

**VOLUME III:
ALLIANCE**

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Alliance

DEMOGRAPHICS

Population Estimates

Table III.1.1, at right shows the population for the City of Alliance. As can be seen, the population in Alliance decreased from 8,491 persons in 2010 to 8,403 person in 2016, or by -1 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Alliance. Although a city may span several counties, for the county level data pieces, Box Butte County was selected. For a more in-depth county level view, please refer to Box Butte County in Volume II of this profile.

Box Butte County Population Migration Trends

The Nebraska Department of Transportation (DOT)'s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver's license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver's license exchange data, these records show that the net change in Box Butte County decreased from 12 persons in 2015 to -39 persons in 2016, with an additional net movement of -23 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.1.2.

Table III.1.1 Population Estimates Alliance Census Population Estimates		
Year	Population	Percent Yearly Change
2000	8,959	.
2001	8,884	-0.8%
2002	8,871	-0.1%
2003	8,711	-1.8%
2004	8,582	-1.5%
2005	8,515	-0.8%
2006	8,465	-0.6%
2007	8,530	0.8%
2008	8,598	0.8%
2009	8,510	-1%
2010	8,491	-0.2%
2011	8,488	0%
2012	8,466	-0.3%
2013	8,492	0.3%
2014	8,491	0%
2015	8,496	0.1%
2016	8,403	-1.1%

Table III.1.2 Driver's Licenses Exchanged and Surrendered Box Butte County 2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	200	246	-46
Calendar 2002	203	249	-46
Calendar 2003	172	228	-56
Calendar 2004	215	226	-11
Calendar 2005	198	198	0
Calendar 2006	248	244	4
Calendar 2007	269	235	34
Calendar 2008	202	262	-60
Calendar 2009	208	200	8
Calendar 2010	336	268	68
Calendar 2011	253	170	83
Calendar 2012	251	225	26
Calendar 2013	233	206	27
Calendar 2014	240	225	15
Calendar 2015	235	223	12
Calendar 2016	181	220	-39
First Half of 2017	93	116	-23



Census Demographic Data

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

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

Population Characteristics

Table III.1.3, shows population by age for the 2000 and 2010 Census. The population changed by -5.2 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -1.7 percent to a total of 1,266 persons in 2010. Those aged 25 to 34 changed by -2 percent, and those aged under 5 changed by -0.2 percent.

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	607	6.8%	606	7.1%	-0.2%
5 to 19	2,159	24.1%	1,798	21.2%	-16.7%
20 to 24	468	5.2%	371	4.4%	-20.7%
25 to 34	1,018	11.4%	998	11.8%	-2%
35 to 54	2,764	30.9%	2,262	26.6%	-18.2%
55 to 64	655	7.3%	1,190	14%	81.7%
65 or Older	1,288	14.4%	1,266	14.9%	-1.7%
Total	8,959	100.0%	8,491	100.0%	-5.2%

The elderly population is further explored in Table III.1.4. Those aged 65 to 66 changed by 39.6 percent between 2000 and 2010, resulting in a population of 141 persons. Those aged 85 or older changed by -3 percent during the same time period, and resulted in 229 persons over age 85 in 2010.

Table III.1.4					
Elderly Population by Age					
Alliance					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	101	7.8%	141	11.1%	39.6%
67 to 69	172	13.4%	191	15.1%	11%
70 to 74	330	25.6%	218	17.2%	-33.9%
75 to 79	243	18.9%	227	17.9%	-6.6%
80 to 84	206	16%	260	20.5%	26.2%
85 or Older	236	18.3%	229	18.1%	-3%
Total	1,288	100.0%	1,266	100.0%	-1.7%

Population by race and ethnicity is shown in Table III.1.5, representing 87.5 percent of the white population in 2010. The black population changed by 2.3 percent, representing 0.5 percent of the population in 2010. The American Indian and Asian populations represented 4.6 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 30.8 percent between 2000 and 2010, compared to the -8.8 percent rate for non-Hispanics.

Table III.1.5					
Population by Race and Ethnicity					
Alliance					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	7,982	89.1%	7,429	87.5%	-6.9%
Black	44	0.5%	45	0.5%	2.3%
American Indian	305	3.4%	390	4.6%	27.9%
Asian	54	0.6%	27	0.3%	-50%
Native Hawaiian/ Pacific Islander	1	0%	2	0%	100%
Other	386	4.3%	355	4.2%	-8%
Two or More Races	187	2.1%	243	2.9%	29.9%
Total	8,959	100.0%	8,491	100.0%	-5.2%
Hispanic	801	8.9%	1,048	12.3%	30.8%
Non-Hispanic	8,158	91.1%	7,443	87.7%	-8.8%

Population by race and ethnicity through 2016 is shown in Table III.1.6. The white population represented 91.1 percent of the population in 2016, compared with black households accounting for 0.4 percent of the population. Hispanic households represented 14.7 percent of the population in 2016.

Table III.1.6				
Population by Race and Ethnicity				
Alliance				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,429	87.5%	7,712	91.1%
Black	45	0.5%	30	0.4%
American Indian	390	4.6%	362	4.3%
Asian	27	0.3%	31	0.4%
Native Hawaiian/ Pacific Islander	2	0%	8	0.1%
Other	355	4.2%	37	0.4%
Two or More Races	243	2.9%	289	3.4%
Total	8,491	100.0%	8,469	100.0%
Non-Hispanic	7,443	87.7%	7,223	85.3%
Hispanic	1,048	12.3%	1,246	14.7%



The population by race is broken down further by ethnicity in Table III.1.7. While the white non-Hispanic population changed by -9.9 percent between 2000 and 2010, the white Hispanic population changed by 63.7 percent. The black non-Hispanic population changed by 5 percent, while the black Hispanic population changed by -25 percent.

Table III.1.7					
Population by Race and Ethnicity					
Alliance					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	7,662	93.9%	6,905	92.8%	-9.9%
Black	40	0.5%	42	0.6%	5%
American Indian	284	3.5%	317	4.3%	11.6%
Asian	54	0.7%	27	0.4%	-50%
Native Hawaiian/ Pacific Islander	1	0%	1	0%	0%
Other	2	0%	1	0%	-50%
Two or More Races	115	1.4%	150	2%	30.4%
Total Non-Hispanic	8,158	100.0%	7,443	100.0%	-8.8%
Hispanic					
White	320	40%	524	50%	63.7%
Black	4	0.5%	3	0.3%	-25%
American Indian	21	2.6%	73	7%	247.6%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	1	0.1%	
Other	384	47.9%	354	33.8%	-7.8%
Two or More Races	72	9%	93	8.9%	29.2%
Total Hispanic	801	100.0%	1,048	100.0%	-8.8%
Total Population	8,959	100.0%	8,491	100.0%	-5.2%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.1.8. During this time, the total non-Hispanic population was 7,223 persons in 2016. The Hispanic population was 1,246.

Table III.1.8				
Population by Race and Ethnicity				
Alliance				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	6,905	92.8%	6,632	91.8%
Black	42	0.6%	30	0.4%
American Indian	317	4.3%	362	5%
Asian	27	0.4%	31	0.4%
Native Hawaiian/ Pacific Islander	1	0%	8	0.1%
Other	1	0%	0	0%
Two or More Races	150	2%	160	2.2%
Total Non-Hispanic	7,443	100.0%	7,223	100.0%
Hispanic				
White	524	50%	1,080	86.7%
Black	3	0.3%	0	0%
American Indian	73	7%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	1	0.1%	0	0%
Other	354	33.8%	37	3%
Two or More Races	93	8.9%	129	10.4%
Total Hispanic	1,048	100.0	1,246	100.0%
Total Population	8,491	100.0%	8,469	100.0%

Households by type and tenure are shown in Table III.1.9. Family households represented 61.7 percent of households, while non-family households accounted for 38.3 percent. These changed from 64 and 36 percent, respectively.

Table III.1.9				
Household Type by Tenure				
Alliance				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,276	64%	2,217	61.7%
Married-Couple Family	1,790	78.6%	1,821	82.1%
Owner-Occupied	1,498	83.7%	1,629	89.5%
Renter-Occupied	292	16.3%	192	10.5%
Other Family	486	21.4%	396	21.9%
Male Householder, No Spouse Present	137	28.2%	120	34.6%
Owner-Occupied	77	56.2%	53	44.2%
Renter-Occupied	60	43.8%	67	55.8%
Female Householder, No Spouse Present	349	71.8%	276	88.1%
Owner-Occupied	152	43.6%	58	21%
Renter-Occupied	197	56.4%	218	79%
Non-Family Households	1,283	36%	1,374	38.3%
Owner-Occupied	658	51.3%	617	44.9%
Renter-Occupied	625	48.7%	757	55.1%
Total	3,559	100.0%	3,591	100.0%

The group quarters population was 158 in 2010, compared to 182 in 2000. Institutionalized populations experienced a -14.1 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -9.1 percent change during this same time period.



Table III.1.10					
Group Quarters Population					
Alliance					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	14	9.4%	11	8.6%	-21.4%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	134	89.9%	117	91.4%	-12.7%
Other Institutions	1	0.7%	0	0%	-100%
Total	149	100.0%	128	100.0%	-14.1%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	33	100%	30	100%	-9.1%
Total	33	100.0%	30	100.0%	-9.1%
Group Quarters Population	182	100.0%	158	100.0%	-13.2%

The number of foreign-born persons is shown in Table III.1.11. An estimated 1 percent of the population was born in Mexico, with 0.6 percent born in Cuba, and another 0.2 percent were born in China excluding Hong Kong and Taiwan.

Table III.1.11			
Place of Birth for the Foreign-Born Population			
Alliance			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	86	1%
#2 country of origin	Cuba	50	0.6%
#3 country of origin	China excluding Hong Kong and Taiwan	17	0.2%
#4 country of origin	Costa Rica	14	0.2%
#5 country of origin	South Africa	12	0.1%
#6 country of origin	England	9	0.1%
#7 country of origin	Vietnam	4	0%
#8 country of origin	Afghanistan	0	0%
#9 country of origin	Africa n.e.c	0	0%
#10 country of origin	Albania	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.1.12. An estimated 0.4 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese.

Table III.1.12 Limited English Proficiency and Language Spoken at Home Alliance 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	29	0.4%
#2 LEP Language	Chinese	17	0.2%
#3 LEP Language	Vietnamese	4	0.1%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.1.13. Some 16.2 percent of the population was disabled in 2000, or a total of 1,330 persons. The disability rate was highest for those over 65, with 36.6 percent disabled.

Table III.1.13 Disability by Age Alliance 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	100	6.4%
16 to 64	809	14.7%
65 and older	421	36.6%
Total	1,330	16.2%

Table III.1.14 shows disability by type in 2000. There were 612 physical disabilities in 2000, some 513 employment disabilities, and 323 go-outside-home disabilities reported.

Table III.1.14 Total Disabilities Tallied: Aged 5 and Older Alliance 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	311
Physical disability	612
Mental disability	334
Self-care disability	148
Employment disability	513
Go-outside-home disability	323
Total	2,241



Disability by age, as estimated by the 2016 ACS, is shown in Table III.1.15. The disability rate for females was 10.2 percent, compared to 9.9 percent for males. The disability rate changed precipitously higher with age, with 45.3 percent of those over 75 experiencing a disability.

Table III.1.15 Disability by Age Alliance 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	66	6.4%	30	4.7%	96	5.7%
18 to 34	41	5.5%	40	4.7%	81	5.1%
35 to 64	152	8.9%	130	8.4%	282	8.6%
65 to 74	39	13.1%	98	24.1%	137	19.5%
75 or Older	126	50.8%	113	40.4%	239	45.3%
Total	424	9.9%	411	10.2%	835	10%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.1.16. Some 6.5 percent have an ambulatory disability, 4.8 have an independent living disability, and 2.7 percent have a self-care disability.

Table III.1.16 Total Disabilities Talled: Aged 5 and Older Alliance 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	288	3.5%
Vision disability	205	2.5%
Cognitive disability	246	3.2%
Ambulatory disability	503	6.5%
Self-Care disability	208	2.7%
Independent living disability	295	4.8%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.1.17 and Table III.1.18. In 2016, some 4,361 persons were employed and 197 were unemployed. This totaled a labor force of 4,558 persons. The unemployment rate for Alliance was estimated to be 4.3 percent in 2016.

Table III.1.17 Employment, Labor Force and Unemployment Alliance 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	4,361
Unemployed	197
Labor Force	4,558
Unemployment Rate	4.3%

In 2016, 91.7 percent of households in Alliance had a high school education or greater.



Table III.1.18	
High School or Greater Education	
Alliance city 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	3,292
Total Households	3,591
Percent High School or Above	91.7%

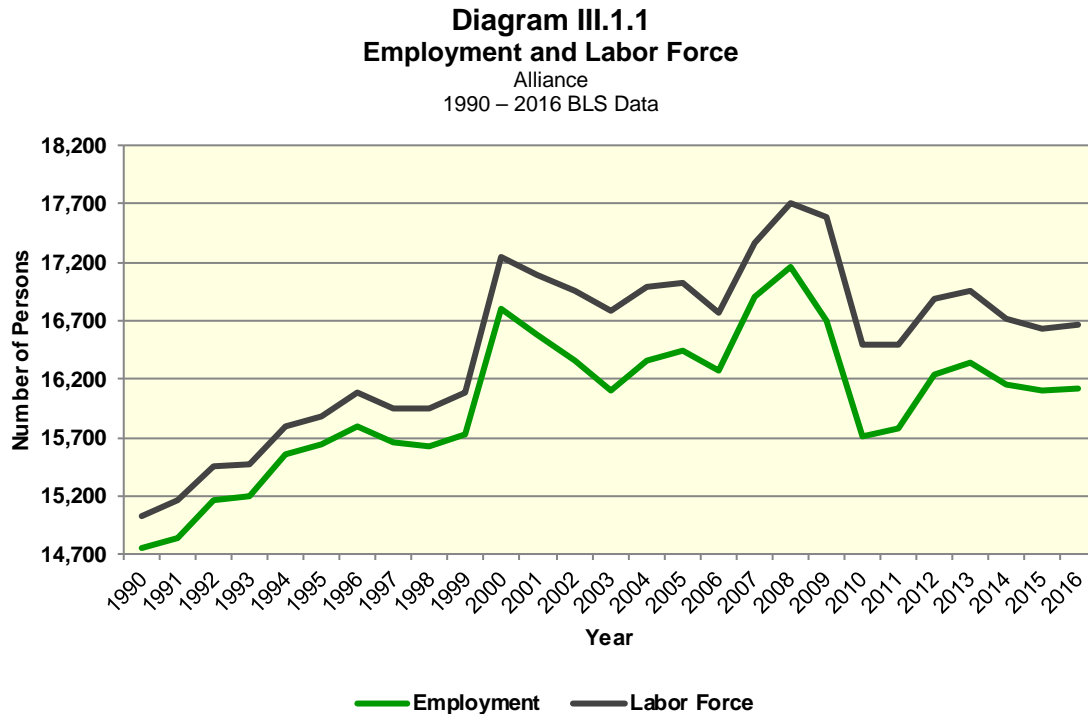
As seen in Table III.1.19, 30.6 percent of the population had a high school diploma or equivalent, another 43 percent have some college, 10.2 percent have a Bachelor's Degree, and 4.2 percent of the population had a graduate or professional degree.

Table III.1.19		
Educational Attainment		
Alliance 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	747	12%
High School or Equivalent	1,909	30.6%
Some College or Associates Degree	2,681	43%
Bachelor's Degree	637	10.2%
Graduate or Professional Degree	259	4.2%
Total Population Above 18 years	6,233	100.0%

ECONOMICS

Labor Force

Diagram III.1.1, shows the employment and labor force for Alliance. The difference between the two lines represents the number of unemployed persons.



Box Butte County Earnings

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Diagram III.1.2, shows real average earnings per job for Box Butte County from 1990 to 2016. Over this period the average earnings per job for Alliance was 49,237 dollars, which was higher than the statewide average of 46,130 dollars over the same period.

Diagram III.1.2
Real Average Earnings Per Job
 Box Butte County
 BEA Data 1990 - 2016

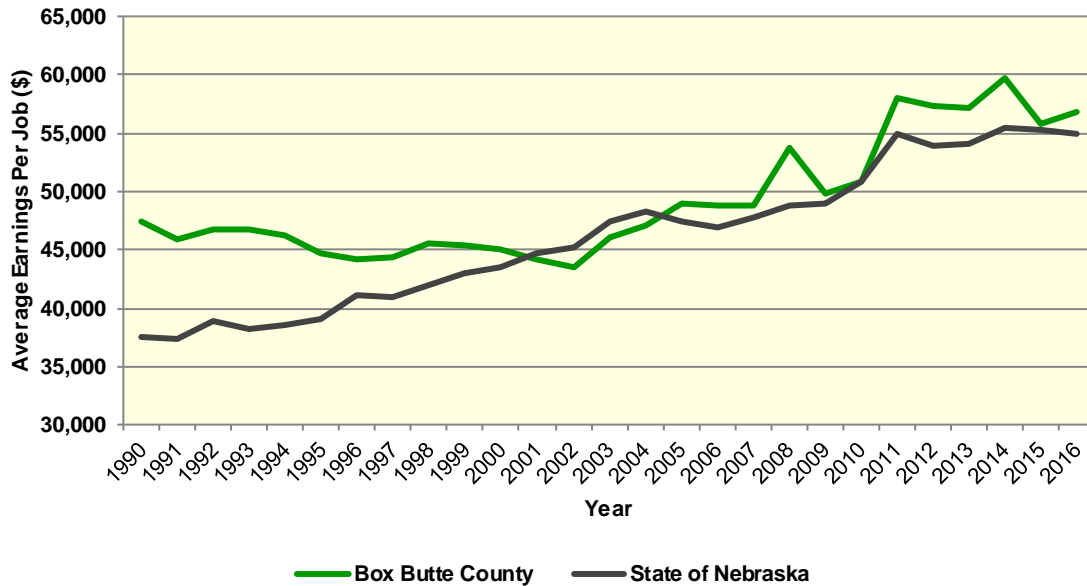
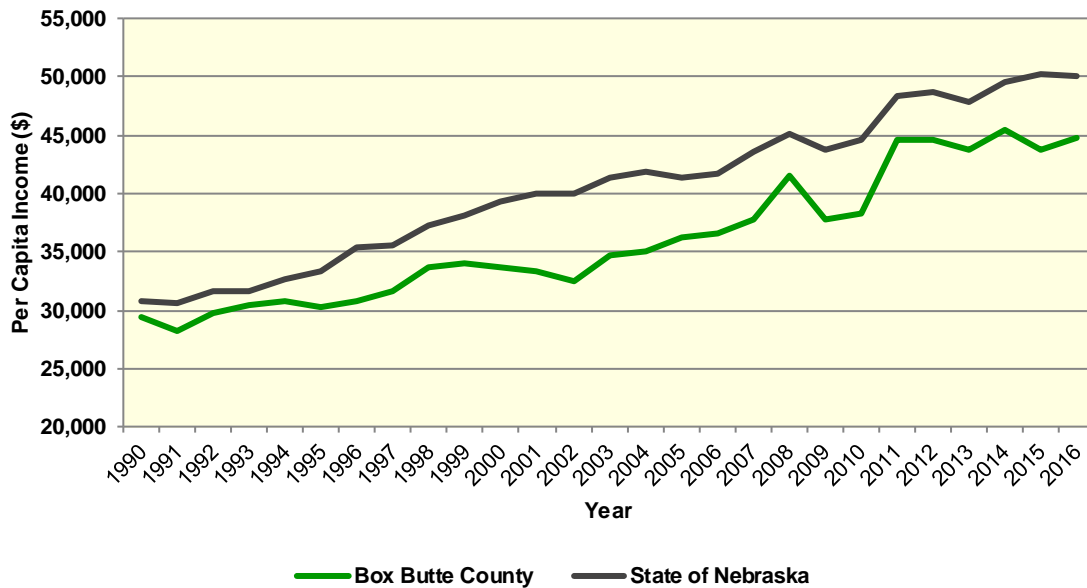


Diagram III.1.3, shows real per capita income from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Alliance was 36,033 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram III.1.3
Real Per Capita Income
 Alliance
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Box Butte County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 17.7 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 decreased by 4.9 percent over the period. In 2016 there were 646 returns for AGIs of \$100,000 or more. Table III.1.20 presents AGI distribution for the years 2000 through 2016.

Table III.1.20
Income Tax Returns by Adjusted Gross Income
 Box Butte County
 1991–2016 DOR Data

Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total ²
2000	1,630	386	793	582	812	1,018	360	194	21	5,796
2001	1,647	336	762	567	764	987	411	186	20	5,680
2002	1,620	401	785	536	786	947	408	152	15	5,650
2003	1,519	374	712	605	789	921	408	179	16	5,523
2004	1,453	408	698	575	675	905	512	258	20	5,504
2005	1,198	333	634	495	592	879	549	297	22	4,999
2006	1,210	398	762	495	687	972	582	386	34	5,526
2007	1,108	409	660	460	678	934	667	440	32	5,388
2008	1,114	403	671	521	670	998	629	489	39	5,534
2009	1,060	411	664	515	652	955	615	423	31	5,326
2010	1,027	398	649	467	641	941	655	478	36	5,292
2011	996	401	637	490	618	925	665	599	43	5,374
2012	929	354	648	500	592	952	691	628	53	5,347
2013	907	390	617	525	555	850	727	691	49	5,311
2014	859	353	646	486	559	826	739	809	47	5,324
2015	827	379	623	517	565	841	746	755	41	5,294
2016	845	345	604	515	609	853	706	601	45	5,123

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 1,455 in 2010 to 1,269 in 2016, with the poverty rate reaching 11.5 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table III.1.21 presents poverty data for Box Butte County.

The rate of poverty for Alliance is shown in Table III.1.22. In 2016, there were an estimated 1,301 persons living in poverty. This represented a 15.7 percent poverty rate, compared to 11.2 percent poverty in 2000. In 2016, some 11.4 percent of those in poverty were under age 6, and 8.2 percent were 65 or older.

Table III.1.21
Persons in Poverty
 Box Butte County
 2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	1,204	10.3%
2001	1,240	10.6%
2002	1,288	11.1%
2003	1,288	11.4%
2004	1,288	11.4%
2005	1,374	12.4%
2006	1,275	11.7%
2007	1,393	12.9%
2008	1,153	10.7%
2009	1,237	11.6%
2010	1,455	13.1%
2011	1,886	16.9%
2012	1,520	13.7%
2013	1,428	12.9%
2014	1,274	11.4%
2015	1,295	11.6%
2016	1,269	11.5%

² Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Table III.1.22				
Poverty by Age				
Alliance				
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	121	12.4%	148	11.4%
6 to 17	262	26.8%	446	34.3%
18 to 64	482	49.2%	600	46.1%
65 or Older	114	11.6%	107	8.2%
Total	979	100.0%	1,301	100.0%
Poverty Rate	11.2%	.	15.7%	.

HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Alliance decreased from 6 authorizations in 2015 to 3 in 2016.

The real value of single-family building permits increased from \$185,073 in 2015 to \$310,000 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 III.1.23.

Table III.1.23
Building Permits and Valuation
 Alliance
 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	60	20	0	122	202	88,147	57,739
1981	44	0	0	0	44	76,732	0
1982	5	0	0	0	5	91,263	0
1983	12	0	0	0	12	91,466	0
1984	5	0	0	0	5	131,806	0
1985	0	0	0	0	0	0	0
1986	5	0	0	0	5	86,260	0
1987	3	0	0	0	3	106,706	0
1988	1	0	0	0	1	70,119	0
1989	2	0	0	0	2	97,958	0
1990	1	0	0	0	1	106,809	0
1991	1	0	0	0	1	96,915	0
1992	2	0	0	0	2	93,178	0
1993	7	0	0	0	7	176,725	0
1994	8	16	3	0	27	167,762	0
1995	9	0	0	0	9	145,935	0
1996	9	0	0	0	9	152,281	0
1997	17	0	0	0	17	115,637	0
1998	15	0	0	0	15	141,446	0
1999	2	0	0	0	2	160,078	0
2000	2	0	0	0	2	104,450	0
2001	9	0	0	0	9	133,259	0
2002	5	0	0	13	18	127,891	60,482
2003	4	0	0	0	4	149,749	0
2004	1	0	0	0	1	81,280	0
2005	2	0	0	0	2	213,836	0
2006	3	2	0	0	5	130,912	0
2007	4	0	0	24	28	280,455	76,330
2008	25	0	0	0	25	162,605	0
2009	2	0	0	0	2	217,370	0
2010	18	0	0	0	18	134,562	0
2011	0	0	0	0	0	0	0
2012	3	0	0	0	3	346,702	0
2013	2	0	0	0	2	150,631	0
2014	1	0	0	0	1	768,049	0
2015	6	0	0	0	6	185,073	0
2016	3	0	0	0	3	310,000	0

Diagram III.1.4 Single-Family Permits

Alliance
Census Bureau Data, 1980–2016

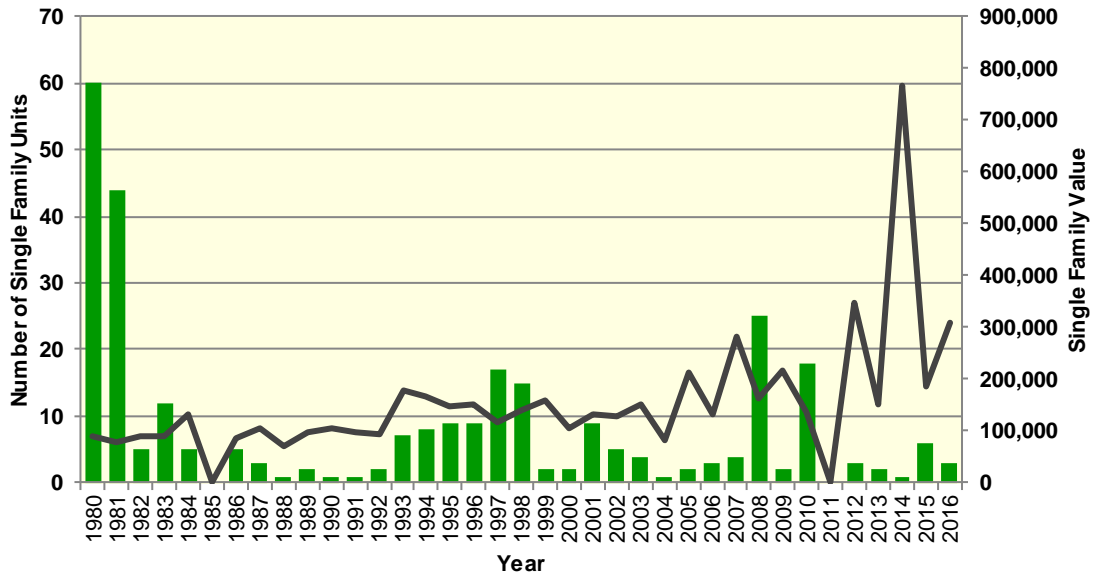
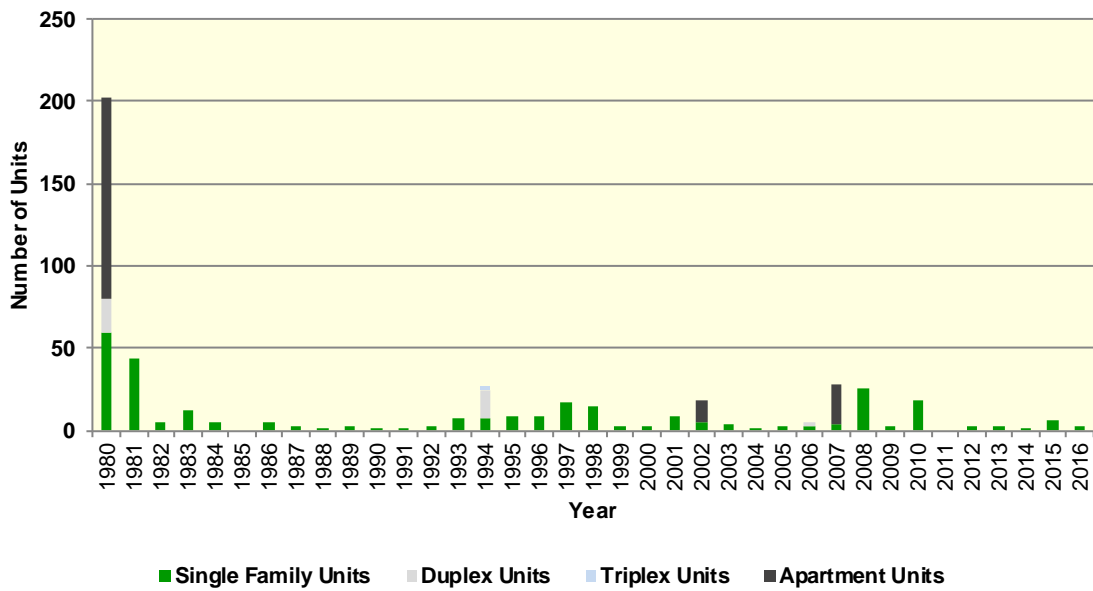


Diagram III.1.5 Total Permits by Unit Type

Alliance
Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.1.24. In 2016, there were 4,010 housing units, up from 4,050 in 2000. Single-family units accounted for 69.9 percent of units in 2016, compared to 70.1 in 2000. Apartment units accounted for 20.8 percent in 2016, compared to 12 percent in 2000.

Table III.1.24				
Housing Units by Type				
Alliance				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,839	70.1%	2,803	69.9%
Duplex	141	3.5%	54	1.3%
Tri- or Four-Plex	200	4.9%	101	2.5%
Apartment	488	12%	833	20.8%
Mobile Home	382	9.4%	219	5.5%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	4,050	100.0%	4,010	100.0%

Some 87.3 percent of housing was occupied in 2010, compared to 87.8 percent in 2000. Owner-occupied housing changed -1.7 percent between 2000 and 2010, ending with owner-occupied units representing 67 percent of units. Vacant units changed by 3.8 percent, resulting in 516 vacant units in 2010.

Table III.1.25					
Housing Units by Tenure					
Alliance					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,565	87.8%	3,559	87.3%	-0.2%
Owner-Occupied	2,426	68.1%	2,385	67%	-1.7%
Renter-Occupied	1,139	31.9%	1,174	33%	3.1%
Vacant Housing Units	497	12.2%	516	12.7%	3.8%
Total Housing Units	4,062	100.0%	4,075	100.0%	0.3%

Table III.1.26 shows housing units by tenure from 2010 to 2016. By 2016, there were 4,010 housing units. An estimated 65.6 percent were owner-occupied, and 10.4 percent were vacant.

Table III.1.26				
Housing Units by Tenure				
Alliance				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,559	87.3%	3,591	89.6%
Owner-Occupied	2,385	67%	2,357	65.6%
Renter-Occupied	1,174	33%	1,234	34.4%
Vacant Housing Units	516	12.7%	419	10.4%
Total Housing Units	4,075	100.0%	4,010	100.0%

Households by household size are shown in Table III.1.27. There were a total of 3,559 households in 2010, up from 3,565 in 2000. One person households changed by 9.8 percent between 2000 and 2010, while two person households changed by 9 percent. Three and four person households changed by -14.8 and -26.8 respectively, representing 13.6 percent and 10.1 percent of the population in 2010.

Table III.1.27					
Households by Household Size					
Alliance					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	1,051	29.5%	1,154	32.4%	9.8%
Two Persons	1,125	31.6%	1,226	34.4%	9%
Three Persons	569	16%	485	13.6%	-14.8%
Four Persons	493	13.8%	361	10.1%	-26.8%
Five Persons	226	6.3%	224	6.3%	-0.9%
Six Persons	69	1.9%	74	2.1%	7.2%
Seven Persons or More	32	0.9%	35	1%	9.4%
Total	3,565	100.0%	3,559	100.0%	-0.2%

Households by income is shown in Table III.1.28. Households earning more than \$100,000 per year represented 18.1 percent of households in 2016, compared to 6.5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 23.7 percent of households in 2010, compared to 21.9 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10.3 percent of households in 2016, compared to 19.1 percent in 2000.

Table III.1.28				
Households by Income				
Alliance				
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	682	19.1%	371	10.3%
\$15,000 to \$19,999	239	6.7%	127	3.5%
\$20,000 to \$24,999	165	4.6%	186	5.2%
\$25,000 to \$34,999	450	12.6%	420	11.7%
\$35,000 to \$49,999	683	19.1%	586	16.3%
\$50,000 to \$74,999	782	21.9%	851	23.7%
\$75,000 to \$99,999	340	9.5%	400	11.1%
\$100,000 or More	231	6.5%	650	18.1%
Total	3,572	100.0%	3,591	100.0%

Table III.1.29 shows households by year home built. Housing units built between 2000 and 2009, account for 0.6 percent and those built in 2010 or later accounted for 0.3 percent of households. Households built in the 1970's, 1980's, and 1990's account for 29.7 percent, 12.9 percent, and 5.2, respectively. Housing units built prior to 1939 represented 24.8 percent of households in 2016.

Table III.1.29				
Households by Year Home Built				
Alliance				
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	900	25.4%	891	24.8%
1940 to 1949	416	11.7%	332	9.2%
1950 to 1959	397	11.2%	331	9.2%
1960 to 1969	294	8.3%	289	8%
1970 to 1979	998	28.2%	1,065	29.7%
1980 to 1989	318	9%	465	12.9%
1990 to 1999	222	6.3%	186	5.2%
2000 to 2009	.	.	20	0.6%
2010 or Later	.	.	12	0.3%
Total	3,545	100.0%	3,591	100.0%

The distribution of unit types by race are shown in Table III.1.30. An estimated 72 percent of white households occupy single-family homes, while 0 percent of black households do. Some 19.6 percent of white households occupy apartments, while 100 percent of black households do. An estimated 17.9 percent of American Indian households occupy single-family homes.

Table III.1.30							
Distribution of Units in Structure by Race							
Alliance							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	72%	0%	17.9%	%	100%	100%	89.7%
Duplex	1.6%	0%	0%	%	0%	0%	0%
Tri- or Four-Plex	1.6%	0%	0%	%	0%	0%	0%
Apartment	19.6%	100%	82.1%	%	0%	0%	10.3%
Mobile Home	5.3%	0%	0%	%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.1.31. An estimated 53.7 percent of vacant units were for rent in 2010, a 17.9 percent change since 2000. In addition, some 10.5 percent of vacant units were for sale, a change of -8.5 percent between 2000 and 2010. "Other" vacant units represented 27.7 percent of vacant units in 2010. This is a change of 13.5 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table III.1.31					
Disposition of Vacant Housing Units					
Alliance					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	235	47.3%	277	53.7%	17.9%
For Sale	59	11.9%	54	10.5%	-8.5%
Rented or Sold, Not Occupied	45	9.1%	13	2.5%	-71.1%
For Seasonal, Recreational, or Occasional Use	30	6%	26	5%	-13.3%
For Migrant Workers	2	0.4%	3	0.6%	50%
Other Vacant	126	25.4%	143	27.7%	13.5%
Total	497	100.0%	516	100.0%	3.8%

The disposition of vacant units between 2010 and 2016 are shown in Table III.1.32. By 2016, for rent units accounted for 13.8 percent of vacant units, while for sale units accounted for 0 percent. “Other” vacant units accounted for 62.8 percent of vacant units, representing a total of 263 “other” vacant units.

Table III.1.32				
Disposition of Vacant Housing Units				
Alliance				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	277	53.7%	58	13.8%
For Sale	54	10.5%	0	0%
Rented Not Occupied	4	0.8%	0	0%
Sold Not Occupied	9	1.7%	16	3.8%
For Seasonal, Recreational, or Occasional Use	26	5%	82	19.6%
For Migrant Workers	3	0.6%	0	0%
Other Vacant	143	27.7%	263	62.8%
Total	516	100.0%	419	100.0%

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.1.33. In 2016, an estimated 1.7 percent of households were overcrowded, and an additional 0.7 percent were severely overcrowded.

Table III.1.33 Overcrowding and Severe Overcrowding Alliance 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	2,397	98.4%	21	0.9%	19	0.8%	2,437
2016 Five-Year ACS	2,271	96.4%	60	2.5%	26	1.1%	2,357
Renter							
2000 Census	1,056	95.3%	42	3.8%	10	0.9%	1,108
2016 Five-Year ACS	1,234	100%	0	0%	0	0%	3,591
Total							
2000 Census	3,453	97.4%	63	1.8%	29	0.8%	3,545
2016 Five-Year ACS	3,505	97.6%	60	1.7%	26	0.7%	3,591

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 0 households with incomplete plumbing facilities in 2016. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table III.1.34 Households with Incomplete Plumbing Facilities Alliance 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,534	3,591
Lacking Complete Plumbing Facilities	11	0
Total Households	3,545	3,591
Percent Lacking	0.3%	0%

There were 80 households lacking complete kitchen facilities in 2016, compared to 22 households in 2000. This was a change from 0.6 percent of households in 2000 to 2.2 percent in 2016.

Table III.1.35 Households with Incomplete Kitchen Facilities Alliance 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,523	3,511
Lacking Complete Kitchen Facilities	22	80
Total Households	3,545	3,591
Percent Lacking	0.6%	2.2%

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 Alliance, 12.1 percent of households had a cost burden and 8.8 percent had a severe cost burden. Some 19.8 percent of renters were cost burdened, and 20.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.2 percent and a severe cost burden rate of 1.3 percent. Owner occupied households with a mortgage had a cost burden rate of 9.6 percent, and severe cost burden at 3.7 percent.

Table III.1.36
Cost Burden and Severe Cost Burden by Tenure
 Alliance
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	1,066	83.2%	145	11.3%	56	4.4%	14	1.1%	1,281
2016 Five-Year ACS	1,140	86.8%	126	9.6%	48	3.7%	0	0%	1,314
Owner Without a Mortgage									
2000 Census	758	90%	44	5.2%	20	2.4%	20	2.4%	842
2016 Five-Year ACS	964	92.4%	65	6.2%	14	1.3%	0	0%	1,043
Renter									
2000 Census	696	63.2%	169	15.3%	148	13.4%	88	8%	1,101
2016 Five-Year ACS	723	58.6%	244	19.8%	254	20.6%	13	1.1%	1,234
Total									
2000 Census	2,520	78.2%	358	11.1%	224	6.9%	122	3.8%	3,224
2016 Five-Year ACS	2,827	78.7%	435	12.1%	316	8.8%	13	0.4%	3,591

Housing Problems by Income

Table III.1.37, shows the HUD calculated Median Family Income (MFI) for a family of four for Box Butte County. As can be seen in 2017 the MFI was \$61,100, which compared to \$68,200 for the State of Nebraska.

Table III.1.37
Median Family Income
 Box Butte County
 2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	46,900	50,400
2001	50,500	53,400
2002	51,900	55,100
2003	54,700	55,400
2004	54,900	56,300
2005	55,700	57,400
2006	57,600	59,400
2007	56,500	58,200
2008	58,200	59,800
2009	60,200	62,000
2010	60,800	62,600
2011	57,400	63,500
2012	58,200	64,400
2013	56,800	64,600
2014	58,300	66,000
2015	56,600	66,800
2016	60,100	66,500
2017	61,100	68,200



Table III.1.38 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 124 owner-occupied and 300 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 95 owner-occupied and 290 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,720 households without a housing problem.

Table III.1.38						
Housing Problems by Income and Tenure						
Alliance						
2010–2014 HUD CHAS Data						
Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	10	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	40	0	0	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	50	10	0	0	64
Housing cost burden greater than 50% of income (and none of the above problems)	80	15	0	0	0	95
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	40	40	30	10	124
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	70	75	170	105	1,370	1,790
Total	158	220	220	145	1,380	2,123
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	0	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	265	25	0	0	0	290
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	45	135	120	0	0	300
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	0	215	190	105	420	930
Total	314	375	310	105	420	1,524
Total						
Lacking complete plumbing or kitchen facilities	0	0	0	10	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	40	0	0	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	8	50	10	0	0	68
Housing cost burden greater than 50% of income (and none of the above problems)	345	40	0	0	0	385
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	49	175	160	30	10	424
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	70	290	360	210	1,790	2,720
Total	472	595	530	250	1,800	3,647



Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.1.39 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Alliance. The number of completed surveys increased from 15 in 2016 to 17 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 2.2 percentage points and was at 10.8 percent in 2017.

Table III.1.39 Survey of Rental Properties Alliance 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009				
2010				
2011				
2012	20	919	5.8	23.3
2013	18	584	6.7	22
2014	20	608	2.8	63.7
2015	18	684	2.6	35.6
2016	15	463	13	43.3
2017	17	417	10.8	23.1

Table III.1.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 32 single-family units in Alliance, with 2 of them available. This translates into a vacancy rate of 6.3 percent in Alliance, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 371 apartment units reported in the survey, with 43 of them available, which resulted in a vacancy rate of 11.6 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 5.7 percent.

Table III.1.40 Rental Vacancy Survey by Type Alliance 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	32	2	6.3%	5.7%
Apartments	371	43	11.6%	5.8%
Mobile Homes	0	0	%	0%
"Other" Units	0	0	0%	.
Don't Know	14	0	0%	4.2%
Total	417	45	10.8%	5.7%

Table III.1.41, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 15 units. The most common apartment units were two bedroom units, with 152 units.



Table III.1.41 Rental Units by Number of Bedrooms Alliance 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	3	0	0	·	3
One	1	104	0	0	·	105
Two	1	152	0	0	·	153
Three	15	21	0	0	·	36
Four	9	0	0	0	·	9
Don't Know	6	91	0	0	14	111
Total	32	371	0	0	14	417

Table III.1.42 displays the vacancy rate of single-family units by the number of bedrooms. Three bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.1.42 Single-Family Units by Number of Bedrooms Alliance 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	1	0	0%
Two	1	0	0%
Three	15	0	0%
Four	9	2	22.2%
Don't know	6	0	0%
Total	32	2	6.3%

Table III.1.43 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 12.5 percent.

Table III.1.43 Apartment Units by Number of Bedrooms Alliance 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	3	1	33.3%
One	104	5	4.8%
Two	152	19	12.5%
Three	21	0	0%
Four	0	0	%
Don't know	91	18	19.8%
Total	371	43	11.6%

Average market-rate rents by unit type are shown in Table III.1.44. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.1.44					
Average Market Rate Rents by Number of Bedrooms					
Alliance					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$350	\$	\$	\$350
One	\$500	\$411.3	\$450	\$	\$436.8
Two	\$700	\$503	\$515	\$	\$532.9
Three	\$787.5	\$655	\$610	\$	\$691.7
Four	\$1,072.50	\$	\$	\$	\$1,072.50
Don't know	\$550	\$500	\$	\$	
Total	\$722	\$512.2	\$525	\$	\$562.4

Table III.1.45 shows vacancy rates for single-family units by average rental rates for Alliance. The most common rent for single-family units was \$750 to \$999 dollars and units in this price range had a vacancy rate of 14.3 percent.

Table III.1.45			
Single-Family Market Rate Rents by Vacancy Status			
Alliance			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	12	0	0%
\$750 to \$999	14	2	14.3%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	6	0	0%
Total	32	2	6.3%

The average rent and availability of apartment units is displayed in Table III.1.46. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 13.5 percent.

Table III.1.46			
Apartment Market Rate Rents by Vacancy Status			
Alliance			
2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	111	15	13.5%
\$500 to \$749	86	8	9.3%
\$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	174	20	11.5%
Total	371	43	11.6%

Respondents were asked if utilities are included in the rent and, as shown in Table III.1.47, 6 respondents, or 50 percent, included some sort of utility in the rent.

Table III.1.47	
Are there any utilities included with the rent?	
Alliance	
2017 Survey of Rental Properties	
Period	Respondent
Yes	6
No	6
% Offering Utilities	50%

The type of utility included in the rent is shown in Table III.1.48. There were 3 respondents who included electricity, 1 respondents who included natural gas, 6 respondents who included water and sewer and 4 respondents included trash collection in the rent.

Table III.1.48	
Which utilities are included with the rent?	
Alliance	
2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	1
Water/Sewer	6
Trash Collection	4

Table III.1.49 shows the number of survey respondents who keep a waiting list. As can be seen, 4 respondents said they keep a waitlist, with an estimated 35 persons on the wait list.

Table III.1.49 Do you keep a waiting list? Alliance 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	9
Waitlist Size	35

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.1.50 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table III.1.50 How would you rate the need for renovation of existing units in the city? Alliance 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	0	0		
Moderate Need	4	4	4	4
High Need	1	2	1	1
Extreme Need	4	4	4	4

Respondents were also asked how they would rate the need for construction of new units. As shown in Table III.1.51 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 III.1.51 How would you rate the need for construction of new units in the city? Alliance 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	5	6	5	5
Low Need	0	0		
Moderate Need	3	3	3	3
High Need	1	0		
Extreme Need	1	2	1	1

Local Commentary

Alliance is the county seat of Box Butte County, and is located on the western edge of Nebraska’s Sand Hills. It is home to several manufacturing and rail service industries, has a thriving tourism industry, and is home to Carhenge.³

Alliance has had two new retail and restaurants open this past year. Bomgaars has constructed a brand new building on the west side and Dollar General has recently broken ground on a new

³ Alliance, Nebraska, <http://www.cityofalliance.net/>

store. Additionally, new hotel development with retail, restaurant, and extended stay apartments are in the works.

There has been a slight increase in population and employment has been steady and businesses are hiring. There is a need for workforce housing and is currently under discussion. Alliance sees a need for more residents and the Box Butte Development Company plans to launch a "marketing hometown America" campaign in the county in January 2018 with the goal to attract new residents. There is a plan to partner with UNL Extension on the project and hopefully work with RFI students on the project.

In Alliance, quite a few street projects complete around town, bike trail on 10th Street, and new streetscape/lighting project downtown. There are a few other "Curb Appeal" projects that may be in the works the first quarter of 2018 and things are really looking up. The City just hosted the solar eclipse in August with roughly 25,000 guests. ⁴

⁴ Email interview with Box Butte Development Company staff, 12/2017



