

**VOLUME III:  
SEWARD**

NEBRASKA PROFILE

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# Seward

## DEMOGRAPHICS

### Population Estimates

Table III.27.1, at right shows the population for the City of Seward. As can be seen, the population in Seward increased from 6,964 persons in 2010 to 7,219 person in 2016, or by 3.7 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 Seward. Although a city may span several counties, for the county level data pieces, Seward County was selected. For a more in-depth county level view, please refer to Seward County in Volume II of this profile.

### Seward 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 Seward County increased from 26 persons in 2015 to 28 persons in 2016, with an additional net movement of 14 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.27.2.

Table III.27.1 Population Estimates Seward Census Population Estimates		
Year	Population	Percent Yearly Change
2000	6,319	.
2001	6,618	4.7%
2002	6,638	0.3%
2003	6,634	-0.1%
2004	6,730	1.4%
2005	6,742	0.2%
2006	6,803	0.9%
2007	6,749	-0.8%
2008	6,854	1.6%
2009	6,839	-0.2%
2010	6,964	1.8%
2011	6,991	0.4%
2012	7,075	1.2%
2013	7,108	0.5%
2014	7,132	0.3%
2015	7,173	0.6%
2016	7,219	0.6%

<b>Table III.27.2</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Seward County			
2001–First half of 2017 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	165	200	-35
Calendar 2002	191	192	-1
Calendar 2003	176	164	12
Calendar 2004	183	170	13
Calendar 2005	184	141	43
Calendar 2006	182	187	-5
Calendar 2007	203	140	63
Calendar 2008	164	173	-9
Calendar 2009	189	117	72
Calendar 2010	292	178	114
Calendar 2011	137	103	34
Calendar 2012	186	146	40
Calendar 2013	176	107	69
Calendar 2014	212	165	47
Calendar 2015	167	141	26
Calendar 2016	198	170	28
First Half of 2017	79	65	14

### 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.27.3, shows population by age for the 2000 and 2010 Census. The population changed by 10.2 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 0.8 percent to a total of 1,051 persons in 2010. Those aged 25 to 34 changed by 26.6 percent, and those aged under 5 changed by 29 percent.

**Table III.27.3**  
**Population by Age**  
Seward

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	341	5.4%	440	6.3%	29%
5 to 19	1,552	24.6%	1,598	22.9%	3%
20 to 24	809	12.8%	848	12.2%	4.8%
25 to 34	609	9.6%	771	11.1%	26.6%
35 to 54	1,531	24.2%	1,574	22.6%	2.8%
55 to 64	434	6.9%	682	9.8%	57.1%
65 or Older	1,043	16.5%	1,051	15.1%	0.8%
<b>Total</b>	<b>6,319</b>	<b>100.0%</b>	<b>6,964</b>	<b>100.0%</b>	<b>10.2%</b>

The elderly population is further explored in Table III.27.4. Those aged 65 to 66 changed by 7.4 percent between 2000 and 2010, resulting in a population of 87 persons. Those aged 85 or older changed by -4 percent during the same time period, and resulted in 237 persons over age 85 in 2010.

**Table III.27.4**  
**Elderly Population by Age**  
Seward

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	81	7.8%	87	8.3%	7.4%
67 to 69	123	11.8%	121	11.5%	-1.6%
70 to 74	188	18%	244	23.2%	29.8%
75 to 79	217	20.8%	191	18.2%	-12%
80 to 84	187	17.9%	171	16.3%	-8.6%
85 or Older	247	23.7%	237	22.5%	-4%
<b>Total</b>	<b>1,043</b>	<b>100.0%</b>	<b>1,051</b>	<b>100.0%</b>	<b>0.8%</b>

Population by race and ethnicity is shown in Table III.27.5 representing 96.8 percent of the white population in 2010. The black population changed by 34.5 percent, representing 0.6 percent of the population in 2010. The American Indian and Asian populations represented 0.4 and 0.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 116.1 percent between 2000 and 2010, compared to the 9.2 percent growth rate for non-Hispanics.

**Table III.27.5**  
**Population by Race and Ethnicity**  
Seward

2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	6,191	98%	6,738	96.8%	8.8%
Black	29	0.5%	39	0.6%	34.5%
American Indian	8	0.1%	25	0.4%	212.5%
Asian	30	0.5%	41	0.6%	36.7%
Native Hawaiian/ Pacific Islander	0	0%	2	0%	
Other	23	0.4%	24	0.3%	4.3%
Two or More Races	38	0.6%	95	1.4%	150%
<b>Total</b>	<b>6,319</b>	<b>100.0%</b>	<b>6,964</b>	<b>100.0%</b>	<b>10.2%</b>
<b>Hispanic</b>	62	1%	134	1.9%	116.1%
<b>Non-Hispanic</b>	6,257	99%	6,830	98.1%	9.2%

Population by race and ethnicity through 2016 is shown in Table III.27.6. The white population represented 95.3 percent of the population in 2016, compared with black households accounting for 0.6 percent of the population. Hispanic households represented 2.5 percent of the population in 2016.

<b>Table III.27.6</b>				
<b>Population by Race and Ethnicity</b>				
Seward				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,738	96.8%	6,800	95.3%
Black	39	0.6%	46	0.6%
American Indian	25	0.4%	0	0%
Asian	41	0.6%	76	1.1%
Native Hawaiian/ Pacific Islander	2	0%	0	0%
Other	24	0.3%	110	1.5%
Two or More Races	95	1.4%	101	1.4%
<b>Total</b>	<b>6,964</b>	<b>100.0%</b>	<b>7,133</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>6,830</b>	<b>98.1%</b>	<b>6,955</b>	<b>97.5%</b>
<b>Hispanic</b>	<b>134</b>	<b>1.9%</b>	<b>178</b>	<b>2.5%</b>

The population by race is broken down further by ethnicity in Table III.27.7. While the white non-Hispanic population changed by 8 percent between 2000 and 2010, the white Hispanic population changed by 148.6 percent. The black non-Hispanic population changed by 31 percent.

<b>Table III.27.7</b>					
<b>Population by Race and Ethnicity</b>					
Seward					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	6,154	98.4%	6,646	97.3%	8%
Black	29	0.5%	38	0.6%	31%
American Indian	7	0.1%	25	0.4%	257.1%
Asian	30	0.5%	40	0.6%	33.3%
Native Hawaiian/ Pacific Islander	0	0%	2	0%	
Other	0	0%	1	0%	
Two or More Races	37	0.6%	78	1.1%	110.8%
<b>Total Non-Hispanic</b>	<b>6,257</b>	<b>100.0%</b>	<b>6,830</b>	<b>100.0%</b>	<b>9.2%</b>
<b>Hispanic</b>					
White	37	59.7%	92	68.7%	148.6%
Black	0	0%	1	0.7%	
American Indian	1	1.6%	0	0%	-100%
Asian	0	0%	1	0.7%	
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	23	37.1%	23	17.2%	0%
Two or More Races	1	1.6%	17	12.7%	1600%
<b>Total Hispanic</b>	<b>62</b>	<b>100.0%</b>	<b>134</b>	<b>100.0%</b>	<b>9.2%</b>
<b>Total Population</b>	<b>6,319</b>	<b>100.0%</b>	<b>6,964</b>	<b>100.0%</b>	<b>10.2%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.27.8. During this time, the total non-Hispanic population was 6,955 persons in 2016. The Hispanic population was 178.

<b>Table III.27.8</b>				
<b>Population by Race and Ethnicity</b>				
Seward				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	6,646	97.3%	6,732	96.8%
Black	38	0.6%	46	0.7%
American Indian	25	0.4%	0	0%
Asian	40	0.6%	76	1.1%
Native Hawaiian/ Pacific Islander	2	0%	0	0%
Other	1	0%	0	0%
Two or More Races	78	1.1%	101	1.5%
<b>Total Non-Hispanic</b>	<b>6,830</b>	<b>100.0%</b>	<b>6,955</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	92	68.7%	68	38.2%
Black	1	0.7%	0	0%
American Indian	0	0%	0	0%
Asian	1	0.7%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	23	17.2%	110	61.8%
Two or More Races	17	12.7%	0	0%
<b>Total Hispanic</b>	<b>134</b>	<b>100.0</b>	<b>178</b>	<b>100.0%</b>
<b>Total Population</b>	<b>6,964</b>	<b>100.0%</b>	<b>7,133</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.27.9. Family households represented 62.8 percent of households, while non-family households accounted for 37.2 percent. These changed from 65.6 and 34.4 percent, respectively.

<b>Table III.27.9</b>				
<b>Household Type by Tenure</b>				
Seward				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,653	65.6%	1,638	62.8%
Married-Couple Family	1,387	83.9%	1,387	84.7%
Owner-Occupied	1,205	86.9%	1,167	84.1%
Renter-Occupied	182	13.1%	220	15.9%
Other Family	266	16.1%	251	16.2%
Male Householder, No Spouse Present	81	30.5%	141	32.3%
Owner-Occupied	46	56.8%	86	61%
Renter-Occupied	35	43.2%	55	39%
Female Householder, No Spouse Present	185	69.5%	110	73.7%
Owner-Occupied	95	51.4%	23	20.9%
Renter-Occupied	90	48.6%	87	79.1%
Non-Family Households	868	34.4%	969	37.2%
Owner-Occupied	390	44.9%	417	43%
Renter-Occupied	478	55.1%	552	57%
<b>Total</b>	<b>2,521</b>	<b>100.0%</b>	<b>2,607</b>	<b>100.0%</b>



The group quarters population was 934 in 2010, compared to 858 in 2000. Institutionalized populations experienced a -34.0 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 17.5 percent change during this same time period.

<b>Table III.27.10</b>					
<b>Group Quarters Population</b>					
Seward					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	23	16%	18	18.9%	-21.7%
Juvenile Facilities	.	.	8	8.4%	.
Nursing Homes	106	73.6%	69	72.6%	-34.9%
Other Institutions	15	10.4%	0	0%	-100%
<b>Total</b>	<b>144</b>	<b>100.0%</b>	<b>95</b>	<b>100.0%</b>	<b>-34.0%</b>
<b>Non-Institutionalized</b>					
College Dormitories	714	100%	839	100%	17.5%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	0	0%	0	0%	%
<b>Total</b>	<b>714</b>	<b>100.0%</b>	<b>839</b>	<b>100.0%</b>	<b>17.5%</b>
<b>Group Quarters Population</b>	<b>858</b>	<b>100.0%</b>	<b>934</b>	<b>100.0%</b>	<b>8.9%</b>

The number of foreign-born persons is shown in Table III.27.11. An estimated 0.7 percent of the population was born in El Salvador, with 0.5 percent born in Guatemala, and another 0.4 percent were born in China excluding Hong Kong and Taiwan.

<b>Table III.27.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Seward			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	El Salvador	50	0.7%
#2 country of origin	Guatemala	39	0.5%
#3 country of origin	China excluding Hong Kong and Taiwan	32	0.4%
#4 country of origin	Korea	21	0.3%
#5 country of origin	Ukraine	21	0.3%
#6 country of origin	Turkey	15	0.2%
#7 country of origin	Ireland	10	0.1%
#8 country of origin	Israel	9	0.1%
#9 country of origin	Jordan	9	0.1%
#10 country of origin	Russia	9	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.27.12. An estimated 0.9 percent of the population speaks Spanish at home, followed by 0.5 percent speaking Chinese.



<b>Table III.27.12</b> <b>Limited English Proficiency and Language Spoken at Home</b> Seward 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	62	0.9%
#2 LEP Language	Chinese	31	0.5%
#3 LEP Language	French, Haitian, or Cajun	19	0.3%
#4 LEP Language	Arabic	9	0.1%
#5 LEP Language	Russian, Polish, or other Slavic languages	7	0.1%
#6 LEP Language	Other Asian and Pacific Island languages	5	0.1%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table III.27.13. Some 10.9 percent of the population was disabled in 2000, or a total of 639 persons. The disability rate was highest for those over 65, with 33.1 percent disabled.

<b>Table III.27.13</b> <b>Disability by Age</b> Seward 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	9	1%
16 to 64	324	8.1%
65 and older	306	33.1%
<b>Total</b>	<b>639</b>	<b>10.9%</b>

Table III.27.14 shows disability by type in 2000. There were 313 physical disabilities in 2000, some 172 employment disabilities, and 265 go-outside-home disabilities reported.

<b>Table III.27.14</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Seward 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	135
Physical disability	313
Mental disability	128
Self-care disability	96
Employment disability	172
Go-outside-home disability	265
<b>Total</b>	<b>1,109</b>



Disability by age, as estimated by the 2016 ACS, is shown in Table III.27.15. The disability rate for females was 11.6 percent, compared to 10.7 percent for males. The disability rate changed precipitously higher with age, with 50.6 percent of those over 75 experiencing a disability.

<b>Table III.27.15</b>						
<b>Disability by Age</b>						
Seward						
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	33	5.9%	6	1%	39	3.4%
18 to 34	28	2.3%	20	2.1%	48	2.2%
35 to 64	103	9.1%	137	12.4%	240	10.8%
65 to 74	103	43.1%	70	25.4%	173	33.6%
75 or Older	105	55.6%	176	48.1%	281	50.6%
<b>Total</b>	<b>372</b>	<b>10.7%</b>	<b>409</b>	<b>11.6%</b>	<b>781</b>	<b>11.2%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.27.16. Some 5.2 percent have an ambulatory disability, 5.3 have an independent living disability, and 1.6 percent have a self-care disability.

<b>Table III.27.16</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Seward		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	267	3.8%
Vision disability	123	1.8%
Cognitive disability	202	3.1%
Ambulatory disability	346	5.2%
Self-Care disability	103	1.6%
Independent living disability	289	5.3%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.27.17 and Table III.27.18. In 2016, some 3,526 persons were employed and 135 were unemployed. This totaled a labor force of 3,661 persons. The unemployment rate for Seward was estimated to be 3.7 percent in 2016.

<b>Table III.27.17</b>	
<b>Employment, Labor Force and Unemployment</b>	
Seward	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,526
Unemployed	135
<b>Labor Force</b>	<b>3,661</b>
Unemployment Rate	3.7%



In 2016, 94.7 percent of households in Seward had a high school education or greater.

<b>Table III.27.18</b>	
<b>High School or Greater Education</b>	
Seward	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	2,469
Total Households	2,607
<b>Percent High School or Above</b>	<b>94.7%</b>

As seen in Table III.27.19, 24.2 percent of the population had a high school diploma or equivalent, another 43 percent have some college, 17.3 percent have a Bachelor's Degree, and 9.5 percent of the population had a graduate or professional degree.

<b>Table III.27.19</b>		
<b>Educational Attainment</b>		
Seward		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	333	6%
High School or Equivalent	1,347	24.2%
Some College or Associates Degree	2,399	43%
Bachelor's Degree	964	17.3%
Graduate or Professional Degree	531	9.5%
<b>Total Population Above 18 years</b>	<b>5,574</b>	<b>100.0%</b>

## ECONOMICS

### Seward 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.27.1, shows real average earnings per job for Seward County from 1990 to 2016. Over this period the average earnings per job for Seward was 37,295 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

**Diagram III.27.1**  
**Real Average Earnings Per Job**  
 Seward County  
 BEA Data 1990 - 2016

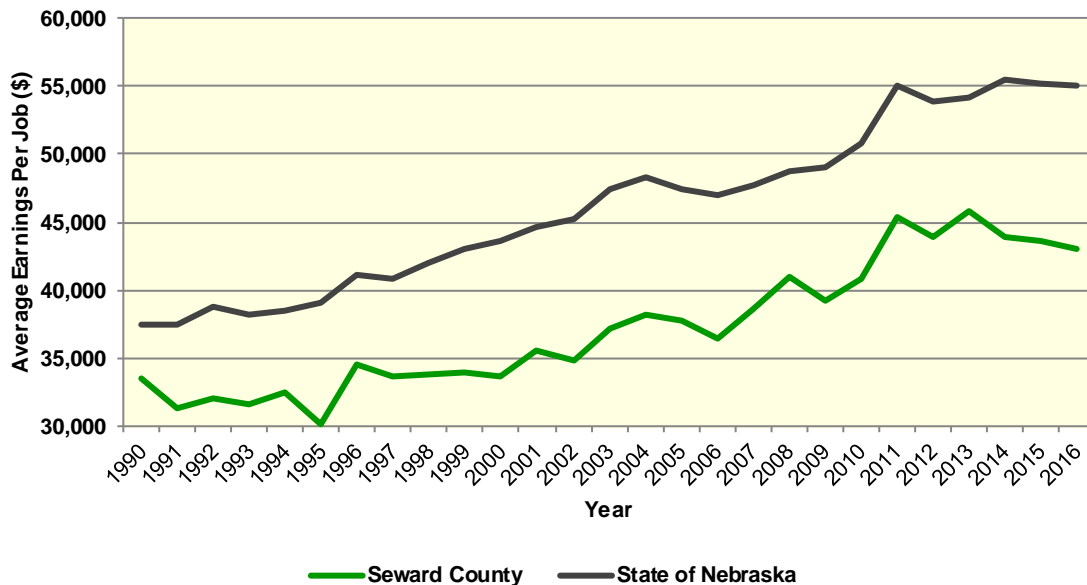
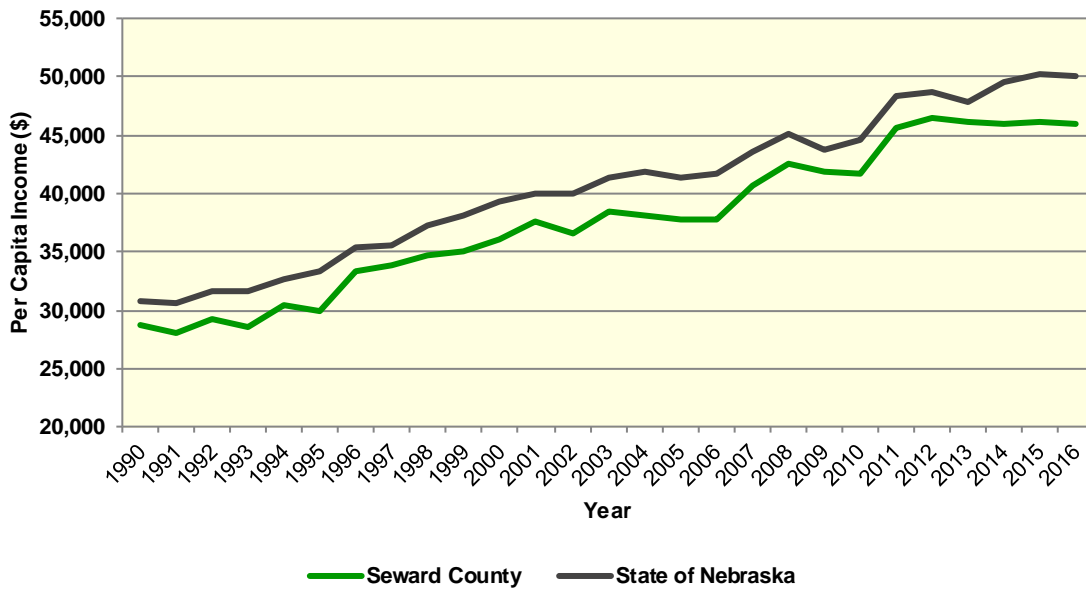


Diagram III.27.2, shows real per capita income Seward from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Seward was 37,692 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

**Diagram III.27.2**  
**Real Per Capita Income**  
 Seward  
 BEA Data 1990 - 2016



**Nebraska Department of Revenue: Seward County**

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 3.2 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 decreased by 2.2 percent over the period. In 2016 there were 1,352 returns for AGIs of \$100,000 or more. Table III.27.20 presents AGI distribution for the years 2000 through 2016.

**Table III.27.20**  
**Income Tax Returns by Adjusted Gross Income**  
 Seward 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 <sup>53</sup>
2000	1,762	405	973	862	1,042	1,274	452	284	31	7,085
2001	1,802	416	928	892	1,018	1,198	455	271	26	7,006
2002	1,785	438	937	855	986	1,196	457	264	26	6,944
2003	1,563	491	947	855	1,028	1,204	487	305	19	6,899
2004	1,498	445	889	827	1,034	1,230	580	343	30	6,876
2005	1,304	406	771	736	984	1,227	591	398	45	6,462
2006	1,230	471	880	824	1,043	1,306	689	481	59	6,983
2007	1,281	444	790	791	1,006	1,349	774	586	79	7,100
2008	1,147	446	778	778	989	1,342	792	676	92	7,040
2009	1,088	494	773	732	1,047	1,267	791	713	83	6,988
2010	994	452	792	667	982	1,295	838	798	92	6,910
2011	1,101	423	773	646	975	1,247	892	889	119	7,065
2012	1,051	446	740	629	959	1,276	897	975	161	7,134
2013	1,075	441	791	622	909	1,256	911	1,045	161	7,211
2014	1,030	441	770	653	961	1,221	928	1,112	151	7,267
2015	997	439	768	700	939	1,251	901	1,136	144	7,275
2016	1,026	431	806	688	960	1,185	931	1,196	156	7,379

## 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 1,209 in 2010 to 1,252 in 2016, with the poverty rate reaching 7.9 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.27.21 presents poverty data for Seward County.

The rate of poverty for Seward is shown in Table III.27.22. In 2016, there were an estimated 688 persons living in poverty. This represented a 11.2 percent poverty rate, compared to 6.6 percent poverty in 2000. In 2016, some 10.8 percent of those in poverty were under age 6, and 10.3 percent were 65 or older.

**Table III.27.21**  
**Persons in Poverty**  
 Seward County  
 2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	985	6.4%
2001	1,141	7.4%
2002	1,176	7.6%
2003	1,127	7.3%
2004	1,081	7%
2005	1,158	7.6%
2006	1,166	7.6%
2007	1,301	8.6%
2008	1,192	7.7%
2009	1,278	8.4%
2010	1,209	7.8%
2011	1,232	8%
2012	1,232	7.9%
2013	1,606	10.2%
2014	1,292	8.2%
2015	1,191	7.5%
2016	1,252	7.9%

<sup>53</sup> 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.



<b>Table III.27.22</b>				
<b>Poverty by Age</b>				
Seward				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Age</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Persons in Poverty</b>	<b>% of Total</b>	<b>Persons in Poverty</b>	<b>% of Total</b>
Under 6	34	9.3%	74	10.8%
6 to 17	39	10.7%	89	12.9%
18 to 64	243	66.6%	454	66%
65 or Older	49	13.4%	71	10.3%
<b>Total</b>	<b>365</b>	<b>100.0%</b>	<b>688</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>6.6%</b>	<b>.</b>	<b>11.2%</b>	<b>.</b>

## 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 Seward increased from 13 authorizations in 2015 to 28 in 2016.

The real value of single-family building permits decreased from \$198,247 in 2015 to \$182,181 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.27.23.

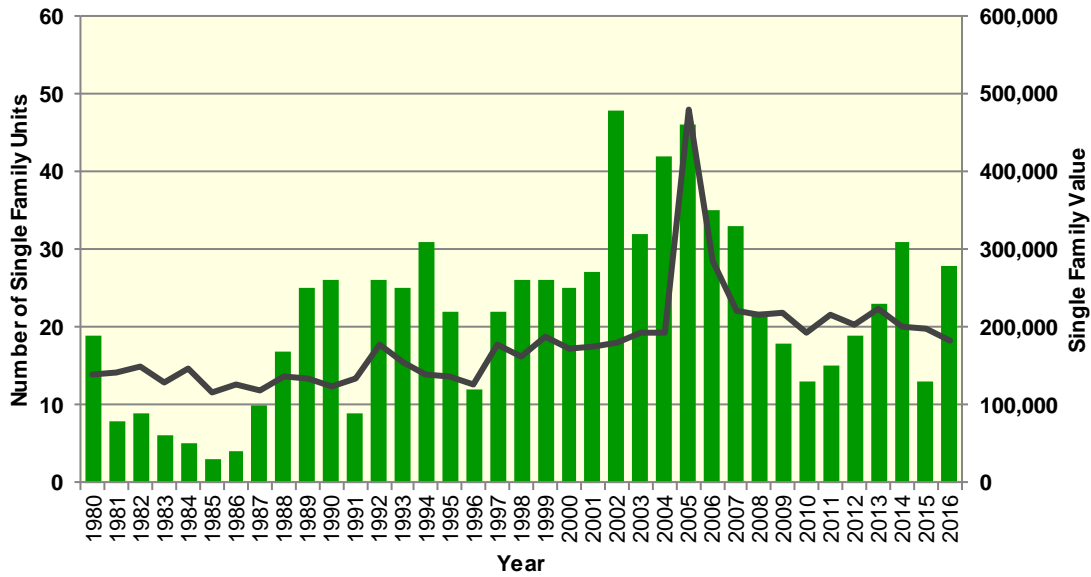
**Table III.27.23**  
**Building Permits and Valuation**  
 Seward  
 Census Bureau Data, 1980–2016

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	19	2	4	0	25	140,369	0
1981	8	2	0	0	10	142,513	0
1982	9	6	0	0	15	150,543	0
1983	6	8	0	6	20	128,659	46,816
1984	5	8	0	18	31	146,675	56,426
1985	3	10	0	0	13	115,849	0
1986	4	10	4	12	30	126,384	42,939
1987	10	4	0	0	14	117,811	0
1988	17	6	0	0	23	136,419	0
1989	25	0	4	8	37	134,718	47,594
1990	26	0	0	24	50	125,231	41,497
1991	9	0	0	16	25	133,886	53,909
1992	26	2	0	44	72	178,295	57,428
1993	25	0	0	16	41	153,941	102,576
1994	31	4	0	0	35	140,365	0
1995	22	2	4	0	28	136,374	0
1996	12	0	0	0	12	126,411	0
1997	22	2	0	0	24	176,721	0
1998	26	4	0	0	30	162,304	0
1999	26	2	0	0	28	188,078	0
2000	25	0	0	24	49	171,780	67,285
2001	27	0	0	0	27	176,317	0
2002	48	16	0	0	64	181,565	0
2003	32	0	0	0	32	192,506	0
2004	42	8	0	0	50	193,248	0
2005	46	0	0	0	46	480,217	0
2006	35	0	0	0	35	284,998	0
2007	33	0	0	0	33	220,187	0
2008	22	0	0	0	22	214,972	0
2009	18	0	0	0	18	217,798	0
2010	13	16	0	0	29	193,434	0
2011	15	0	0	0	15	217,266	0
2012	19	0	0	0	19	202,623	0
2013	23	4	0	0	27	223,618	0
2014	31	4	0	0	35	199,727	0
2015	13	0	0	0	13	198,247	0
2016	28	0	3	0	31	182,181	0



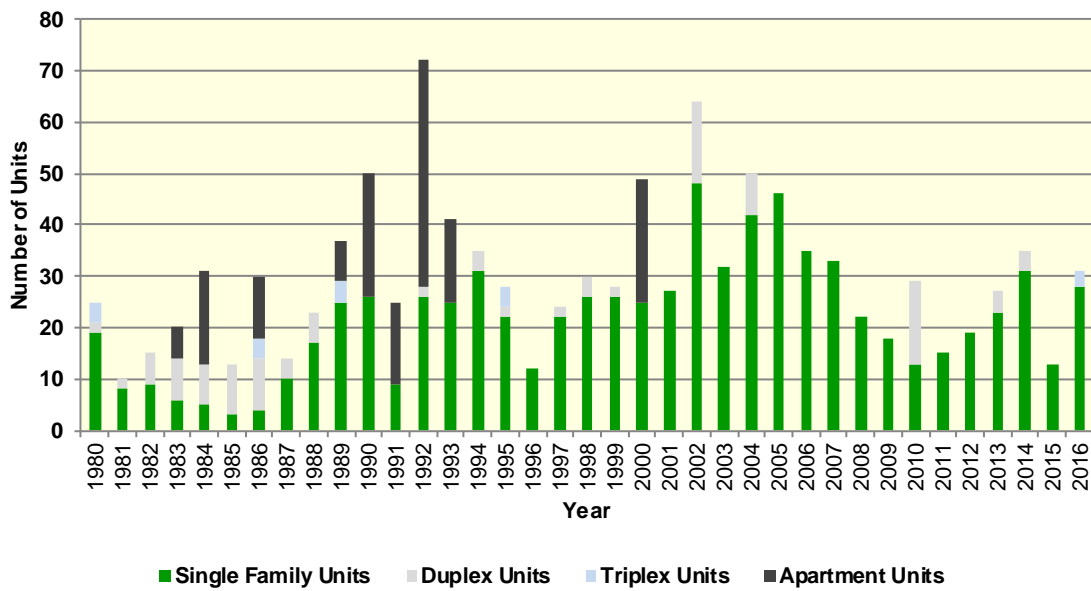
### Diagram III.27.3 Single-Family Permits

Seward  
Census Bureau Data, 1980–2016



### Diagram III.27.4 Total Permits by Unit Type

Seward  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing units by type are shown in Table III.27.24. In 2016, there were 2,792 housing units, up from 2,415 in 2000. Single-family units accounted for 75.7 percent of units in 2016, compared to 73.4 in 2000. Apartment units accounted for 13.4 percent in 2016, compared to 19.6 percent in 2000.

<b>Table III.27.24</b>				
<b>Housing Units by Type</b>				
Seward				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,772	73.4%	2,113	75.7%
Duplex	97	4%	178	6.4%
Tri- or Four-Plex	61	2.5%	59	2.1%
Apartment	473	19.6%	375	13.4%
Mobile Home	6	0.2%	67	2.4%
Boat, RV, Van, Etc.	6	0.2%	0	0%
<b>Total</b>	<b>2,415</b>	<b>100.0%</b>	<b>2,792</b>	<b>100.0%</b>

Some 90.2 percent of housing was occupied in 2010, compared to 94.5 percent in 2000. Owner-occupied housing changed 16 percent between 2000 and 2010, ending with owner-occupied units representing 68.9 percent of units. Vacant units changed by 105.2 percent, resulting in 275 vacant units in 2010.

<b>Table III.27.25</b>					
<b>Housing Units by Tenure</b>					
Seward					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,281	94.5%	2,521	90.2%	10.5%
Owner-Occupied	1,497	65.6%	1,736	68.9%	16%
Renter-Occupied	784	34.4%	785	31.1%	0.1%
Vacant Housing Units	134	5.5%	275	9.8%	105.2%
<b>Total Housing Units</b>	<b>2,415</b>	<b>100.0%</b>	<b>2,796</b>	<b>100.0%</b>	<b>15.8%</b>

Table III.27.26 shows housing units by tenure from 2010 to 2016. By 2016, there were 2,792 housing units. An estimated 64.9 percent were owner-occupied, and 6.6 percent were vacant.

<b>Table III.27.26</b>				
<b>Housing Units by Tenure</b>				
Seward				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,521	90.2%	2,607	93.4%
Owner-Occupied	1,736	68.9%	1,693	64.9%
Renter-Occupied	785	31.1%	914	35.1%
Vacant Housing Units	275	9.8%	185	6.6%
<b>Total Housing Units</b>	<b>2,796</b>	<b>100.0%</b>	<b>2,792</b>	<b>100.0%</b>

Households by household size are shown in Table III.27.27. There were a total of 2,521 households in 2010, up from 2,281 in 2000. One person households changed by 12.1 percent between 2000 and 2010, while two person households changed by 10.9 percent. Three and four person households changed by 7.6 and 4.9 respectively, representing 14.1 percent and 11.8 percent of the population in 2010.

<b>Table III.27.27</b>					
<b>Households by Household Size</b>					
Seward					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	680	29.8%	762	30.2%	12.1%
Two Persons	789	34.6%	875	34.7%	10.9%
Three Persons	330	14.5%	355	14.1%	7.6%
Four Persons	283	12.4%	297	11.8%	4.9%
Five Persons	139	6.1%	159	6.3%	14.4%
Six Persons	47	2.1%	52	2.1%	10.6%
Seven Persons or More	13	0.6%	21	0.8%	61.5%
<b>Total</b>	<b>2,281</b>	<b>100.0%</b>	<b>2,521</b>	<b>100.0%</b>	<b>10.5%</b>

Households by income is shown in Table III.27.28. Households earning more than \$100,000 per year represented 20.9 percent of households in 2016, compared to 7 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19.6 percent of households in 2010, compared to 24 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11.7 percent of households in 2016, compared to 14.7 percent in 2000.

<b>Table III.27.28</b>				
<b>Households by Income</b>				
Seward				
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	336	14.7%	306	11.7%
\$15,000 to \$19,999	159	7%	131	5%
\$20,000 to \$24,999	209	9.2%	104	4%
\$25,000 to \$34,999	318	14%	307	11.8%
\$35,000 to \$49,999	335	14.7%	233	8.9%
\$50,000 to \$74,999	546	24%	510	19.6%
\$75,000 to \$99,999	215	9.4%	470	18%
\$100,000 or More	160	7%	546	20.9%
<b>Total</b>	<b>2,278</b>	<b>100.0%</b>	<b>2,607</b>	<b>100.0%</b>

Table III.27.29 shows households by year home built. Housing units built between 2000 and 2009, account for 15.2 percent and those built in 2010 or later accounted for 2.6 percent of households. Households built in the 1970's, 1980's, and 1990's account for 18.3 percent, 7.4 percent, and 15.3, respectively. Housing units built prior to 1939 represented 17.2 percent of households in 2016.

<b>Table III.27.29</b>				
<b>Households by Year Home Built</b>				
Seward				
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	576	25.2%	448	17.2%
1940 to 1949	123	5.4%	119	4.6%
1950 to 1959	201	8.8%	258	9.9%
1960 to 1969	272	11.9%	251	9.6%
1970 to 1979	517	22.6%	476	18.3%
1980 to 1989	250	10.9%	194	7.4%
1990 to 1999	349	15.3%	398	15.3%
2000 to 2009	.	.	396	15.2%
2010 or Later	.	.	67	2.6%
<b>Total</b>	<b>2,288</b>	<b>100.0%</b>	<b>2,607</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.27.30. An estimated 76.5 percent of white households occupy single-family homes, while 57.9 percent of black households do. Some 12.4 percent of white households occupy apartments, while 42.1 percent of black households do. An estimated 75 percent of Asian.

<b>Table III.27.30</b>							
<b>Distribution of Units in Structure by Race</b>							
Seward							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	76.5%	57.9%	%	75%	%	33.3%	62.5%
Duplex	6.6%	0%	%	0%	%	0%	0%
Tri- or Four-Plex	2.1%	0%	%	0%	%	0%	0%
Apartment	12.4%	42.1%	%	25%	%	0%	37.5%
Mobile Home	2.4%	0%	%	0%	%	66.7%	0%
Boat, RV, Van, Etc.	0%	0%	%	0%	%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.27.31. An estimated 54.5 percent of vacant units were for rent in 2010, a 183 percent change since 2000. In addition, some 19.3 percent of vacant units were for sale, a change of 140.9 percent between 2000 and 2010. "Other" vacant units represented 18.2 percent of vacant units in 2010. This is a change of 22 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.



<b>Table III.27.31</b>					
<b>Disposition of Vacant Housing Units</b>					
Seward					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	53	39.6%	150	54.5%	183%
For Sale	22	16.4%	53	19.3%	140.9%
Rented or Sold, Not Occupied	7	5.2%	7	2.5%	0%
For Seasonal, Recreational, or Occasional Use	11	8.2%	15	5.5%	36.4%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	41	30.6%	50	18.2%	22%
<b>Total</b>	<b>134</b>	<b>100.0%</b>	<b>275</b>	<b>100.0%</b>	<b>105.2%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.27.32. By 2016, for rent units accounted for 24.9 percent of vacant units, while for sale units accounted for 19.5 percent. “Other” vacant units accounted for 53 percent of vacant units, representing a total of 98 “other” vacant units.

<b>Table III.27.32</b>					
<b>Disposition of Vacant Housing Units</b>					
Seward					
2010 Census & 2016 Five-Year ACS Data					
Disposition	2010 Census		2016 Five-Year ACS		
	Units	% of Total	Units	% of Total	
For Rent	150	54.5%	46	24.9%	
For Sale	53	19.3%	36	19.5%	
Rented Not Occupied	2	0.7%	0	0%	
Sold Not Occupied	5	1.8%	0	0%	
For Seasonal, Recreational, or Occasional Use	15	5.5%	5	2.7%	
For Migrant Workers	0	0%	0	0%	
Other Vacant	50	18.2%	98	53%	
<b>Total</b>	<b>275</b>	<b>100.0%</b>	<b>185</b>	<b>100.0%</b>	

## 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.27.33. In 2016, an estimated 0.2 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

<b>Table III.27.33</b> <b>Overcrowding and Severe Overcrowding</b> Seward 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	
<b>Owner</b>							
2000 Census	1,465	98.9%	12	0.8%	5	0.3%	1,482
2016 Five-Year ACS	1,693	100%	0	0%	0	0%	1,693
<b>Renter</b>							
2000 Census	784	97.3%	22	2.7%	0	0%	806
2016 Five-Year ACS	908	99.3%	6	0.7%	0	0%	2,607
<b>Total</b>							
2000 Census	2,249	98.3%	34	1.5%	5	0.2%	2,288
2016 Five-Year ACS	2,601	99.8%	6	0.2%	0	0%	2,607

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 34 households with incomplete plumbing facilities in 2016, representing 1.3 percent of households in Seward. This is compared to 0 percent of households lacking complete plumbing facilities in 2000.

<b>Table III.27.34</b> <b>Households with Incomplete Plumbing Facilities</b> Seward 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	2,288	2,573
Lacking Complete Plumbing Facilities	0	34
<b>Total Households</b>	<b>2,288</b>	<b>2,607</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>1.3%</b>

There were 99 households lacking complete kitchen facilities in 2016, compared to 63 households in 2000. This was a change from 2.8 percent of households in 2000 to 3.8 percent in 2016.

<b>Table III.27.35</b> <b>Households with Incomplete Kitchen Facilities</b> Seward 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	2,225	2,508
Lacking Complete Kitchen Facilities	63	99
<b>Total Households</b>	<b>2,288</b>	<b>2,607</b>
<b>Percent Lacking</b>	<b>2.8%</b>	<b>3.8%</b>

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 Seward, 11.1 percent of households had a cost burden and 11.6 percent had a severe cost burden. Some 12.1 percent of renters were cost burdened, and 25.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.1 percent and a severe cost burden rate of 4 percent. Owner occupied households with a mortgage had a cost burden rate of 14.8 percent, and severe cost burden at 4.2 percent.

**Table III.27.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Seward  
 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	
<b>Owner With a Mortgage</b>									
2000 Census	658	76.6%	155	18%	46	5.4%	0	0%	859
2016 Five-Year ACS	823	80.9%	151	14.8%	43	4.2%	0	0%	1,017
<b>Owner Without a Mortgage</b>									
2000 Census	531	91.6%	19	3.3%	24	4.1%	6	1%	580
2016 Five-Year ACS	621	91.9%	28	4.1%	27	4%	0	0%	676
<b>Renter</b>									
2000 Census	487	60.4%	141	17.5%	119	14.8%	59	7.3%	806
2016 Five-Year ACS	533	58.3%	111	12.1%	233	25.5%	37	4%	914
<b>Total</b>									
2000 Census	1,676	74.7%	315	14%	189	8.4%	65	2.9%	2,245
2016 Five-Year ACS	1,977	75.8%	290	11.1%	303	11.6%	37	1.4%	2,607

**Housing Problems by Income**

Table III.27.37, shows the HUD calculated Median Family Income (MFI) for a family of four for Seward County. As can be seen in 2017 the MFI was \$74,900, which compared to \$68,200 for the State of Nebraska.

**Table III.27.37**  
**Median Family Income**  
 Seward County  
 2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	49,700	50,400
2001	53,500	53,400
2002	54,900	55,100
2003	59,600	55,400
2004	62,500	56,300
2005	62,500	57,400
2006	64,000	59,400
2007	62,700	58,200
2008	64,500	59,800
2009	66,900	62,000
2010	67,500	62,600
2011	73,200	63,500
2012	74,200	64,400
2013	76,400	64,600
2014	76,500	66,000
2015	78,500	66,800
2016	76,300	66,500
2017	74,900	68,200



Table III.27.38 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 195 owner-occupied and 110 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 85 owner-occupied and 140 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,920 households without a housing problem.

<b>Table III.27.38</b>						
<b>Housing Problems by Income and Tenure</b>						
Seward						
2010–2014 HUD CHAS Data						
<b>Housing Problem</b>	<b>Less Than 30% MFI</b>	<b>30% - 50% MFI</b>	<b>50% - 80% MFI</b>	<b>80% - 100% MFI</b>	<b>Greater than 100% MFI</b>	<b>Total</b>
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	4	0	0	4
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	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	40	30	15	0	0	85
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	45	80	20	20	195
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	10	135	210	120	935	1,410
<b>Total</b>	<b>80</b>	<b>210</b>	<b>309</b>	<b>140</b>	<b>955</b>	<b>1,694</b>
<b>Renter-Occupied</b>						
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	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	140	0	0	0	0	140
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	45	15	20	0	30	110
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	35	80	110	120	165	510
<b>Total</b>	<b>230</b>	<b>105</b>	<b>140</b>	<b>120</b>	<b>199</b>	<b>794</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	10	10	14	0	0	34
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	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	180	30	15	0	0	225
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	75	60	100	20	50	305
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	45	215	320	240	1,100	1,920
<b>Total</b>	<b>310</b>	<b>315</b>	<b>449</b>	<b>260</b>	<b>1,154</b>	<b>2,488</b>





### 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.27.39 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Seward. The number of completed surveys increased from 21 in 2016 to 27 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 2 percentage points and was at 4.8 percent in 2017.

Table III.27.39 Survey of Rental Properties Seward 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009				
2010				
2011				
2012	15	304	3.6	31.4
2013	27	499	4.6	26.7
2014	20	423	2.8	20
2015	16	297	3.7	23.5
2016	21	395	2.8	28
2017	27	729	4.8	33.9

Table III.27.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 95 single-family units in Seward, with 3 of them available. This translates into a vacancy rate of 3.2 percent in Seward, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 327 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 3.4 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 3.9 percent.

Table III.27.40 Rental Vacancy Survey by Type Seward 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	95	3	3.2%	2.2%
Apartments	327	11	3.4%	3.7%
Mobile Homes	7	0	0%	1.4%
"Other" Units	0	0	0%	.
Don't Know	300	21	7%	8.1%
<b>Total</b>	<b>729</b>	<b>35</b>	<b>4.8%</b>	<b>3.9%</b>

Table III.27.41, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 21 units. The most common apartment units were two bedroom units, with 147 units.

<b>Table III.27.41</b> <b>Rental Units by Number of Bedrooms</b> Seward 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	127	0	0	.	127
Two	21	147	3	0	.	171
Three	15	21	4	0	.	40
Four	4	0	0	0	.	4
Don't Know	55	32	0	0	300	387
<b>Total</b>	<b>95</b>	<b>327</b>	<b>7</b>	<b>0</b>	<b>300</b>	<b>729</b>

Table III.27.42 displays the vacancy rate of single-family units by the number of bedrooms. Two bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 4.8 percent.

<b>Table III.27.42</b> <b>Single-Family Units by Number of Bedrooms</b> Seward 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	21	1	4.8%
Three	15	1	6.7%
Four	4	1	25%
Don't know	55	0	0%
<b>Total</b>	<b>95</b>	<b>3</b>	<b>3.2%</b>

Table III.27.43 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 2 percent.

<b>Table III.27.43</b> <b>Apartment Units by Number of Bedrooms</b> Seward 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	127	3	2.4%
Two	147	3	2%
Three	21	0	0%
Four	0	0	%
Don't know	32	5	15.6%
<b>Total</b>	<b>327</b>	<b>11</b>	<b>3.4%</b>

Average market-rate rents by unit type are shown in Table III.27.44. 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.

<b>Table III.27.44</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Seward					
2017 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single-Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$325	\$	\$	\$325
One	\$	\$487.5	\$	\$	\$487.5
Two	\$718.8	\$576.3	\$200	\$	\$588.4
Three	\$802	\$625	\$200	\$	\$682.5
Four	\$1,046.70	\$	\$	\$	\$1,046.70
Don't know	\$975	\$500	\$	\$	
<b>Total</b>	<b>\$862</b>	<b>\$546.4</b>	<b>\$200</b>	<b>\$</b>	<b>\$648.1</b>

Table III.27.45 shows vacancy rates for single-family units by average rental rates for Seward. The most common rent for single-family units was \$750 to \$999 dollars and units in this price range had a vacancy rate of 3.8 percent.

<b>Table III.27.45</b>			
<b>Single-Family Market Rate Rents by Vacancy Status</b>			
Seward			
2017 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single-Family Units</b>	<b>Available Single-Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	1	0	0%
\$500 to \$749	11	0	0%
\$750 to \$999	78	3	3.8%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	1	0	0%
Above \$1,500	0	0	%
Missing	4	0	0%
<b>Total</b>	<b>95</b>	<b>3</b>	<b>3.2%</b>

The average rent and availability of apartment units is displayed in Table III.27.46. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 2.4 percent.

<b>Table III.27.46</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Seward 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	14	2	14.3%
\$500 to \$749	286	7	2.4%
\$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	27	2	7.4%
<b>Total</b>	<b>327</b>	<b>11</b>	<b>3.4%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table III.27.47, 15 respondents, or 65.2 percent, included some sort of utility in the rent.

<b>Table III.27.47</b> <b>Are there any utilities included with the rent?</b> Seward 2017 Survey of Rental Properties	
Period	Respondent
Yes	15
No	8
<b>% Offering Utilities</b>	<b>65.2%</b>

The type of utility included in the rent is shown in Table III.27.48. There were 3 respondents who included electricity, 2 respondents who included natural gas, 14 respondents who included water and sewer and 15 respondents included trash collection in the rent.

<b>Table III.27.48</b> <b>Which utilities are included with the rent?</b> Seward 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	2
Water/Sewer	14
Trash Collection	15

Table III.27.49 shows the number of survey respondents who keep a waiting list. As can be seen, 8 respondents said they keep a waitlist, with an estimated 37 persons on the wait list.

<b>Table III.27.49</b> <b>Do you keep a waiting list?</b> Seward 2017 Survey of Rental Properties	
Period	Respondent
Yes	8
No	15
<b>Waitlist Size</b>	<b>37</b>

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.27.50 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

<b>Table III.27.50</b> <b>How would you rate the need for renovation of existing units in the city?</b> Seward 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	7	7	7	7
Low Need	1	1	1	1
Moderate Need	8	8	7	7
High Need	3	3	3	3
Extreme Need	1	1	1	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.27.51 most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

<b>Table III.27.51</b> <b>How would you rate the need for construction of new units in the city?</b> Seward 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	6	6	5	5
Low Need	3	3	3	3
Moderate Need	6	6	6	6
High Need	3	2	2	2
Extreme Need	1	2	1	1

