

**VOLUME III:
PLATTSMOUTH**

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Plattsmouth

DEMOGRAPHICS

Population Estimates

Table III.25.1, at right shows the population for the City of Plattsmouth. As can be seen, the population in Plattsmouth decreased from 6,502 persons in 2010 to 6,479 person in 2016, or by -0.4 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 Plattsmouth. Although a city may span several counties, for the county level data pieces, Cass County was selected. For a more in-depth county level view, please refer to Cass County in Volume II of this profile.

Cass 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 Cass County decreased from 29 persons in 2015 to 6 persons in 2016, with an additional net movement of -10 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.25.2.

Year	Population	Percent Yearly Change
2000	6,887	.
2001	6,832	-0.8%
2002	6,808	-0.4%
2003	6,819	0.2%
2004	6,811	-0.1%
2005	6,774	-0.5%
2006	6,731	-0.6%
2007	6,674	-0.8%
2008	6,630	-0.7%
2009	6,516	-1.7%
2010	6,502	-0.2%
2011	6,500	0%
2012	6,450	-0.8%
2013	6,472	0.3%
2014	6,488	0.2%
2015	6,467	-0.3%
2016	6,479	0.2%

Table III.25.2			
Driver's Licenses Exchanged and Surrendered			
Cass County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	300	334	-34
Calendar 2002	325	318	7
Calendar 2003	337	296	41
Calendar 2004	382	326	56
Calendar 2005	348	333	15
Calendar 2006	343	363	-20
Calendar 2007	347	286	61
Calendar 2008	335	255	80
Calendar 2009	262	240	22
Calendar 2010	351	349	2
Calendar 2011	291	235	56
Calendar 2012	340	265	75
Calendar 2013	303	242	61
Calendar 2014	313	298	15
Calendar 2015	322	293	29
Calendar 2016	335	329	6
First Half of 2017	153	163	-10

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.25.3, shows population by age for the 2000 and 2010 Census. The population changed by -5.6 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -0.1 percent to a total of 955 persons in 2010. Those aged 25 to 34 changed by -13.4 percent, and those aged under 5 changed by -15.9 percent.

Table III.25.3
Population by Age
Plattsmouth

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	567	8.2%	477	7.3%	-15.9%
5 to 19	1,609	23.4%	1,427	21.9%	-11.3%
20 to 24	432	6.3%	337	5.2%	-22%
25 to 34	995	14.4%	862	13.3%	-13.4%
35 to 54	1,826	26.5%	1,743	26.8%	-4.5%
55 to 64	502	7.3%	701	10.8%	39.6%
65 or Older	956	13.9%	955	14.7%	-0.1%
Total	6,887	100.0%	6,502	100.0%	-5.6%

The elderly population is further explored in Table III.25.4. Those aged 65 to 66 changed by 26.7 percent between 2000 and 2010, resulting in a population of 114 persons. Those aged 85 or older changed by -7.6 percent during the same time period, and resulted in 194 persons over age 85 in 2010.

Table III.25.4
Elderly Population by Age
Plattsmouth

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	90	9.4%	114	11.9%	26.7%
67 to 69	134	14%	132	13.8%	-1.5%
70 to 74	198	20.7%	201	21%	1.5%
75 to 79	163	17.1%	186	19.5%	14.1%
80 to 84	161	16.8%	128	13.4%	-20.5%
85 or Older	210	22%	194	20.3%	-7.6%
Total	956	100.0%	955	100.0%	-0.1%

Population by race and ethnicity is shown in Table III.25.5 representing 95.3 percent of the white population in 2010. The black population changed by 76.2 percent, representing 0.6 percent of the population in 2010. The American Indian and Asian populations represented 0.4 and 0.2 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 88.4 percent between 2000 and 2010, compared to the -7.5 percent growth rate for non-Hispanics.

Table III.25.5
Population by Race and Ethnicity
Plattsmouth

2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	6,705	97.4%	6,195	95.3%	-7.6%
Black	21	0.3%	37	0.6%	76.2%
American Indian	35	0.5%	28	0.4%	-20%
Asian	36	0.5%	13	0.2%	-63.9%
Native Hawaiian/ Pacific Islander	1	0%	10	0.2%	900%
Other	32	0.5%	68	1%	112.5%
Two or More Races	57	0.8%	151	2.3%	164.9%
Total	6,887	100.0%	6,502	100.0%	-5.6%
Hispanic	138	2%	260	4%	88.4%
Non-Hispanic	6,749	98%	6,242	96%	-7.5%

Population by race and ethnicity through 2016 is shown in Table III.25.6. The white population represented 95.3 percent of the population in 2016, compared with black households accounting for 1.8 percent of the population. Hispanic households represented 3.2 percent of the population in 2016.

Table III.25.6				
Population by Race and Ethnicity				
Plattsmouth				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,195	95.3%	6,174	95.3%
Black	37	0.6%	115	1.8%
American Indian	28	0.4%	0	0%
Asian	13	0.2%	0	0%
Native Hawaiian/ Pacific Islander	10	0.2%	0	0%
Other	68	1%	20	0.3%
Two or More Races	151	2.3%	167	2.6%
Total	6,502	100.0%	6,476	100.0%
Non-Hispanic	6,242	96%	6,267	96.8%
Hispanic	260	4%	209	3.2%

The population by race is broken down further by ethnicity in Table III.25.7. While the white non-Hispanic population changed by -8.4 percent between 2000 and 2010, the white Hispanic population changed by 40.6 percent. The black non-Hispanic population changed by 61.9 percent.

Table III.25.7					
Population by Race and Ethnicity					
Plattsmouth					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	6,599	97.8%	6,046	96.9%	-8.4%
Black	21	0.3%	34	0.5%	61.9%
American Indian	35	0.5%	23	0.4%	-34.3%
Asian	36	0.5%	13	0.2%	-63.9%
Native Hawaiian/ Pacific Islander	1	0%	9	0.1%	800%
Other	4	0.1%	5	0.1%	25%
Two or More Races	53	0.8%	112	1.8%	111.3%
Total Non-Hispanic	6,749	100.0%	6,242	100.0%	-7.5%
Hispanic					
White	106	76.8%	149	57.3%	40.6%
Black	0	0%	3	1.2%	
American Indian	0	0%	5	1.9%	
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	1	0.4%	
Other	28	20.3%	63	24.2%	125%
Two or More Races	4	2.9%	39	15%	875%
Total Hispanic	138	100.0%	260	100.0%	-7.5%
Total Population	6,887	100.0%	6,502	100.0%	-5.6%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.25.8. During this time, the total non-Hispanic population was 6,267 persons in 2016. The Hispanic population was 209.

Table III.25.8				
Population by Race and Ethnicity				
Plattsmouth				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	6,046	96.9%	6,025	96.1%
Black	34	0.5%	115	1.8%
American Indian	23	0.4%	0	0%
Asian	13	0.2%	0	0%
Native Hawaiian/ Pacific Islander	9	0.1%	0	0%
Other	5	0.1%	0	0%
Two or More Races	112	1.8%	127	2%
Total Non-Hispanic	6,242	100.0%	6,267	100.0%
Hispanic				
White	149	57.3%	149	71.3%
Black	3	1.2%	0	0%
American Indian	5	1.9%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	1	0.4%	0	0%
Other	63	24.2%	20	9.6%
Two or More Races	39	15%	40	19.1%
Total Hispanic	260	100.0	209	100.0%
Total Population	6,502	100.0%	6,476	100.0%

Households by type and tenure are shown in Table III.25.9. Family households represented 61.7 percent of households, while non-family households accounted for 38.3 percent. These changed from 64.2 and 35.8 percent, respectively.

Table III.25.9				
Household Type by Tenure				
Plattsmouth				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,620	64.2%	1,534	61.7%
Married-Couple Family	1,183	73%	1,169	76.2%
Owner-Occupied	952	80.5%	967	82.7%
Renter-Occupied	231	19.5%	202	17.3%
Other Family	437	27%	365	28.5%
Male Householder, No Spouse Present	128	29.3%	81	35.1%
Owner-Occupied	72	56.2%	54	66.7%
Renter-Occupied	56	43.8%	27	33.3%
Female Householder, No Spouse Present	309	70.7%	284	84.7%
Owner-Occupied	157	50.8%	145	51.1%
Renter-Occupied	152	49.2%	139	48.9%
Non-Family Households	905	35.8%	952	38.3%
Owner-Occupied	464	51.3%	460	48.3%
Renter-Occupied	441	48.7%	492	51.7%
Total	2,525	100.0%	2,486	100.0%



The group quarters population was 228 in 2010, compared to 196 in 2000. Institutionalized populations experienced a 16.8 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 0 percent change during this same time period.

Table III.25.10					
Group Quarters Population					
Plattsmouth					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	90	40.4%	
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	191	100%	133	59.6%	-30.4%
Other Institutions	0	0%	0	0%	%
Total	191	100.0%	223	100.0%	16.8%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	5	100%	5	100%	0%
Total	5	100.0%	5	100.0%	0%
Group Quarters Population	196	100.0%	228	100.0%	16.3%

The number of foreign-born persons is shown in Table III.25.11. An estimated 0.3 percent of the population was born in Germany, with 0.2 percent born in Mexico, and another 0.1 percent were born in Africa n.e.c.

Table III.25.11			
Place of Birth for the Foreign-Born Population			
Plattsmouth			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Germany	19	0.3%
#2 country of origin	Mexico	16	0.2%
#3 country of origin	Africa n.e.c	8	0.1%
#4 country of origin	Guatemala	7	0.1%
#5 country of origin	Turkey	2	0%
#6 country of origin	Afghanistan	0	0%
#7 country of origin	Albania	0	0%
#8 country of origin	Argentina	0	0%
#9 country of origin	Armenia	0	0%
#10 country of origin	Asia n.e.c	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.25.12. An estimated 0.4 percent of the population speaks Spanish at home, followed by 0.2 percent speaking German or other West Germanic languages.

Table III.25.12 Limited English Proficiency and Language Spoken at Home Plattsmouth 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	23	0.4%
#2 LEP Language	German or other West Germanic languages	15	0.2%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.25.13. Some 20.5 percent of the population was disabled in 2000, or a total of 1,219 persons. The disability rate was highest for those over 65, with 38.1 percent disabled.

Table III.25.13 Disability by Age Plattsmouth 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	47	4.1%
16 to 64	870	21.8%
65 and older	302	38.1%
Total	1,219	20.5%

Table III.25.14 shows disability by type in 2000. There were 487 physical disabilities in 2000, some 603 employment disabilities, and 271 go-outside-home disabilities reported.

Table III.25.14 Total Disabilities Tallied: Aged 5 and Older Plattsmouth 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	204
Physical disability	487
Mental disability	246
Self-care disability	166
Employment disability	603
Go-outside-home disability	271
Total	1,977



Disability by age, as estimated by the 2016 ACS, is shown in Table III.25.15. The disability rate for females was 13 percent, compared to 10.3 percent for males. The disability rate changed precipitously higher with age, with 29.3 percent of those over 75 experiencing a disability.

Table III.25.15						
Disability by Age						
Plattsmouth						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	7	2.7%	52	28.7%	59	13.3%
5 to 17	8	1.4%	34	5.5%	42	3.5%
18 to 34	9	1.7%	37	5.9%	46	4%
35 to 64	185	14.2%	199	16.3%	384	15.2%
65 to 74	50	22.3%	8	4.5%	58	14.4%
75 or Older	54	33.8%	75	26.8%	129	29.3%
Total	313	10.3%	405	13%	718	11.7%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.25.16. Some 5.2 percent have an ambulatory disability, 5.8 have an independent living disability, and 2.1 percent have a self-care disability.

Table III.25.16		
Total Disabilities Tallied: Aged 5 and Older		
Plattsmouth		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	232	3.8%
Vision disability	157	2.5%
Cognitive disability	313	5.5%
Ambulatory disability	296	5.2%
Self-Care disability	119	2.1%
Independent living disability	263	5.8%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.25.17 and Table III.25.18. In 2016, some 3,007 persons were employed and 142 were unemployed. This totaled a labor force of 3,149 persons. The unemployment rate for Plattsmouth was estimated to be 4.5 percent in 2016.

Table III.25.17	
Employment, Labor Force and Unemployment	
Plattsmouth	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,007
Unemployed	142
Labor Force	3,149
Unemployment Rate	4.5%



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

Table III.25.18	
High School or Greater Education	
Plattsmouth	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	2,334
Total Households	2,486
Percent High School or Above	93.9%

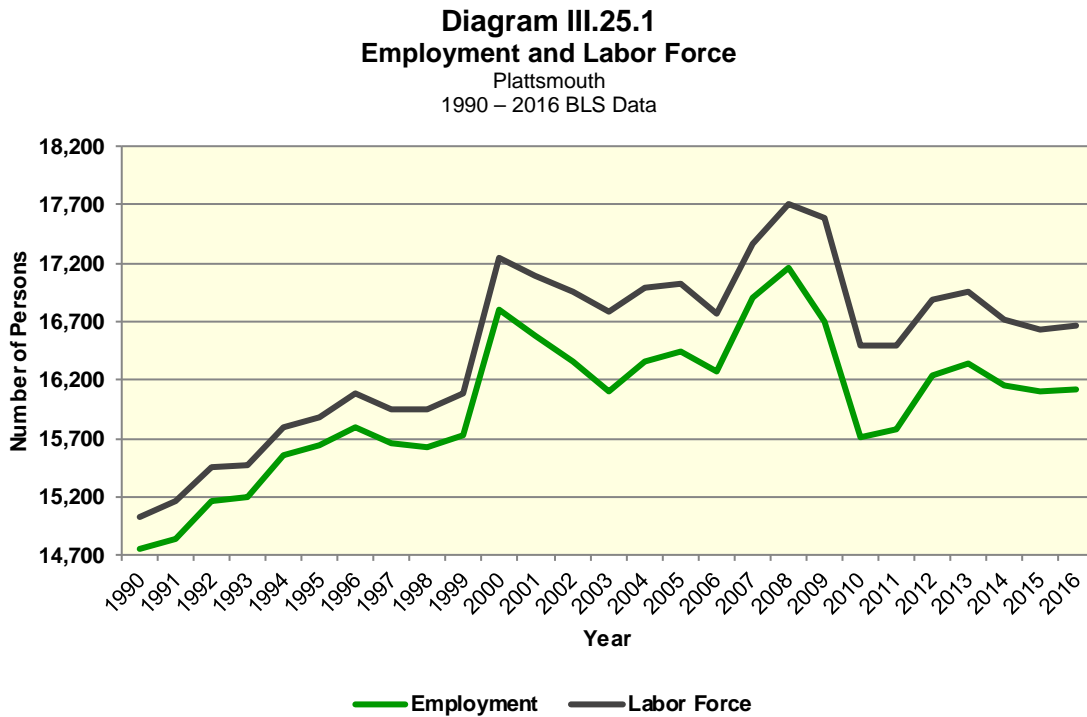
As seen in Table III.25.19, 39.8 percent of the population had a high school diploma or equivalent, another 39.2 percent have some college, 9.3 percent have a Bachelor's Degree, and 3.1 percent of the population had a graduate or professional degree.

Table III.25.19		
Educational Attainment		
Plattsmouth		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	418	8.7%
High School or Equivalent	1,921	39.8%
Some College or Associates Degree	1,893	39.2%
Bachelor's Degree	450	9.3%
Graduate or Professional Degree	148	3.1%
Total Population Above 18 years	4,830	100.0%

ECONOMICS

Labor Force

Diagram III.25.1, shows the employment and labor force for Plattsmouth. The difference between the two lines represents the number of unemployed persons.



Cass 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.25.2, shows real average earnings per job for Cass County from 1990 to 2016. Over this period the average earnings per job for Plattsmouth was 32,957 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram III.25.2
Real Average Earnings Per Job
 Cass County
 BEA Data 1990 - 2016

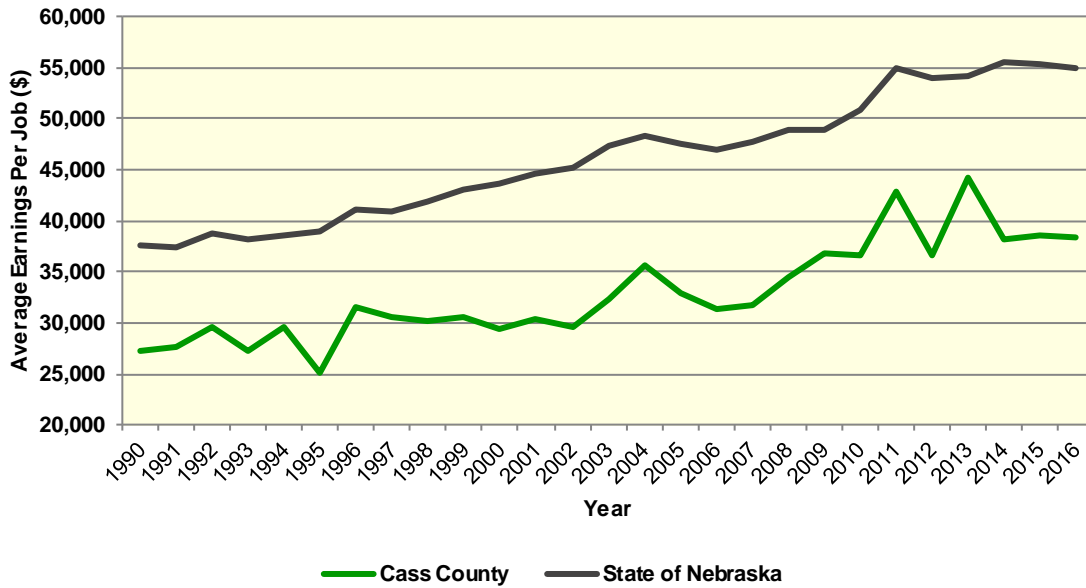
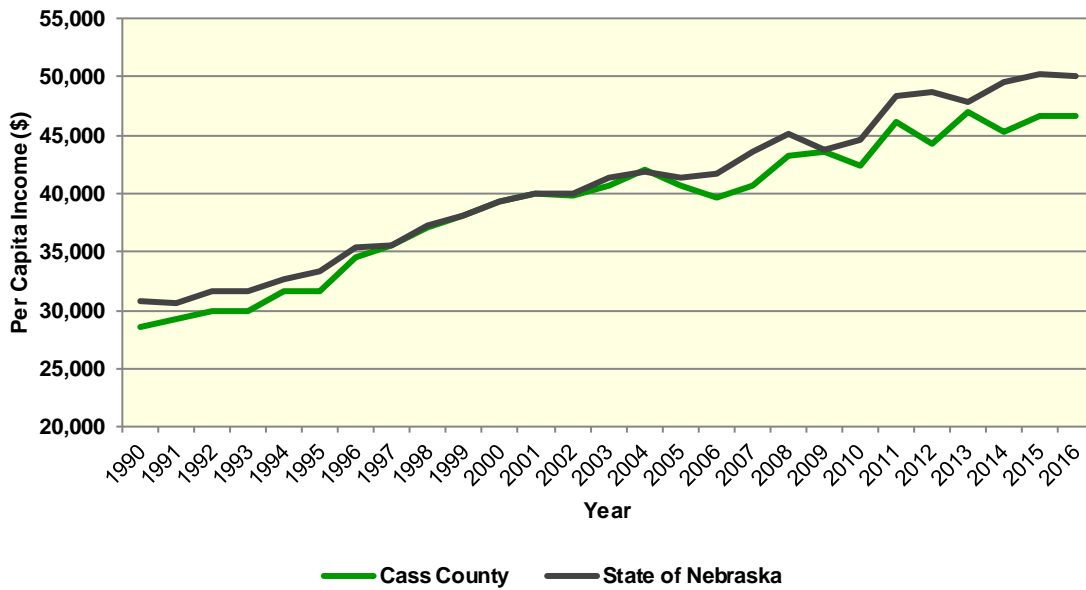


Diagram III.25.3, shows real per capita income Plattsmouth from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Plattsmouth was 39,036 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram III.25.3
Real Per Capita Income
 Plattsmouth
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Cass County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 3.5 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 2.8 percent over the period. In 2016 there were 2,288 returns for AGIs of \$100,000 or more. Table III.25.20 presents AGI distribution for the years 2000 through 2016.

Table III.25.20 Income Tax Returns by Adjusted Gross Income Cass 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 ⁴⁹
2000	2,224	639	1,543	1,217	1,547	1,867	751	530	59	10,377
2001	2,146	637	1,463	1,237	1,539	1,855	826	516	46	10,265
2002	2,093	694	1,533	1,275	1,534	1,839	863	544	46	10,421
2003	2,006	761	1,420	1,330	1,540	1,863	921	614	56	10,511
2004	1,920	720	1,448	1,231	1,528	1,892	1,080	727	74	10,620
2005	1,728	613	1,297	1,092	1,378	1,818	1,135	820	71	9,952
2006	1,794	770	1,409	1,237	1,501	1,908	1,252	987	92	10,950
2007	1,848	695	1,407	1,098	1,462	1,932	1,326	1,156	117	11,041
2008	1,848	722	1,411	1,206	1,468	1,920	1,338	1,306	116	11,335
2009	1,744	768	1,435	1,176	1,416	1,854	1,326	1,320	119	11,158
2010	1,648	760	1,410	1,184	1,354	1,826	1,346	1,411	128	11,067
2011	1,658	755	1,416	1,157	1,381	1,778	1,342	1,551	147	11,185
2012	1,675	723	1,317	1,169	1,371	1,748	1,387	1,691	199	11,280
2013	1,687	715	1,293	1,108	1,349	1,772	1,387	1,807	182	11,300
2014	1,669	676	1,309	1,132	1,382	1,802	1,390	1,951	207	11,518
2015	1,638	759	1,286	1,196	1,336	1,823	1,422	2,054	202	11,716
2016	1,590	720	1,301	1,183	1,393	1,865	1,413	2,071	217	11,753

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 increase from 1,787 in 2010 to 1,920 in 2016, with the poverty rate reaching 7.6 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.25.21 presents poverty data for Cass County.

The rate of poverty for Plattsmouth is shown in Table III.25.22. In 2016, there were an estimated 720 persons living in poverty. This represented a 11.6 percent poverty rate, compared to 7 percent poverty in 2000. In 2016, some 16.9 percent of those in poverty were under age 6, and 7.1 percent were 65 or older.

Table III.25.21 Persons in Poverty Cass County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	1,574	6.5%
2001	1,605	6.5%
2002	1,673	6.7%
2003	1,624	6.4%
2004	1,597	6.2%
2005	1,638	6.5%
2006	1,544	6%
2007	1,604	6.4%
2008	1,696	6.7%
2009	1,787	7.1%
2010	1,787	7.2%
2011	1,913	7.7%
2012	1,958	7.9%
2013	2,040	8.2%
2014	1,726	6.9%
2015	1,783	7.1%
2016	1,920	7.6%

⁴⁹ 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.25.22				
Poverty by Age				
Plattsmouth				
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	130	28.2%	122	16.9%
6 to 17	65	14.1%	102	14.2%
18 to 64	222	48.2%	445	61.8%
65 or Older	44	9.5%	51	7.1%
Total	461	100.0%	720	100.0%
Poverty Rate	7%	.	11.6%	.

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 Plattsmouth decreased from 10 authorizations in 2015 to 7 in 2016.

The real value of single-family building permits increased from \$180,344 in 2015 to \$188,714 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.25.23.

Table III.25.23
Building Permits and Valuation
 Plattsmouth
 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	20	2	4	0	26	96,497	0
1981	22	0	0	22	44	88,685	26,099
1982	7	0	4	0	11	79,708	0
1983	32	2	0	0	34	83,880	0
1984	22	0	0	0	22	106,399	0
1985	15	2	0	0	17	112,305	0
1986	21	0	0	0	21	89,059	0
1987	24	0	3	0	27	106,758	0
1988	27	0	6	0	33	100,994	0
1989	19	0	3	0	22	96,747	0
1990	21	0	0	0	21	102,043	0
1991	21	2	0	20	43	140,665	68,648
1992	21	0	0	0	21	98,234	0
1993	31	0	0	0	31	142,782	0
1994	24	2	0	0	26	137,551	0
1995	29	4	0	0	33	130,826	0
1996	27	0	0	96	123	167,700	48,436
1997	30	2	0	8	40	120,706	47,619
1998	22	2	0	6	30	128,771	47,108
1999	31	0	0	0	31	138,614	0
2000	17	6	0	11	34	125,604	68,046
2001	19	2	0	0	21	120,041	0
2002	28	4	0	0	32	136,520	0
2003	18	4	0	0	22	168,744	0
2004	17	2	0	0	19	128,896	0
2005	22	2	0	0	24	131,782	0
2006	18	4	0	0	22	149,337	0
2007	10	0	0	0	10	156,515	0
2008	15	0	0	0	15	120,606	0
2009	4	0	0	0	4	99,465	0
2010	15	0	0	0	15	140,923	0
2011	4	0	0	0	4	132,147	0
2012	5	0	0	0	5	114,183	0
2013	6	0	0	0	6	220,994	0
2014	4	0	0	0	4	142,857	0
2015	10	0	0	0	10	180,344	0
2016	7	0	0	0	7	188,714	0

Diagram III.25.4 Single-Family Permits

Plattsmouth
Census Bureau Data, 1980–2016

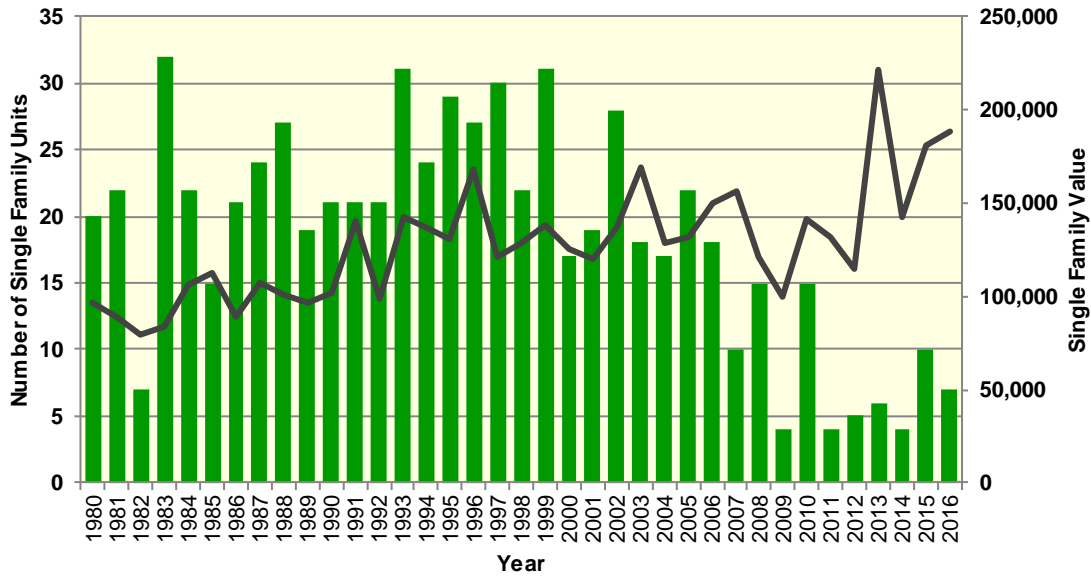
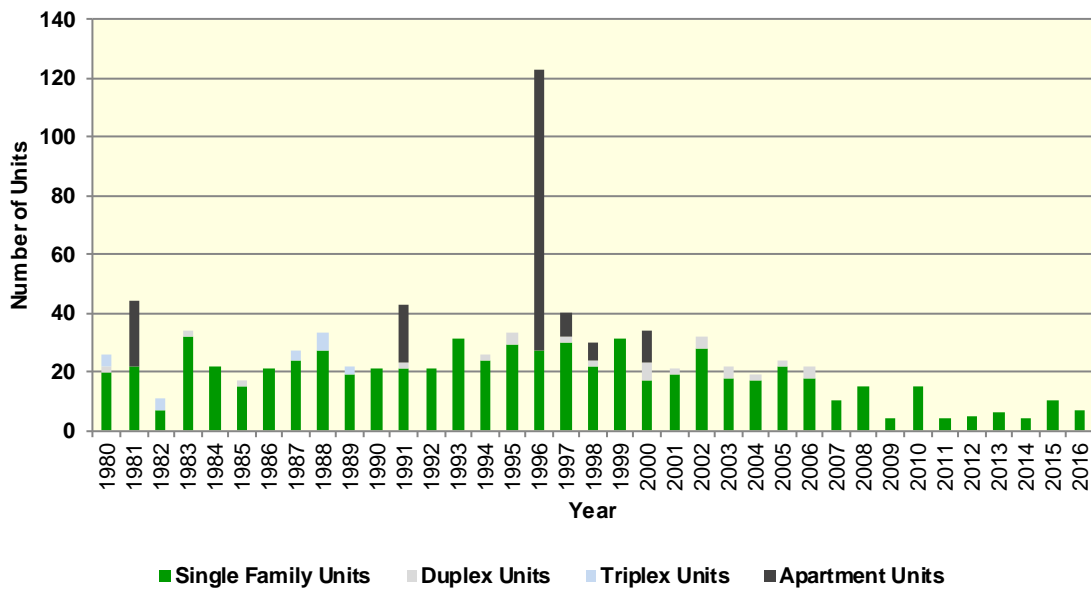


Diagram III.25.5 Total Permits by Unit Type

Plattsmouth
Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.25.24. In 2016, there were 2,865 housing units, up from 2,797 in 2000. Single-family units accounted for 75.1 percent of units in 2016, compared to 69.9 in 2000. Apartment units accounted for 12.1 percent in 2016, compared to 14.2 percent in 2000.

Table III.25.24				
Housing Units by Type				
Plattsmouth				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,955	69.9%	2,153	75.1%
Duplex	89	3.2%	90	3.1%
Tri- or Four-Plex	50	1.8%	143	5%
Apartment	398	14.2%	346	12.1%
Mobile Home	305	10.9%	133	4.6%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	2,797	100.0%	2,865	100.0%

Some 88.2 percent of housing was occupied in 2010, compared to 93.3 percent in 2000. Owner-occupied housing changed -6.3 percent between 2000 and 2010, ending with owner-occupied units representing 65.1 percent of units. Vacant units changed by 80.7 percent, resulting in 338 vacant units in 2010.

Table III.25.25					
Housing Units by Tenure					
Plattsmouth					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,618	93.3%	2,525	88.2%	-3.6%
Owner-Occupied	1,756	67.1%	1,645	65.1%	-6.3%
Renter-Occupied	862	32.9%	880	34.9%	2.1%
Vacant Housing Units	187	6.7%	338	11.8%	80.7%
Total Housing Units	2,805	100.0%	2,863	100.0%	2.1%

Table III.25.26 shows housing units by tenure from 2010 to 2016. By 2016, there were 2,865 housing units. An estimated 65.4 percent were owner-occupied, and 13.2 percent were vacant.

Table III.25.26				
Housing Units by Tenure				
Plattsmouth				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,525	88.2%	2,486	86.8%
Owner-Occupied	1,645	65.1%	1,626	65.4%
Renter-Occupied	880	34.9%	860	34.6%
Vacant Housing Units	338	11.8%	379	13.2%
Total Housing Units	2,863	100.0%	2,865	100.0%

Households by household size are shown in Table III.25.27. There were a total of 2,525 households in 2010, up from 2,618 in 2000. One person households changed by 8.6 percent between 2000 and 2010, while two person households changed by -1.9 percent. Three and four person households changed by -15 and -20.9 respectively, representing 14.5 percent and 12.3 percent of the population in 2010.

Table III.25.27					
Households by Household Size					
Plattsmouth					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	708	27%	769	30.5%	8.6%
Two Persons	810	30.9%	795	31.5%	-1.9%
Three Persons	432	16.5%	367	14.5%	-15%
Four Persons	393	15%	311	12.3%	-20.9%
Five Persons	190	7.3%	178	7%	-6.3%
Six Persons	64	2.4%	71	2.8%	10.9%
Seven Persons or More	21	0.8%	34	1.3%	61.9%
Total	2,618	100.0%	2,525	100.0%	-3.6%

Households by income is shown in Table III.25.28. Households earning more than \$100,000 per year represented 12.9 percent of households in 2016, compared to 3.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 18.3 percent of households in 2010, compared to 21.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 13.2 percent of households in 2016, compared to 12.3 percent in 2000.

Table III.25.28				
Households by Income				
Plattsmouth				
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	324	12.3%	328	13.2%
\$15,000 to \$19,999	213	8.1%	109	4.4%
\$20,000 to \$24,999	230	8.8%	95	3.8%
\$25,000 to \$34,999	381	14.5%	258	10.4%
\$35,000 to \$49,999	634	24.2%	537	21.6%
\$50,000 to \$74,999	563	21.5%	455	18.3%
\$75,000 to \$99,999	193	7.4%	384	15.4%
\$100,000 or More	86	3.3%	320	12.9%
Total	2,624	100.0%	2,486	100.0%

Table III.25.29 shows households by year home built. Housing units built between 2000 and 2009, account for 4.5 percent and those built in 2010 or later accounted for 0.4 percent of households. Households built in the 1970's, 1980's, and 1990's account for 16.9 percent, 4.6 percent, and 9.6, respectively. Housing units built prior to 1939 represented 30.6 percent of households in 2016.

Table III.25.29 Households by Year Home Built Plattsmouth 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	640	24.6%	760	30.6%
1940 to 1949	148	5.7%	151	6.1%
1950 to 1959	364	14%	343	13.8%
1960 to 1969	385	14.8%	341	13.7%
1970 to 1979	581	22.3%	419	16.9%
1980 to 1989	172	6.6%	114	4.6%
1990 to 1999	315	12.1%	238	9.6%
2000 to 2009	.	.	111	4.5%
2010 or Later	.	.	9	0.4%
Total	2,605	100.0%	2,486	100.0%

The distribution of unit types by race are shown in Table III.25.30. An estimated 80.2 percent of white households occupy single-family homes, while 0 percent of black households do. Some 9.7 percent of white households occupy apartments, while 0 percent of black households do.

Table III.25.30 Distribution of Units in Structure by Race Plattsmouth 2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	80.2%	0%	%	%	%	0%	100%
Duplex	1%	0%	%	%	%	100%	0%
Tri- or Four-Plex	4.6%	100%	%	%	%	0%	0%
Apartment	9.7%	0%	%	%	%	0%	0%
Mobile Home	4.5%	0%	%	%	%	0%	0%
Boat, RV, Van, Etc.	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.25.31. An estimated 38.5 percent of vacant units were for rent in 2010, a 28.7 percent change since 2000. In addition, some 26.6 percent of vacant units were for sale, a change of 190.3 percent between 2000 and 2010. “Other” vacant units represented 21.3 percent of vacant units in 2010. This is a change of 75.6 percent since 2000. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a “blighting” effect.



Table III.25.31					
Disposition of Vacant Housing Units					
Plattsmouth					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	101	54%	130	38.5%	28.7%
For Sale	31	16.6%	90	26.6%	190.3%
Rented or Sold, Not Occupied	7	3.7%	37	10.9%	428.6%
For Seasonal, Recreational, or Occasional Use	7	3.7%	9	2.7%	28.6%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	41	21.9%	72	21.3%	75.6%
Total	187	100.0%	338	100.0%	80.7%

The disposition of vacant units between 2010 and 2016 are shown in Table III.25.32. By 2016, for rent units accounted for 27.4 percent of vacant units, while for sale units accounted for 21.4 percent. "Other" vacant units accounted for 51.2 percent of vacant units, representing a total of 194 "other" vacant units.

Table III.25.32				
Disposition of Vacant Housing Units				
Plattsmouth				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	130	38.5%	104	27.4%
For Sale	90	26.6%	81	21.4%
Rented Not Occupied	16	4.7%	0	0%
Sold Not Occupied	21	6.2%	0	0%
For Seasonal, Recreational, or Occasional Use	9	2.7%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	72	21.3%	194	51.2%
Total	338	100.0%	379	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.25.33. In 2016, an estimated 1.3 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.25.33 Overcrowding and Severe Overcrowding Plattsmouth 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	1,714	99.2%	13	0.8%	0	0%	1,727
2016 Five-Year ACS	1,609	99%	17	1%	0	0%	1,626
Renter							
2000 Census	834	95%	29	3.3%	15	1.7%	878
2016 Five-Year ACS	845	98.3%	15	1.7%	0	0%	2,486
Total							
2000 Census	2,548	97.8%	42	1.6%	15	0.6%	2,605
2016 Five-Year ACS	2,454	98.7%	32	1.3%	0	0%	2,486

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 12 households with incomplete plumbing facilities in 2016, representing 0.5 percent of households in Plattsmouth. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2000.

Table III.25.34 Households with Incomplete Plumbing Facilities Plattsmouth 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	2,600	2,474
Lacking Complete Plumbing Facilities	5	12
Total Households	2,605	2,486
Percent Lacking	0.2%	0.5%

There were 51 households lacking complete kitchen facilities in 2016, compared to 65 households in 2000. This was a change from 2.5 percent of households in 2000 to 2.1 percent in 2016.

Table III.25.35 Households with Incomplete Kitchen Facilities Plattsmouth 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	2,540	2,435
Lacking Complete Kitchen Facilities	65	51
Total Households	2,605	2,486
Percent Lacking	2.5%	2.1%

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 Plattsmouth, 20.6 percent of households had a cost burden and 11.3 percent had a severe cost burden. Some 26.3 percent of renters were cost burdened, and 19.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 18.8 percent and a severe cost burden rate of 3.2 percent. Owner occupied households with a mortgage had a cost burden rate of 16.9 percent, and severe cost burden at 8.5 percent.

Table III.25.36
Cost Burden and Severe Cost Burden by Tenure
 Plattsmouth
 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	837	75.8%	175	15.9%	85	7.7%	7	0.6%	1,104
2016 Five-Year ACS	836	74.6%	190	16.9%	95	8.5%	0	0%	1,121
Owner Without a Mortgage									
2000 Census	337	91.6%	24	6.5%	0	0%	7	1.9%	368
2016 Five-Year ACS	394	78%	95	18.8%	16	3.2%	0	0%	505
Renter									
2000 Census	523	59.6%	207	23.6%	121	13.8%	27	3.1%	878
2016 Five-Year ACS	421	49%	226	26.3%	169	19.7%	44	5.1%	860
Total									
2000 Census	1,697	72.2%	406	17.3%	206	8.8%	41	1.7%	2,350
2016 Five-Year ACS	1,651	66.4%	511	20.6%	280	11.3%	44	1.8%	2,486

Housing Problems by Income

Table III.25.37, shows the HUD calculated Median Family Income (MFI) for a family of four for Cass County. As can be seen in 2017 the MFI was \$75,000, which compared to \$68,200 for the State of Nebraska.

Table III.25.37
Median Family Income
 Cass County
 2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	58,600	50,400
2001	62,400	53,400
2002	64,400	55,100
2003	63,300	55,400
2004	64,000	56,300
2005	65,250	57,400
2006	66,500	59,400
2007	64,800	58,200
2008	67,100	59,800
2009	69,900	62,000
2010	70,300	62,600
2011	70,600	63,500
2012	71,500	64,400
2013	72,700	64,600
2014	73,000	66,000
2015	72,800	66,800
2016	72,100	66,500
2017	75,000	68,200



Table III.25.38 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 210 owner-occupied and 225 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 105 owner-occupied and 120 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,820 households without a housing problem.

Table III.25.38						
Housing Problems by Income and Tenure						
Plattsmouth						
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	10	10	0	0	0	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	20	20
Housing cost burden greater than 50% of income (and none of the above problems)	70	25	10	0	0	105
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	70	115	15	10	210
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	10	10	290	150	860	1,320
Total	90	115	415	165	890	1,675
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	10	10	0	0	30
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	10	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	120	0	0	0	0	120
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	55	90	80	0	0	225
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	45	55	160	45	195	500
Total	240	155	250	55	195	895
Total						
Lacking complete plumbing or kitchen facilities	20	20	10	0	0	50
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	10	20	30
Housing cost burden greater than 50% of income (and none of the above problems)	190	25	10	0	0	225
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	55	160	195	15	10	435
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	55	65	450	195	1,055	1,820
Total	330	270	665	220	1,085	2,570



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.25.39 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Plattsmouth. The number of completed surveys increased from 7 in 2016 to 14 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 4.2 percentage points and was at 1.7 percent in 2017.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009				
2010				
2011				
2012	20	161	7.5	26.3
2013	18	264	6.1	37.5
2014	13	243	3.7	
2015	7	283	2.5	30
2016	7	101	5.9	22
2017	14	233	1.7	19.5

Table III.25.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 28 single-family units in Plattsmouth, with 1 of them available. This translates into a vacancy rate of 3.6 percent in Plattsmouth, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 192 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 1.6 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 4.3 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	28	1	3.6%	3.2%
Apartments	192	3	1.6%	2.4%
Mobile Homes	0	0	%	30%
"Other" Units	6	0	0%	.
Don't Know	7	0	0%	13.4%
Total	233	4	1.7%	4.3%

Table III.25.41, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 13 units. The most common apartment units were one bedroom units, with 61 units.



Table III.25.41 Rental Units by Number of Bedrooms Plattsmouth 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	61	0	0	·	61
Two	9	35	0	4	·	48
Three	13	0	0	2	·	15
Four	4	0	0	0	·	4
Don’t Know	2	96	0	0	7	105
Total	28	192	0	6	7	233

Table III.25.42 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.25.42 Single-Family Units by Number of Bedrooms Plattsmouth 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	9	1	11.1%
Three	13	0	0%
Four	4	0	0%
Don’t know	2	0	0%
Total	28	1	3.6%

Table III.25.43 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 0 percent.

Table III.25.43 Apartment Units by Number of Bedrooms Plattsmouth 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	61	0	0%
Two	35	3	8.6%
Three	0	0	%
Four	0	0	%
Don’t know	96	0	0%
Total	192	3	1.6%

Average market-rate rents by unit type are shown in Table III.25.44. 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.25.44					
Average Market Rate Rents by Number of Bedrooms					
Plattsmouth					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$	\$	\$	\$
Two	\$580	\$700.5	\$	\$550	\$615.2
Three	\$	\$720	\$	\$650	\$685
Four	\$	\$	\$	\$	\$
Don't know	\$766.7	\$625	\$	\$	
Total	\$673.3	\$678.7	\$	\$600	\$651.5

Table III.25.45 shows vacancy rates for single-family units by average rental rates for Plattsmouth. The most common rent for single-family units was \$1,000 to \$1,249 dollars and units in this price range had a vacancy rate of 0 percent.

Table III.25.45			
Single-Family Market Rate Rents by Vacancy Status			
Plattsmouth			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	13	1	7.7%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	14	0	0%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	1	0	0%
Total	28	1	3.6%

The average rent and availability of apartment units is displayed in Table III.25.46. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 3.8 percent.

Table III.25.46 Apartment Market Rate Rents by Vacancy Status Plattsmouth 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	80	3	3.8%
\$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	112	0	0%
Total	192	3	1.6%

Respondents were asked if utilities are included in the rent and, as shown in Table III.25.47, 5 respondents, or 50 percent, included some sort of utility in the rent.

Table III.25.47 Are there any utilities included with the rent? Plattsmouth 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	5
% Offering Utilities	50%

The type of utility included in the rent is shown in Table III.25.48. There were 1 respondents who included electricity, 2 respondents who included natural gas, 5 respondents who included water and sewer and 3 respondents included trash collection in the rent.

Table III.25.48 Which utilities are included with the rent? Plattsmouth 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	2
Water/Sewer	5
Trash Collection	3

Table III.25.49 shows the number of survey respondents who keep a waiting list. As can be seen, 3 respondents said they keep a waitlist, with an estimated 10 persons on the wait list.

Table III.25.49 Do you keep a waiting list? Plattsmouth 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	5
Waitlist Size	10

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.25.50 most respondents indicated there was no need for the renovation of existing single-family units and no need for the renovation of existing apartment units.

Table III.25.50 How would you rate the need for renovation of existing units in the city? Plattsmouth 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	2
Low Need	0	0		
Moderate Need	2	1	1	1
High Need	1	1		1
Extreme Need	2	1	1	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.25.51 most respondents indicated there was extreme need for the construction of new single-family units and extreme need for the construction of new apartment units.

Table III.25.51 How would you rate the need for construction of new units in the city? Plattsmouth 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	1	0		
Moderate Need	1	0		
High Need	1	1		1
Extreme Need	2	2	2	2

Local Commentary

Plattsmouth is the county seat of Cass County. It is a hub of east-west and north-south transportation facilities with major highways, two main line railroads, barge transportation on the Missouri River, and a municipal airport large enough to accommodate corporate jet aircraft.⁵⁰

The City of Plattsmouth has entered into an agreement with One Schmore, LLC for the development of a 165 site recreation vehicle campground and marina adjacent to the Missouri River on the east end of Main Street. Estimated investment on construction completion is 2.5 to 3

⁵⁰ Nebraska Community "Fast Facts" Profile Plattsmouth, Nebraska <http://sites.nppd.com/aedc/fastfacts.asp?city=Plattsmouth>



million dollars. Construction is underway and includes installation of water, sewer, and electricity on 65 RV camper spaces. The U.S. Army Corps of Engineers has issued a permit to allow for dredging of the marina. Casey's invested approximately 2.5 million dollars toward the purchase and construction of a six bay gas station/convenience store on the northwest corner of U.S. Highway 75 and Oakhill Road. The new business will be a highly recognized fast-food chain with new investment of 1.3 to 1.5 million.

Also, Plattsmouth is taking advantage of Community Development Block Grant funds for Downtown Revitalization provided by the Nebraska Department of Economic Development. The project provides up to \$350,000 CDBG funds for improvements to facades, to improve ingress/egress, and to upgrade electrical and other systems to improve appearance and safety of structures within the Plattsmouth Main Street Historic District. Legacy Homes has constructed and/or purchased building permits to construct 14 new single family homes and Sudbeck Homes is installing water, storm sewer, and sanitary sewer in Meadow Heights Estates, which is platted for 60 single family homes with minimum assessed valuation of \$218,000 each.⁵¹

⁵¹ Email interview with City of Plattsmouth staff, 12/17



