

**VOLUME III:
GERING**

NEBRASKA PROFILE

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Gering

DEMOGRAPHICS

Population Estimates

Table III.11.1, at right shows the population for the City of Gering. As can be seen, the population in Gering decreased from 8,500 persons in 2010 to 8,360 person in 2016, or by -1.6 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 Gering. Although a city may span several counties, for the county level data pieces, Scotts Bluff County was selected. For a more in-depth county level view, please refer to Scotts Bluff County in Volume II of this profile.

Scotts Bluff 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 Scotts Bluff County increased from -48 persons in 2015 to 109 persons in 2016, with an additional net movement of 16 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.11.2.

Table III.11.1 Population Estimates Gering Census Population Estimates		
Year	Population	Percent Yearly Change
2000	7,751	.
2001	7,769	0.2%
2002	7,843	1%
2003	7,893	0.6%
2004	7,925	0.4%
2005	7,998	0.9%
2006	8,059	0.8%
2007	8,157	1.2%
2008	8,274	1.4%
2009	8,377	1.2%
2010	8,500	1.5%
2011	8,496	0%
2012	8,479	-0.2%
2013	8,476	0%
2014	8,375	-1.2%
2015	8,342	-0.4%
2016	8,360	0.2%

Table III.11.2 Driver's Licenses Exchanged and Surrendered Scotts Bluff County 2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	805	843	-38
Calendar 2002	837	685	152
Calendar 2003	735	599	136
Calendar 2004	729	737	-8
Calendar 2005	760	660	100
Calendar 2006	753	700	53
Calendar 2007	754	689	65
Calendar 2008	708	695	13
Calendar 2009	658	544	114
Calendar 2010	1,028	878	150
Calendar 2011	741	532	209
Calendar 2012	746	597	149
Calendar 2013	679	615	64
Calendar 2014	668	725	-57
Calendar 2015	645	693	-48
Calendar 2016	778	669	109
First Half of 2017	363	347	16



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.11.3, shows population by age for the 2000 and 2010 Census. The population changed by 9.7 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 percent to a total of 1,453 persons in 2010. Those aged 25 to 34 changed by 38.4 percent, and those aged under 5 changed by 40.6 percent.

Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	446	5.8%	627	7.4%	40.6%
5 to 19	1,676	21.6%	1,726	20.3%	3%
20 to 24	409	5.3%	451	5.3%	10.3%
25 to 34	776	10%	1,074	12.6%	38.4%
35 to 54	2,301	29.7%	2,039	24%	-11.4%
55 to 64	704	9.1%	1,130	13.3%	60.5%
65 or Older	1,439	18.6%	1,453	17.1%	1%
Total	7,751	100.0%	8,500	100.0%	9.7%

The elderly population is further explored in Table III.11.4. Those aged 65 to 66 changed by 15 percent between 2000 and 2010, resulting in a population of 153 persons. Those aged 85 or older changed by 0.4 percent during the same time period, and resulted in 245 persons over age 85 in 2010.



Table III.11.4					
Elderly Population by Age					
Gering					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	133	9.2%	153	10.5%	15%
67 to 69	183	12.7%	218	15%	19.1%
70 to 74	373	25.9%	291	20%	-22%
75 to 79	277	19.2%	252	17.3%	-9%
80 to 84	229	15.9%	294	20.2%	28.4%
85 or Older	244	17%	245	16.9%	0.4%
Total	1,439	100.0%	1,453	100.0%	1%

Population by race and ethnicity is shown in Table III.11.5 representing 89.6 percent of the white population in 2010. The black population changed by 400 percent, representing 0.6 percent of the population in 2010. The American Indian and Asian populations represented 1.5 and 0.4 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 40.6 percent between 2000 and 2010, compared to the 4.9 percent growth rate for non-Hispanics.

Table III.11.5					
Population by Race and Ethnicity					
Gering					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	7,091	91.5%	7,612	89.6%	7.3%
Black	10	0.1%	50	0.6%	400%
American Indian	88	1.1%	126	1.5%	43.2%
Asian	19	0.2%	33	0.4%	73.7%
Native Hawaiian/ Pacific Islander	3	0%	8	0.1%	166.7%
Other	431	5.6%	466	5.5%	8.1%
Two or More Races	109	1.4%	205	2.4%	88.1%
Total	7,751	100.0%	8,500	100.0%	9.7%
Hispanic	1,039	13.4%	1,461	17.2%	40.6%
Non-Hispanic	6,712	86.6%	7,039	82.8%	4.9%

Population by race and ethnicity through 2016 is shown in Table III.11.6. The white population represented 93.9 percent of the population in 2016, compared with black households accounting for 0.7 percent of the population. Hispanic households represented 15 percent of the population in 2016.

Table III.11.6				
Population by Race and Ethnicity				
Gering				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,612	89.6%	7,890	93.9%
Black	50	0.6%	59	0.7%
American Indian	126	1.5%	74	0.9%
Asian	33	0.4%	0	0%
Native Hawaiian/ Pacific Islander	8	0.1%	13	0.2%
Other	466	5.5%	127	1.5%
Two or More Races	205	2.4%	238	2.8%
Total	8,500	100.0%	8,401	100.0%
Non-Hispanic	7,039	82.8%	7,138	85%
Hispanic	1,461	17.2%	1,263	15%

The population by race is broken down further by ethnicity in Table III.11.7. While the white non-Hispanic population changed by 3 percent between 2000 and 2010, the white Hispanic population changed by 62.8 percent. The black non-Hispanic population changed by 377.8 percent, while the black Hispanic population changed by 600 percent.

Table III.11.7					
Population by Race and Ethnicity					
Gering					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	6,580	98%	6,780	96.3%	3%
Black	9	0.1%	43	0.6%	377.8%
American Indian	65	1%	80	1.1%	23.1%
Asian	19	0.3%	33	0.5%	73.7%
Native Hawaiian/ Pacific Islander	2	0%	7	0.1%	250%
Other	0	0%	13	0.2%	
Two or More Races	37	0.6%	83	1.2%	124.3%
Total Non-Hispanic	6,712	100.0%	7,039	100.0%	4.9%
Hispanic					
White	511	49.2%	832	56.9%	62.8%
Black	1	0.1%	7	0.5%	600%
American Indian	23	2.2%	46	3.1%	100%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	1	0.1%	1	0.1%	0%
Other	431	41.5%	453	31%	5.1%
Two or More Races	72	6.9%	122	8.4%	69.4%
Total Hispanic	1,039	100.0%	1,461	100.0%	4.9%
Total Population	7,751	100.0%	8,500	100.0%	9.7%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.11.8. During this time, the total non-Hispanic population was 7,138 persons in 2016. The Hispanic population was 1,263.

Table III.11.8				
Population by Race and Ethnicity				
Gering				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	6,780	96.3%	6,823	95.6%
Black	43	0.6%	24	0.3%
American Indian	80	1.1%	69	1%
Asian	33	0.5%	0	0%
Native Hawaiian/ Pacific Islander	7	0.1%	0	0%
Other	13	0.2%	0	0%
Two or More Races	83	1.2%	222	3.1%
Total Non-Hispanic	7,039	100.0%	7,138	100.0%
Hispanic				
White	832	56.9%	1,067	84.5%
Black	7	0.5%	35	2.8%
American Indian	46	3.1%	5	0.4%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	1	0.1%	13	1%
Other	453	31%	127	10.1%
Two or More Races	122	8.4%	16	1.3%
Total Hispanic	1,461	100.0	1,263	100.0%
Total Population	8,500	100.0%	8,401	100.0%

Households by type and tenure are shown in Table III.11.9. Family households represented 72 percent of households, while non-family households accounted for 28 percent. These changed from 67.8 and 32.2 percent, respectively.

Table III.11.9				
Household Type by Tenure				
Gering				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,278	67.8%	2,329	72%
Married-Couple Family	1,773	77.8%	1,540	66.1%
Owner-Occupied	1,554	87.6%	1,404	91.2%
Renter-Occupied	219	12.4%	136	8.8%
Other Family	505	22.2%	789	21.7%
Male Householder, No Spouse Present	119	23.6%	264	15.1%
Owner-Occupied	69	58%	162	61.4%
Renter-Occupied	50	42%	102	38.6%
Female Householder, No Spouse Present	386	76.4%	525	48.9%
Owner-Occupied	203	52.6%	295	56.2%
Renter-Occupied	183	47.4%	230	43.8%
Non-Family Households	1,083	32.2%	906	28%
Owner-Occupied	592	54.7%	459	50.7%
Renter-Occupied	491	45.3%	447	49.3%
Total	3,361	100.0%	3,235	100.0%

The group quarters population was 259 in 2010, compared to 166 in 2000. Institutionalized populations experienced a 29.6 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 1125 percent change during this same time period.



Table III.11.10					
Group Quarters Population					
Gering					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	43	26.5%	114	54.3%	165.1%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	114	70.4%	96	45.7%	-15.8%
Other Institutions	5	3.1%	0	0%	-100%
Total	162	100.0%	210	100.0%	29.6%
Non-Institutionalized					
College Dormitories	0	0%	11	22.4%	
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	4	100%	38	77.6%	850%
Total	4	100.0%	49	100.0%	1125%
Group Quarters Population	166	100.0%	259	100.0%	56%

The number of foreign-born persons is shown in Table III.11.11. An estimated 1.4 percent of the population was born in Mexico, with 0.6 percent born in El Salvador, and another 0.5 percent were born in Bosnia and Herzegovina.

Table III.11.11			
Place of Birth for the Foreign-Born Population			
Gering			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	114	1.4%
#2 country of origin	El Salvador	50	0.6%
#3 country of origin	Bosnia and Herzegovina	43	0.5%
#4 country of origin	Germany	17	0.2%
#5 country of origin	Other Northern America	12	0.1%
#6 country of origin	Afghanistan	0	0%
#7 country of origin	Africa n.e.c	0	0%
#8 country of origin	Albania	0	0%
#9 country of origin	Argentina	0	0%
#10 country of origin	Armenia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.11.12. An estimated 2.9 percent of the population speaks Spanish at home, followed by 0.2 percent speaking German or other West Germanic languages.

Table III.11.12 Limited English Proficiency and Language Spoken at Home Gering 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	224	2.9%
#2 LEP Language	German or other West Germanic languages	14	0.2%
#3 LEP Language	Other and unspecified languages	7	0.1%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	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	Russian, Polish, or other Slavic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.11.13. Some 16.8 percent of the population was disabled in 2000, or a total of 1,193 persons. The disability rate was highest for those over 65, with 34.2 percent disabled.

Table III.11.13 Disability by Age Gering 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	86	7.8%
16 to 64	636	13.8%
65 and older	471	34.2%
Total	1,193	16.8%

Table III.11.14 shows disability by type in 2000. There were 541 physical disabilities in 2000, some 357 employment disabilities, and 401 go-outside-home disabilities reported.

Table III.11.14 Total Disabilities Tallied: Aged 5 and Older Gering 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	253
Physical disability	541
Mental disability	328
Self-care disability	150
Employment disability	357
Go-outside-home disability	401
Total	2,030



Disability by age, as estimated by the 2016 ACS, is shown in Table III.11.15. The disability rate for females was 11.3 percent, compared to 16.7 percent for males. The disability rate changed precipitously higher with age, with 50.5 percent of those over 75 experiencing a disability.

Table III.11.15						
Disability by Age						
Gering						
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	120	13.2%	43	6%	163	10%
18 to 34	61	7.3%	12	1.3%	73	4.2%
35 to 64	258	18.2%	103	7.4%	361	12.8%
65 to 74	69	28.9%	179	37.5%	248	34.6%
75 or Older	157	56.7%	123	44.4%	280	50.5%
Total	665	16.7%	460	11.3%	1,125	14%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.11.16. Some 5.3 percent have an ambulatory disability, 4.2 have an independent living disability, and 1.2 percent have a self-care disability.

Table III.11.16		
Total Disabilities Tallied: Aged 5 and Older		
Gering		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	388	4.8%
Vision disability	219	2.7%
Cognitive disability	273	3.7%
Ambulatory disability	395	5.3%
Self-Care disability	93	1.2%
Independent living disability	246	4.2%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.11.17 and Table III.11.18. In 2016, some 4,220 persons were employed and 198 were unemployed. This totaled a labor force of 4,418 persons. The unemployment rate for Gering was estimated to be 4.5 percent in 2016.

Table III.11.17	
Employment, Labor Force and Unemployment	
Gering	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	4,220
Unemployed	198
Labor Force	4,418
Unemployment Rate	4.5%

In 2016, 93.8 percent of households in Gering had a high school education or greater.

Table III.11.18	
High School or Greater Education	
Gering 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	3,034
Total Households	3,235
Percent High School or Above	93.8%

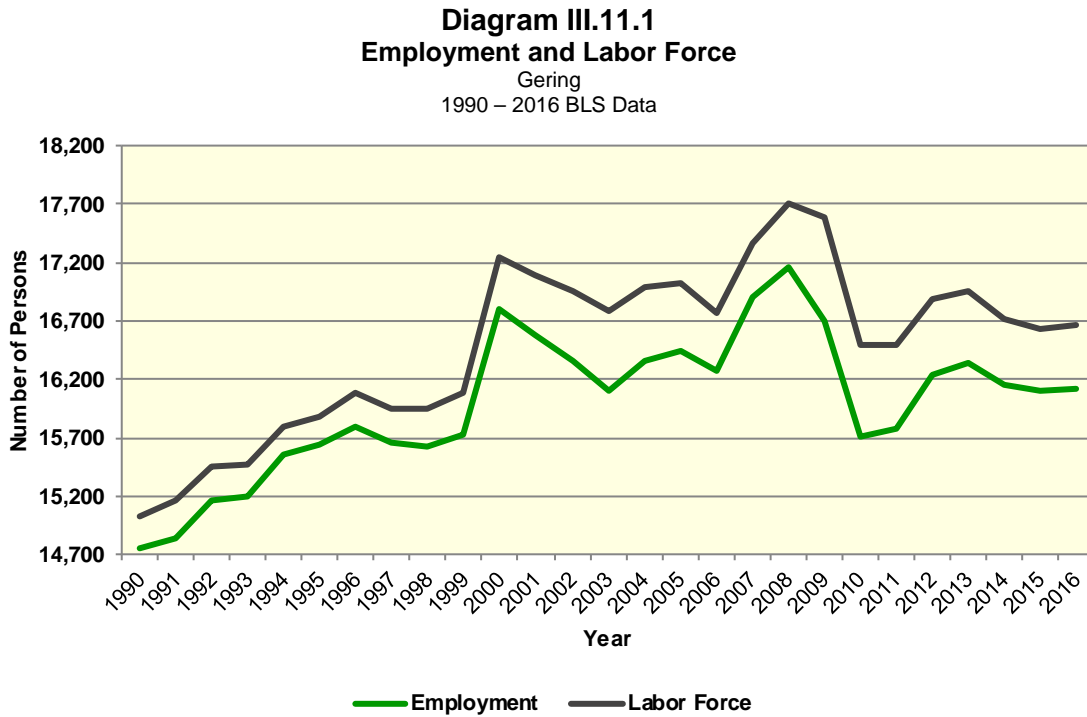
As seen in Table III.11.19, 32 percent of the population had a high school diploma or equivalent, another 39.8 percent have some college, 14.4 percent have a Bachelor's Degree, and 6.3 percent of the population had a graduate or professional degree.

Table III.11.19		
Educational Attainment		
Gering 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	460	7.4%
High School or Equivalent	1,980	32%
Some College or Associates Degree	2,458	39.8%
Bachelor's Degree	890	14.4%
Graduate or Professional Degree	391	6.3%
Total Population Above 18 years	6,179	100.0%

ECONOMICS

Labor Force

Diagram III.11.1, shows the employment and labor force for Gering. The difference between the two lines represents the number of unemployed persons.



Scotts Bluff 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.11.2, shows real average earnings per job for Scotts Bluff County from 1990 to 2016. Over this period the average earnings per job for Gering was 40,690 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram III.11.2
Real Average Earnings Per Job
 Scotts Bluff County
 BEA Data 1990 - 2016

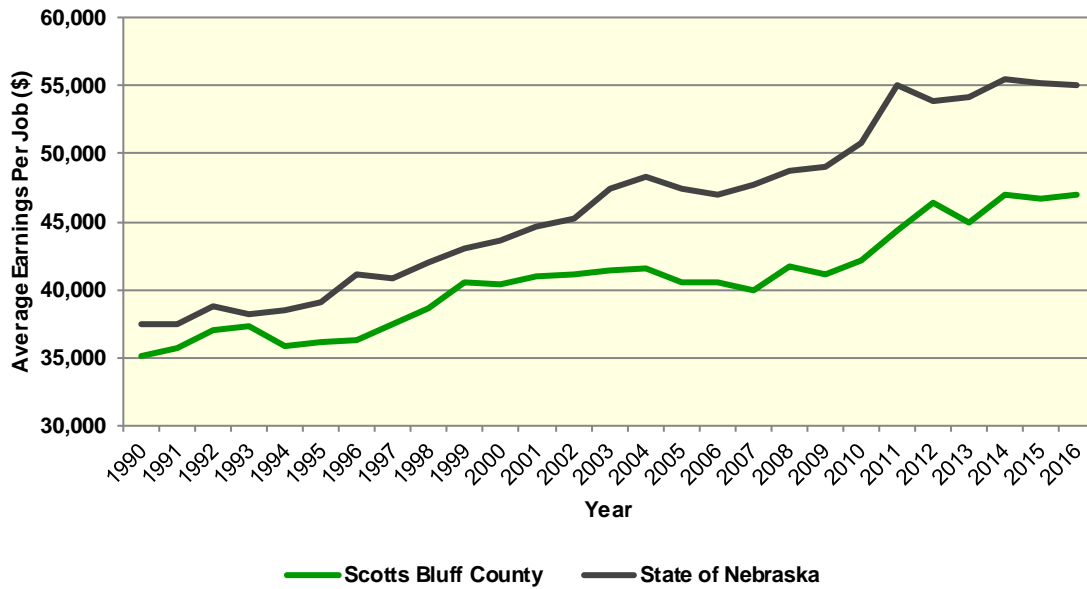
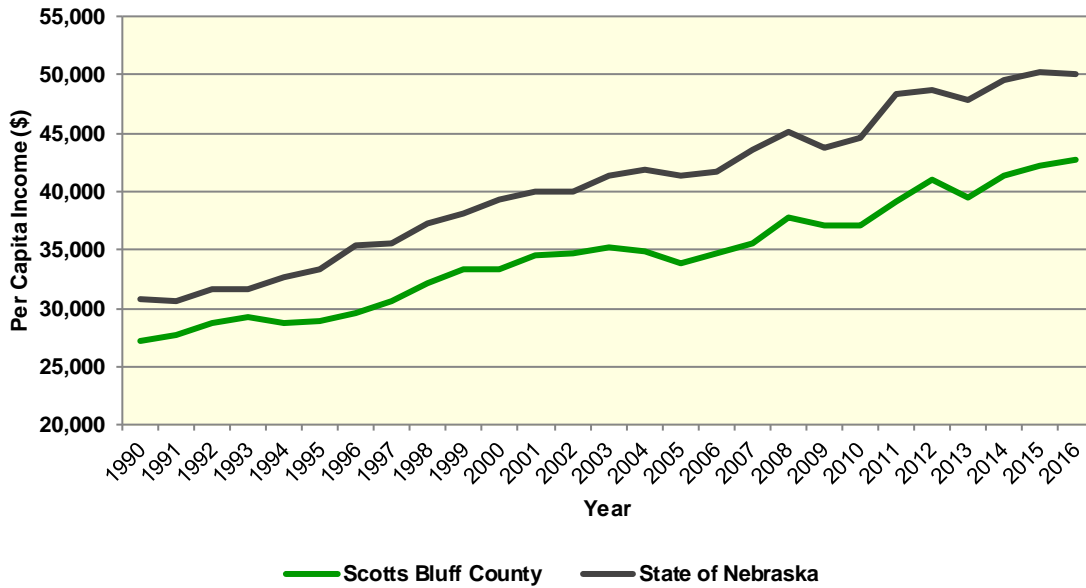


Diagram III.11.3, shows real per capita income Gering from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Gering was 34,485 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram III.11.3
Real Per Capita Income
 Gering
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Scotts Bluff County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 14 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 3.5 percent over the period. In 2016 there were 1,776 returns for AGIs of \$100,000 or more. Table III.11.20 presents AGI distribution for the years 2000 through 2016.

Table III.11.20
Income Tax Returns by Adjusted Gross Income
 Scotts Bluff 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 ²³
2000	4,478	1,317	2,935	1,845	2,015	1,865	618	472	91	15,636
2001	4,404	1,165	2,918	1,836	2,017	1,886	679	482	97	15,484
2002	4,307	1,320	2,892	1,825	1,999	1,938	700	501	97	15,579
2003	3,901	1,387	2,927	1,782	1,930	1,898	770	528	89	15,212
2004	3,703	1,313	2,844	1,995	1,911	1,973	833	616	99	15,287
2005	3,128	1,191	2,434	1,834	1,848	1,968	901	644	120	14,068
2006	3,165	1,387	2,851	2,007	2,046	2,242	1,059	744	138	15,639
2007	3,200	1,405	2,685	2,013	1,997	2,373	1,179	902	168	15,922
2008	3,186	1,399	2,748	2,093	2,097	2,425	1,243	977	163	16,331
2009	3,108	1,455	2,776	2,095	1,953	2,271	1,246	972	137	16,013
2010	2,873	1,496	2,750	2,069	2,016	2,277	1,315	1,053	171	16,020
2011	2,968	1,358	2,707	2,073	2,017	2,265	1,413	1,212	177	16,190
2012	2,758	1,442	2,490	2,101	2,043	2,308	1,444	1,414	228	16,228
2013	2,725	1,332	2,528	2,111	1,996	2,263	1,408	1,424	201	15,988
2014	2,629	1,329	2,387	2,059	2,060	2,274	1,411	1,617	222	15,988
2015	2,669	1,295	2,524	2,151	2,058	2,288	1,461	1,648	219	16,313
2016	2,469	1,262	2,495	2,190	2,088	2,290	1,454	1,572	204	16,024

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 5,712 in 2010 to 5,645 in 2016, with the poverty rate reaching 15.9 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table III.11.21 presents poverty data for Scotts Bluff County.

The rate of poverty for Gering is shown in Table III.11.22. In 2016, there were an estimated 574 persons living in poverty. This represented a 7.1 percent poverty rate, compared to 7.8 percent poverty in 2000. In 2016, some 10.8 percent of those in poverty were under age 6, and 11.7 percent were 65 or older.

Table III.11.21
Persons in Poverty
 Scotts Bluff County
 2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	4,918	13.6%
2001	5,066	14%
2002	5,406	14.8%
2003	5,213	14.4%
2004	5,269	14.5%
2005	5,729	15.9%
2006	6,359	17.8%
2007	5,877	16.5%
2008	5,002	14%
2009	5,117	14.2%
2010	5,712	15.8%
2011	6,132	16.9%
2012	5,788	16%
2013	5,490	15.2%
2014	5,563	15.6%
2015	5,364	15.1%
2016	5,645	15.9%

²³ 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.11.22				
Poverty by Age				
Gering				
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	102	17.3%	62	10.8%
6 to 17	53	9%	110	19.2%
18 to 64	333	56.4%	335	58.4%
65 or Older	102	17.3%	67	11.7%
Total	590	100.0%	574	100.0%
Poverty Rate	7.8%	.	7.1%	.

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.

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.11.23.

Table III.11.23 Building Permits and Valuation Gering 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	41	2	0	0	43	105,822	0
1981	29	0	24	0	53	119,986	0
1982	13	0	0	0	13	111,625	0
1983	15	0	0	0	15	116,878	0
1984	8	2	0	0	10	119,801	0
1985	6	0	0	0	6	105,789	0
1986	10	0	0	0	10	121,317	0
1987	1	0	0	0	1	93,244	0
1988	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993	0	0	0	0	0	0	0
1994	0	0	0	0	0	0	0
1995	0	0	0	0	0	0	0
1996	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0
1998	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0
2003	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0
2006	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0
2008	0	0	0	0	0	0	0
2009	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0
2014	0	10	0	0	10	0	0
2015	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0



Diagram III.11.4
Single-Family Permits
 Gering
 Census Bureau Data, 1980–2016

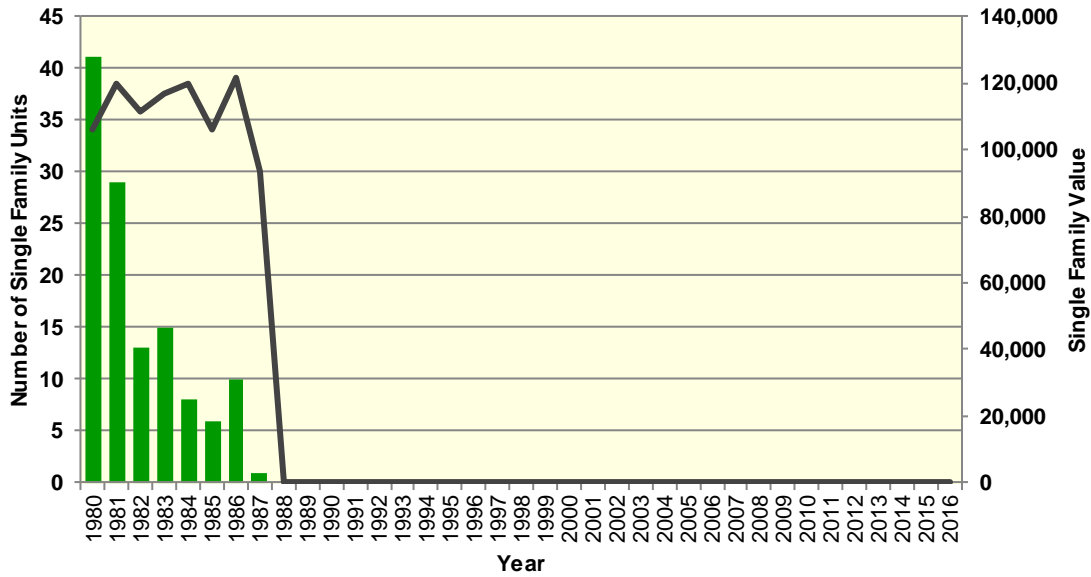
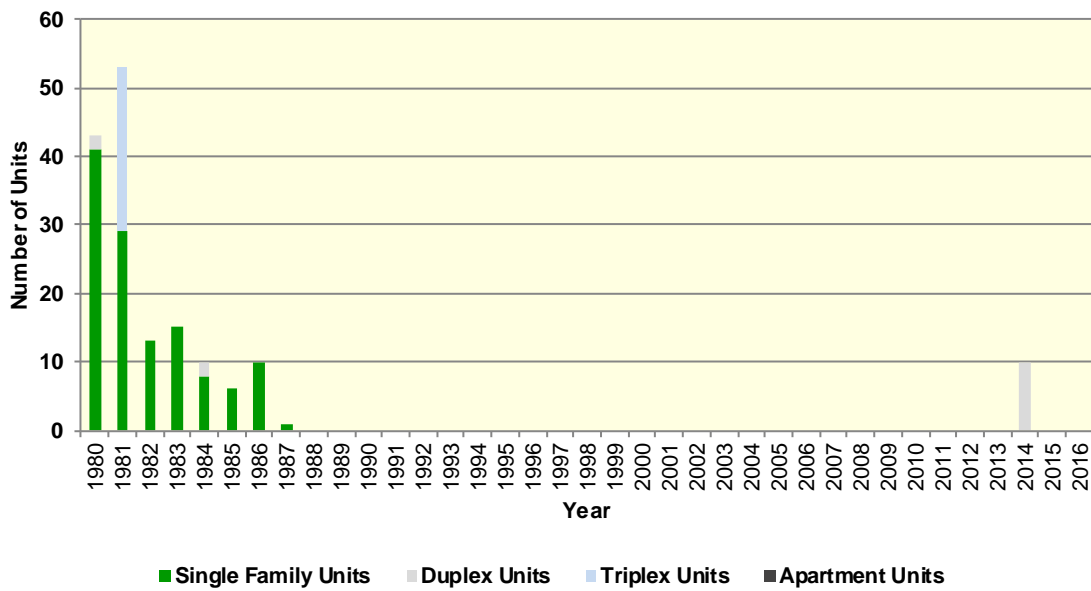


Diagram III.11.5
Total Permits by Unit Type
 Gering
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.11.24. In 2016, there were 3,537 housing units, up from 3,344 in 2000. Single-family units accounted for 81.8 percent of units in 2016, compared to 80.6 in 2000. Apartment units accounted for 8 percent in 2016, compared to 7.6 percent in 2000.

Table III.11.24				
Housing Units by Type				
Gering				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,694	80.6%	2,892	81.8%
Duplex	61	1.8%	108	3.1%
Tri- or Four-Plex	179	5.4%	212	6%
Apartment	255	7.6%	284	8%
Mobile Home	155	4.6%	41	1.2%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	3,344	100.0%	3,537	100.0%

Some 93.3 percent of housing was occupied in 2010, compared to 95.2 percent in 2000. Owner-occupied housing changed 5.1 percent between 2000 and 2010, ending with owner-occupied units representing 71.9 percent of units. Vacant units changed by 50.9 percent, resulting in 240 vacant units in 2010.

Table III.11.25					
Housing Units by Tenure					
Gering					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,173	95.2%	3,361	93.3%	5.9%
Owner-Occupied	2,300	72.5%	2,418	71.9%	5.1%
Renter-Occupied	873	27.5%	943	28.1%	8%
Vacant Housing Units	159	4.8%	240	6.7%	50.9%
Total Housing Units	3,332	100.0%	3,601	100.0%	8.1%

Table III.11.26 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,537 housing units. An estimated 71.7 percent were owner-occupied, and 8.5 percent were vacant.

Table III.11.26				
Housing Units by Tenure				
Gering				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,361	93.3%	3,235	91.5%
Owner-Occupied	2,418	71.9%	2,320	71.7%
Renter-Occupied	943	28.1%	915	28.3%
Vacant Housing Units	240	6.7%	302	8.5%
Total Housing Units	3,601	100.0%	3,537	100.0%

Households by household size are shown in Table III.11.27. There were a total of 3,361 households in 2010, up from 3,173 in 2000. One person households changed by 3,173 percent

between 2000 and 2010, while two person households changed by 6.7 percent. Three and four person households changed by 0.2 and -3.4 respectively, representing 14.5 percent and 12.6 percent of the population in 2010.

Table III.11.27					
Households by Household Size					
Gering					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	905	28.5%	943	28.1%	4.2%
Two Persons	1,119	35.3%	1,194	35.5%	6.7%
Three Persons	485	15.3%	486	14.5%	0.2%
Four Persons	440	13.9%	425	12.6%	-3.4%
Five Persons	154	4.9%	192	5.7%	24.7%
Six Persons	51	1.6%	84	2.5%	64.7%
Seven Persons or More	19	0.6%	37	1.1%	94.7%
Total	3,173	100.0%	3,361	100.0%	5.9%

Households by income is shown in Table III.11.28. Households earning more than \$100,000 per year represented 16.6 percent of households in 2016, compared to 7.1 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.8 percent of households in 2010, compared to 16.6 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 7 percent of households in 2016, compared to 15.9 percent in 2000.

Table III.11.28				
Households by Income				
Gering				
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	508	15.9%	225	7%
\$15,000 to \$19,999	288	9%	224	6.9%
\$20,000 to \$24,999	366	11.4%	185	5.7%
\$25,000 to \$34,999	428	13.4%	442	13.7%
\$35,000 to \$49,999	598	18.7%	466	14.4%
\$50,000 to \$74,999	530	16.6%	704	21.8%
\$75,000 to \$99,999	252	7.9%	451	13.9%
\$100,000 or More	227	7.1%	538	16.6%
Total	3,197	100.0%	3,235	100.0%

Table III.11.29 shows households by year home built. Housing units built between 2000 and 2009, account for 8.2 percent and those built in 2010 or later accounted for 0.8 percent of households. Households built in the 1970's, 1980's, and 1990's account for 26.7 percent, 10 percent, and 6, respectively. Housing units built prior to 1939 represented 13.7 percent of households in 2016.

Table III.11.29 Households by Year Home Built Gering 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	444	13.9%	442	13.7%
1940 to 1949	320	10%	278	8.6%
1950 to 1959	387	12.1%	490	15.1%
1960 to 1969	487	15.3%	355	11%
1970 to 1979	1,040	32.6%	864	26.7%
1980 to 1989	297	9.3%	323	10%
1990 to 1999	214	6.7%	194	6%
2000 to 2009	.	.	264	8.2%
2010 or Later	.	.	25	0.8%
Total	3,189	100.0%	3,235	100.0%

The distribution of unit types by race are shown in Table III.11.30. An estimated 85.1 percent of white households occupy single-family homes. Some 7.5 percent of white households occupy apartments. An estimated 68.8 percent of American Indian households occupy single-family homes.

Table III.11.30 Distribution of Units in Structure by Race Gering 2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	85.1%	%	68.8%	%	100%	88.5%	15.2%
Duplex	2.9%	%	0%	%	0%	0%	0%
Tri- or Four-Plex	3.2%	%	31.2%	%	0%	0%	84.8%
Apartment	7.5%	%	0%	%	0%	11.5%	0%
Mobile Home	1.3%	%	0%	%	0%	0%	0%
Boat, RV, Van, Etc.	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.11.31. An estimated 42.5 percent of vacant units were for rent in 2010, a 56.9 percent change since 2000. In addition, some 14.2 percent of vacant units were for sale, a change of -8.1 percent between 2000 and 2010. "Other" vacant units represented 32.5 percent of vacant units in 2010. This is a change of 110.8 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.11.31					
Disposition of Vacant Housing Units					
Gering					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	65	40.9%	102	42.5%	56.9%
For Sale	37	23.3%	34	14.2%	-8.1%
Rented or Sold, Not Occupied	11	6.9%	18	7.5%	63.6%
For Seasonal, Recreational, or Occasional Use	8	5%	8	3.3%	0%
For Migrant Workers	1	0.6%	0	0%	-100%
Other Vacant	37	23.3%	78	32.5%	110.8%
Total	159	100.0%	240	100.0%	50.9%

The disposition of vacant units between 2010 and 2016 are shown in Table III.11.32. By 2016, for rent units accounted for 16.6 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 61.6 percent of vacant units, representing a total of 186 "other" vacant units.

Table III.11.32					
Disposition of Vacant Housing Units					
Gering					
2010 Census & 2016 Five-Year ACS Data					
Disposition	2010 Census		2016 Five-Year ACS		
	Units	% of Total	Units	% of Total	
For Rent	102	42.5%	50	16.6%	
For Sale	34	14.2%	0	0%	
Rented Not Occupied	6	2.5%	20	6.6%	
Sold Not Occupied	12	5%	0	0%	
For Seasonal, Recreational, or Occasional Use	8	3.3%	46	15.2%	
For Migrant Workers	0	0%	0	0%	
Other Vacant	78	32.5%	186	61.6%	
Total	240	100.0%	302	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.11.33. In 2016, an estimated 3 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.

Table III.11.33 Overcrowding and Severe Overcrowding Gering 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	2,299	99.3%	9	0.4%	7	0.3%	2,315
2016 Five-Year ACS	2,276	98.1%	44	1.9%	0	0%	2,320
Renter							
2000 Census	821	93.9%	27	3.1%	26	3%	874
2016 Five-Year ACS	846	92.5%	53	5.8%	16	1.7%	3,235
Total							
2000 Census	3,120	97.8%	36	1.1%	33	1%	3,189
2016 Five-Year ACS	3,122	96.5%	97	3%	16	0.5%	3,235

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, representing 0 percent of households in Gering. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table III.11.34 Households with Incomplete Plumbing Facilities Gering 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,176	3,235
Lacking Complete Plumbing Facilities	13	0
Total Households	3,189	3,235
Percent Lacking	0.4%	0%

There were 0 households lacking complete kitchen facilities in 2016, compared to 14 households in 2000. This was a change from 0.4 percent of households in 2000 to 0 percent in 2016.

Table III.11.35 Households with Incomplete Kitchen Facilities Gering 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,175	3,235
Lacking Complete Kitchen Facilities	14	0
Total Households	3,189	3,235
Percent Lacking	0.4%	0%

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 Gering, 15 percent of households had a cost burden and 9.3 percent had a severe cost burden. Some 17.2 percent of renters were cost burdened, and 16.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.8 percent and a severe cost burden rate of 8.4 percent. Owner occupied households with a mortgage had a cost burden rate of 18.2 percent, and severe cost burden at 5.5 percent.

Table III.11.36
Cost Burden and Severe Cost Burden by Tenure

Gering
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	1,028	82.4%	143	11.5%	59	4.7%	17	1.4%	1,247
2016 Five-Year ACS	1,212	75.4%	293	18.2%	89	5.5%	13	0.8%	1,607
Owner Without a Mortgage									
2000 Census	774	91.2%	29	3.4%	44	5.2%	2	0.2%	849
2016 Five-Year ACS	619	86.8%	34	4.8%	60	8.4%	0	0%	713
Renter									
2000 Census	502	57.4%	182	20.8%	119	13.6%	71	8.1%	874
2016 Five-Year ACS	502	54.9%	157	17.2%	152	16.6%	104	11.4%	915
Total									
2000 Census	2,304	77.6%	354	11.9%	222	7.5%	90	3%	2,970
2016 Five-Year ACS	2,333	72.1%	484	15%	301	9.3%	117	3.6%	3,235

Housing Problems by Income

Table III.11.37, shows the HUD calculated Median Family Income (MFI) for a family of four for Scotts Bluff County. As can be seen in 2017 the MFI was \$56,400, which compared to \$68,200 for the State of Nebraska.

Table III.11.37
Median Family Income

Scotts Bluff County
2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	38,800	50,400
2001	41,400	53,400
2002	42,100	55,100
2003	44,900	55,400
2004	46,900	56,300
2005	46,900	57,400
2006	48,000	59,400
2007	47,100	58,200
2008	48,400	59,800
2009	50,200	62,000
2010	50,800	62,600
2011	52,200	63,500
2012	52,900	64,400
2013	55,000	64,600
2014	53,600	66,000
2015	56,100	66,800
2016	54,900	66,500
2017	56,400	68,200



Table III.11.38 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 350 owner-occupied and 114 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 150 owner-occupied and 165 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,380 households without a housing problem.

Table III.11.38						
Housing Problems by Income and Tenure						
Gering						
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	0	10	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	10	0	15	25
Housing cost burden greater than 50% of income (and none of the above problems)	50	45	20	15	20	150
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	15	110	120	70	35	350
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	0	115	200	245	1,350	1,910
Total	80	270	350	330	1,430	2,460
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	35	35
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	50	0	0	50
Housing cost burden greater than 50% of income (and none of the above problems)	135	15	15	0	0	165
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	45	25	30	10	114
Zero/negative income (and none of the above problems)	55	0	0	0	0	55
Has none of the 4 housing problems	0	100	195	105	70	470
Total	194	160	295	135	115	899
Total						
Lacking complete plumbing or kitchen facilities	0	0	0	0	45	45
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	60	0	15	75
Housing cost burden greater than 50% of income (and none of the above problems)	185	60	35	15	20	315
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	19	155	145	100	45	464
Zero/negative income (and none of the above problems)	70	0	0	0	0	70
Has none of the 4 housing problems	0	215	395	350	1,420	2,380
Total	274	430	645	465	1,545	3,359



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.11.39 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Gering. The number of completed surveys increased from 18 in 2016 to 20 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 2.3 percentage points and was at 6.6 percent in 2017.

Table III.11.39 Survey of Rental Properties Gering 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	55	3.6	15.9
2003	2	120	0.8	9.5
2004				
2005	4	304	1.6	22.7
2006	2	47	12.8	7.5
2007	7	213	7	36.6
2008	10	277	4	30.5
2009	7	424	3.3	28
2010	10	418	3.1	21
2011	13	503	5.4	26.4
2012	11	341	2.9	22.4
2013	12	356	5.1	52.5
2014	8	239	1.3	14
2015	12	418	4.1	84.5
2016	18	554	4.3	30.9
2017	20	587	6.6	41.1

Table III.11.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 52 single-family units in Gering, with 6 of them available. This translates into a vacancy rate of 11.5 percent in Gering, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 507 apartment units reported in the survey, with 30 of them available, which resulted in a vacancy rate of 5.9 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 4 percent.

Table III.11.40 Rental Vacancy Survey by Type Gering 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	52	6	11.5%	5.8%
Apartments	507	30	5.9%	5.2%
Mobile Homes	24	3	12.5%	6.3%
“Other” Units	0	0	0%	.
Don't Know	4	0	0%	1.1%
Total	587	39	6.6%	4%

Table III.11.41, reports units by number of bedrooms. Four bedroom units were the most common type of reported single-family unit, with 7 units. The most common apartment units were one bedroom units, with 56 units.

Table III.11.41 Rental Units by Number of Bedrooms Gering 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	·	0
One	0	56	2	0	·	58
Two	2	52	18	0	·	72
Three	7	3	4	0	·	14
Four	7	0	0	0	·	7
Don’t Know	36	396	0	0	4	436
Total	52	507	24	0	4	587

Table III.11.42 displays the vacancy rate of single-family units by the number of bedrooms. Four bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.11.42 Single-Family Units by Number of Bedrooms Gering 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	2	0	0%
Three	7	0	0%
Four	7	0	0%
Don't know	36	6	16.7%
Total	52	6	11.5%

Table III.11.43 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 3.6 percent.

Table III.11.43 Apartment Units by Number of Bedrooms Gering 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	56	2	3.6%
Two	52	3	5.8%
Three	3	0	0%
Four	0	0	%
Don't know	396	25	6.3%
Total	507	30	5.9%

Average market-rate rents by unit type are shown in Table III.11.44. 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.11.44					
Average Market Rate Rents by Number of Bedrooms					
Gering					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$476	\$325	\$	\$438.3
Two	\$750	\$750	\$400	\$	\$680
Three	\$712.5	\$	\$425	\$	\$616.7
Four	\$	\$	\$	\$	\$
Don't know	\$1,037.50	\$987.5	\$	\$	
Total	\$903.6	\$750.3	\$383.3	\$	\$811.1

Table III.11.45 shows vacancy rates for single-family units by average rental rates for Gering. 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.11.45			
Single-Family Market Rate Rents by Vacancy Status			
Gering			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	1	0	0%
\$750 to \$999	28	4	14.3%
\$1,000 to \$1,249	7	0	0%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	16	2	12.5%
Total	52	6	11.5%

The average rent and availability of apartment units is displayed in Table III.11.46. The most common rent for apartments was \$750 to \$999 dollars and the units in this price range had a vacancy rate of 7.9 percent.

Table III.11.46			
Apartment Market Rate Rents by Vacancy Status			
Gering			
2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	35	5	14.3%
\$500 to \$749	2	0	0%
\$750 to \$999	38	3	7.9%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	8	1	12.5%
Missing	424	21	5%
Total	507	30	5.9%

Respondents were asked if utilities are included in the rent and, as shown in Table III.11.47, 8 respondents, or 53.3 percent, included some sort of utility in the rent.

Table III.11.47	
Are there any utilities included with the rent?	
Gering	
2017 Survey of Rental Properties	
Period	Respondent
Yes	8
No	7
% Offering Utilities	53.3%

The type of utility included in the rent is shown in Table III.11.48. There were 4 respondents who included electricity, 3 respondents who included natural gas, 7 respondents who included water and sewer and 6 respondents included trash collection in the rent.

Table III.11.48	
Which utilities are included with the rent?	
Gering	
2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	4
Natural Gas	3
Water/Sewer	7
Trash Collection	6

Table III.11.49 shows the number of survey respondents who keep a waiting list. As can be seen, 7 respondents said they keep a waitlist, with an estimated 13 persons on the wait list.

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.11.50 most respondents indicated there was low need for the renovation of existing single-family units and low need for the renovation of existing apartment units.

Table III.11.49 Do you keep a waiting list? Gering 2017 Survey of Rental Properties	
Period	Respondent
Yes	7
No	7
Waitlist Size	13

Table III.11.50 How would you rate the need for renovation of existing units in the city? Gering 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	3	3	2	2
Moderate Need	2	2	1	1
High Need	0	0		
Extreme Need	3	3	3	2

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.11.52 most respondents indicated there was moderate need for the construction of new single-family units and moderate need for the construction of new apartment units.

Table III.11.51 How would you rate the need for construction of new units in the city? Gering 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	1	1	1	
Moderate Need	2	2	2	2
High Need	1	1		
Extreme Need	1	2	1	1

Local Commentary

Gering is the county seat of Scottsbluff County and is part of the Scottsbluff Micropolitan Statistical Area. Some of the largest employers are in agriculture, education, and manufacturing.²⁴ Gering has a solid farming industry, which is enhanced by the presence of the railroad. Good farmlands and the ability to easily distribute goods are significant factors in Gering's economy.

There have been several new business opened this past year including Millennium Resilient International, Domino's and Goonies Sports Bar & Grill. A new Cobblestone Hotel is slated to open

²⁴ Nebraska Public Power District Community Facts Scottsbluff/Gering, <http://sites.nppd.com/aedc/FactsBook/ScottsbluffGeringbook.pdf>

in December 2017. Kelley Bean has constructed a new beanery building and a church facility has plans to move to Gering.

Population and employment have remained steady and there seems to be a need for more housing. A new Civic Plaza was constructed with more phases to be added. It was funded largely by CDBG funds, donations and a City match. A new legion-size baseball field/stadium is underway. A wood bat collegiate league will be playing there next summer.²⁵

²⁵Email interview with City of Gering staff, 12/2017



