals.

Table II.15.11				
Housing Units by Tenure				
Chase 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	1,681	86.4%	1,701	89.1%
Owner-Occupied	1,251	74.4%	1,326	78.0%
Renter-Occupied	430	25.6%	375	22.0%
Vacant Housing Units	265	13.6%	208	10.9%
Total Housing Units	1,946	100.0%	1,909	100.0%

As shown in Table II.15.12, below, there were 1,674 single family dwellings in 2015, which accounted for 87.7 percent of all housing units. Apartment units accounted for 1.6 percent of housing units, with 30 units. Mobile homes also accounted for an additional 8.9 percent of housing with 169 units.

Table II.15.12				
Housing Units by Type				
Chase County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁰²		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,661	85%	1,674	87.7%
Duplex	16	1%	11	.6%
Tri- or Four-Plex	55	3%	19	1.0%
Apartment	98	5%	30	1.6%
Mobile Home	121	6%	169	8.9%
Boat, RV, Van, Etc.	0	0%	6	.3%
Total	1,951	100.0%	1,909	100.0%

Table II.15.13, below, shows the disposition of vacant housing units in Chase County. The 2015 five-year ACS shows 11.1 percent of vacant units were for rent, 0.0 percent were for sale, and 1.9 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 128 “other vacant” units, or 48.3 percent; this compared to 44.7 percent “other vacant” units in 2015.

Table II.15.13				
Disposition of Vacant Housing Units				
Chase County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	22	8.3%	23	11.1%
For Sale	16	6.0%	0	.0%
Rented or Sold, Not Occupied	12	4.5%	4	1.9%
For Seasonal, Recreational, or Occasional Use	86	32.5%	82	39.4%
For Migrant Workers	1	0.4%	6	2.9%
Other Vacant	128	48.3%	93	44.7%
Total	265	100.0%	208	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁰³ In most years for which data are presented, single-

¹⁰² Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Chase County increased from 1 in 2014 to 3 in 2015 and the average value of construction was \$421,667 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units increased from 1 in 2014 to 3 in 2015. These changes in residential permit activity in the county compared to a decline in population of 112 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.15.14.

Table II.15.14
Building Permits and Valuation
Chase County
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas				Total Units	Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units		Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	12	.	.	.	12	123.20	.	.	.
1981	9	.	.	.	9	129.70	.	.	.
1982	17	.	.	.	17	128.40	.	.	.
1983	8	.	.	.	8	100.20	.	.	.
1984	6	2	.	.	8	95.50	61.30	.	.
1985	3	.	.	.	3	226.90	.	.	.
1986	1	.	.	.	1	188.00	.	.	.
1987	4	.	.	.	4	48.10	.	.	.
1988	6	.	.	.	6	56.10	.	.	.
1989	12	.	.	.	12	101.60	.	.	.
1990	4	.	.	.	4	138.10	.	.	.
1991	7	.	.	.	7	124.60	.	.	.
1992	5	.	.	.	5	159.90	.	.	.
1993	6	.	.	.	6	129.10	.	.	.
1994	11	.	.	.	11	128.80	.	.	.
1995	18	.	.	.	18	114.20	.	.	.
1996	12	.	.	.	12	127.50	.	.	.
1997	11	.	.	.	11	129.70	.	.	.
1998	12	.	.	.	12	132.00	.	.	.
1999	13	.	.	.	13	125.40	.	.	.
2000	12	.	.	.	12	122.70	.	.	.
2001	12	.	.	.	12	119.90	.	.	.
2002	12	.	.	.	12	118.1	.	.	.
2003	14	.	.	.	14	115.5	.	.	.
2004	5	.	.	.	5	103.5	.	.	.
2005	6	.	.	.	6	119.3	.	.	.
2006	5	.	.	.	5	119.5	.	.	.
2007	2	.	.	.	2	383.4	.	.	.
2008	1	.	.	.	1	553.0	.	.	.
2009	1	.	.	.	1	548.8	.	.	.
2010	1	.	.	.	1	211.5	.	.	.
2011	1	.	.	.	1	207.2	.	.	.
2012	1	.	.	.	1	203.4	.	.	.
2013	2	.	.	.	2	171.9	.	.	.
2014	1	.	.	.	1	196.9	.	.	.
2015	3	.	.	.	3	421.7	.	.	.

¹⁰³ 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.

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 986 property transactions in Chase County. Of these, 942 were for single-family homes during this 18-year period, as shown in Table II.15.15.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	63	6	0	0	2	71
2000	77	5	0	0	9	91
2001	62	5	0	0	0	67
2002	51	3	0	0	0	54
2003	58	0	0	0	1	59
2004	63	3	1	0	1	68
2005	57	6	0	0	0	63
2006	55	0	0	0	1	56
2007	50	0	0	0	0	50
2008	45	0	0	0	1	46
2009	43	0	0	0	0	43
2010	49	0	0	0	0	49
2011	43	0	0	0	0	43
2012	15	0	0	0	0	15
2013	48	0	0	0	0	48
2014	59	0	0	0	0	59
2015	46	0	0	0	0	46
2016	58	0	0	0	0	58
Total	942	28	1	0	15	986

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 395 single-family home property transactions for units built before 1930, 1.0 percent of units were of low quality and 31.6 percent were of fair quality. Conversely, of the 7 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.15.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	4	0	2	1	2	0	0	0	0	9
Fair	125	88	15	35	8	6	0	0	1	278
Average	242	114	62	111	27	27	3	1	1	588
Good	24	7	0	13	8	10	4	0	0	66
Very Good	0	0	0	0	0	1	0	0	0	1
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	395	209	79	160	45	44	7	1	2	942

In regard to the current condition of residential dwellings, of the same 395 single-family homes built before 1930, 22.8 percent of the homes were worn out or badly worn, and 59.0 percent

were in average condition. Table II.15.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	12	2	2	0	0	0	0	0	0	16
Badly Worn	78	27	5	10	2	1	0	0	0	123
Average	233	121	50	82	20	13	0	0	2	521
Good	47	49	16	56	20	28	5	0	0	221
Very Good	17	9	6	12	2	2	2	1	0	51
Excellent	8	1	0	0	1	0	0	0	0	10
Missing	0	0	0	0	0	0	0	0	0	0
Total	395	209	79	160	45	44	7	1	2	942

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$78,349 to \$114,447, a total increase of 46.1 percent, as shown in Table II.15.18, 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 Chase County ranged from \$47,350 for homes built before 1930 to \$282,875 for homes built from 2001 to 2010, and \$325,000 for the newest homes built between 2011 and 2016.¹⁰⁴ Homes built from 2001 through 2010 were also larger, averaging 2,037 square feet per unit. Table II.15.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	42,418
2000	44,747
2001	62,538
2002	50,700
2003	59,034
2004	61,927
2005	73,297
2006	74,001
2007	67,670
2008	85,819
2009	64,914
2010	78,349
2011	94,375
2012	87,897
2013	99,119
2014	117,297
2015	120,526
2016	114,447
Average	75,655

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁰⁵ (\$)
Before 1930	47,350	1,149	41.2
1931-1960	61,827	1,156	53.5
1961-1970	79,215	1,384	57.2
1971-1980	100,047	1,464	68.4
1981-1990	116,563	1,517	76.9
1991-2000	165,262	1,748	94.5
2001-2010	282,875	2,037	138.8
2011-2016	325,000	1,624	200
Average	73,934	1,283	58

¹⁰⁴ 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.

¹⁰⁵ 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.15.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Chase County. The number of completed surveys decreased from 7 in 2015 to 4 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 10.5 percentage points and was at 11.76 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.00	
2003	1	6	50.00	78.3
2004	5	23	.00	17.4
2005	5	14	.00	27.0
2006	7	61	3.28	26.6
2007	8	31	3.23	27.9
2008	9	70	2.86	40.4
2009	5	51	3.92	22.4
2010	6	15	6.67	60.0
2011	3	49	2.04	20.0
2012	5	32	3.13	20.3
2013	5	74	.00	
2014	5	22	.00	
2015	7	78	1.3	30
2016	4	34	11.76	

Table II.15.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 6 single family units in Chase County, with 1 of them available. This translates into a vacancy rate of 16.7 percent in Chase County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 6 apartment units reported in the survey, with 2 of them available, which resulted in a vacancy rate of 33.3 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 3.2 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	6	1	16.7%	7.3%
Apartments	6	2	33.3%	7.1%
Mobile Homes	12	0	.0%	.0%
“Other” Units	0	0	.0%	.
Don't Know	10	1	10.0%	10.0%
Total	34	4	11.76%	3.2%

Table II.15.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 3 units. The most common apartment units were two bedroom units, with 4 units. Details for additional unit types are reported on the following page.

Table II.15.22						
Rental Units by Number of Bedrooms						
Chase 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	2	0	0	.	2
Two	3	4	6	0	.	13
Three	2	0	6	0	.	8
Four	1	0	0	0	.	1
Don’t Know	0	0	0	0	10	10
Total	6	6	12	0	10	34

Table II.15.23, 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 33.3 percent.

Table II.15.23			
Single Family Units by Number of Bedrooms			
Chase County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	3	1	33.3%
Three	2	0	.0%
Four	1	0	.0%
Don’t know	0	0	%
Total	6	1	16.7%

Table II.15.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 25.0 percent.

Table II.15.24			
Apartment Units by Number of Bedrooms			
Chase County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	2	0	.0%
Two	4	1	25.0%
Three	0	1	%
Four	0	0	%
Don’t know	0	0	%
Total	6	2	33.3%

Average market-rate rents by unit type are shown in Table II.15.25, 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.15.25					
Average Market Rate Rents by Number of Bedrooms					
Chase County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$300.0	\$	\$	\$300.0
Two	\$	\$350.0	\$	\$	\$350.0
Three	\$433.0	\$	\$	\$	\$433.0
Four	\$460.0	\$	\$	\$	\$460.0
Don't know	\$500.0	\$370.0	\$	\$	
Total	\$473.3	\$347.5	\$	\$	\$402.2

Table II.15.26, on the following page, shows vacancy rates for single family units by average rental rates for Chase County. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 33.3 percent.

Table II.15.26			
Single Family Market Rate Rents by Vacancy Status			
Chase County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$750	3	1	33.3%
\$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	0	0	%
Total	6	1	16.7%

The average rent and availability of apartment units is displayed in Table II.15.27, on the following. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 33.3 percent.

Table II.15.27 Apartment Market Rate Rents by Vacancy Status Chase County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	2	33.3%
\$500 to \$750	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	0	0	%
Total	6	2	33.3%

Respondents were asked if utilities are included in the rent and, as shown in Table II.15.28 below, 1 respondent, or 33.3 percent, included some sort of utility in the rent.

Table II.15.28 Are there any utilities included with the rent? Chase County 2016 Survey of Rental Properties	
Period	Respondent
Yes	1
No	2
% Offering Utilities	33.3%

The type of utility included in the rent is shown in Table II.15.29, below. There were 0 respondents who included electricity, 0 respondents who included natural gas, 1 respondent who included water and sewer and 0 respondents included trash collection in the rent.

Table II.15.29 Which utilities are included with the rent? Chase County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	1
Trash Collection	0

Table II.15.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 3 respondents said they keep a waitlist, with an estimated 8 number of persons on the wait list.

Table II.15.30 Do you keep a waiting list? Chase County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	
Waitlist Size	8

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.15.31 on the following page, 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.15.31 How would you rate the need for renovation of existing units in the city? Chase County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	3	3	3	
High Need	0	0		
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.15.32 below, most respondents indicated there was high need for the construction of new single family units and high need for the construction of new apartment units.

Table II.15.32 How would you rate the need for construction of new units in the city? Chase County 2016 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	
High Need	2	2	2	
Extreme Need	0	0		

