

# Dixon County

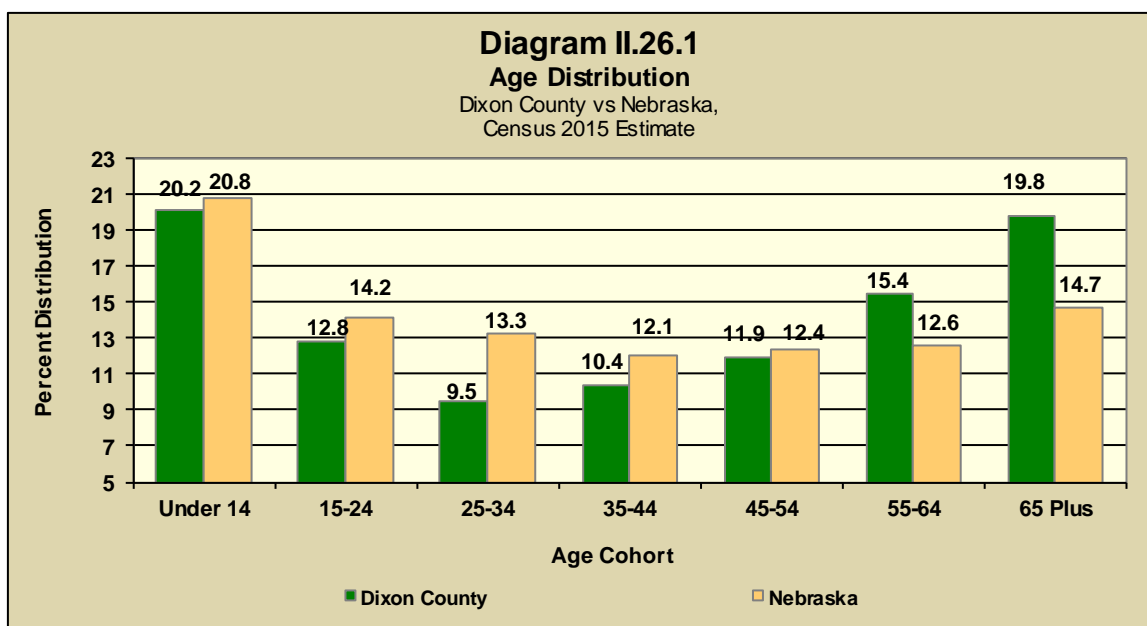
## Summary

- Between 2010 and 2015, the county’s population decreased by 3.4 percent or by 203 persons.
- Between 2010 and 2015, the Hispanic population increased by 14.6 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs decreased by 28.
- In 2015, average earnings in the county was \$46,782 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate increased from 3.0 percent to 3.3 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 2 units.
- In 2015, the average real value of new single-family construction was \$229,333.
- In fiscal year 2016, the average price of an existing home was \$95,757.
- In a November 2016 rental survey, the average vacancy rate was 7.35 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Dixon County’s population decreased by 3.4 percent, or from 6,000 people to 5,797 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 672 in 2010 to 744 in 2015, an increase of 10.7 percent. The number of people from 25 to 34 years of age decreased by 6.9 percent, and those aged between 35 and 44 decreased by 12.2 percent. As shown in Diagram II.26.1, people younger than 25 represented 33.0 percent of the population in 2015, while individuals aged 55 and older represented 35.2 percent of the population in Dixon County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 4.3 percent, while the black population increased by 66.7 percent. The Hispanic population of any race changed from 622 to 713 or by 14.6 percent. Table II.26.1, below, presents the details of these population variations.

| Subject                             | Nebraska    |           |          | Dixon County |           |          |
|-------------------------------------|-------------|-----------|----------|--------------|-----------|----------|
|                                     | Census 2010 | July 2015 | % Change | Census 2010  | July 2015 | % Change |
| <b>Population</b>                   | 1,826,341   | 1,896,190 | 3.8%     | 6,000        | 5,797     | -3.4%    |
| <b>Age</b>                          |             |           |          |              |           |          |
| Under 14 years                      | 383,542     | 394,263   | 2.8%     | 1,259        | 1,169     | -7.1%    |
| 15 to 24 years                      | 258,206     | 268,848   | 4.1%     | 672          | 744       | 10.7%    |
| 25 to 34 years                      | 245,176     | 252,533   | 3.0%     | 592          | 551       | -6.9%    |
| 35 to 44 years                      | 220,838     | 228,643   | 3.5%     | 686          | 602       | -12.2%   |
| 45 to 54 years                      | 258,726     | 234,477   | -9.4%    | 878          | 690       | -21.4%   |
| 55 to 64 years                      | 213,176     | 238,715   | 12.0%    | 843          | 895       | 6.2%     |
| 65 & over                           | 246,677     | 278,711   | 13.0%    | 1,070        | 1,146     | 6.2%     |
| <b>Race</b>                         |             |           |          |              |           |          |
| White                               | 1,649,264   | 1,689,616 | 2.4%     | 5,890        | 5,634     | -4.3%    |
| Black                               | 85,971      | 93,900    | 9.2%     | 24           | 40        | 66.7%    |
| American Indian or Alaskan Native   | 23,418      | 26,492    | 13.1%    | 23           | 39        | 69.6%    |
| Asian                               | 33,322      | 44,479    | 33.5%    | 11           | 13        | 18.2%    |
| Native Hawaiian or Pacific Islander | 2,061       | 2,338     | 13.4%    | 8            | 9         | 12.5%    |
| Two or More Races                   | 32,305      | 39,365    | 21.9%    | 44           | 62        | 40.9%    |
| <b>Hispanic (of any race)</b>       |             |           |          |              |           |          |
| Hispanic or Latino                  | 167,405     | 197,416   | 17.9%    | 622          | 713       | 14.6%    |

## Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.26.2, at right, from April 2000 to July 2009, Dixon County’s natural increase was estimated to be 99 people. Dixon County has been experiencing net out-migration, with 149 persons leaving the county during the 2000-2009 year period.<sup>176</sup> The 2015 population estimates showed a natural increase of 73 persons and a net out-migration of 276 persons since the 2010 Census. In total, Dixon County’s population decreased to 5,797 persons.

|                                 |              |
|---------------------------------|--------------|
| <b>1980 Population</b>          | <b>7,137</b> |
| Natural Increase 80–90          | 176          |
| Net Migration 80–90             | -1,170       |
| <b>1990 Population</b>          | <b>6,143</b> |
| Natural Increase 90–00          | 14           |
| Net Migration 90–00             | 182          |
| <b>2000 Population</b>          | <b>6,339</b> |
| Natural Increase 00–09          | 99           |
| Net Migration 00–09             | -149         |
| 2009 Population Estimate        | 6,289        |
| <b>2010 Population</b>          | <b>6,000</b> |
| Natural Increase 10–15          | 73           |
| Net Migration 10–15             | -276         |
| <b>2015 Population Estimate</b> | <b>5,797</b> |

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 Dixon County decreased from -13 persons in 2014 to -24 persons in 2015, with an additional net movement of -6 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.26.3.

<sup>176</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

| <b>Table II.26.3</b>                               |                    |                     |                   |
|--|--------------------|---------------------|-------------------|
| <b>Driver's Licenses Exchanged and Surrendered</b> |                    |                     |                   |
| Dixon County                                       |                    |                     |                   |
| 2001–First half of 2016 DOT Data                   |                    |                     |                   |
| <b>Year</b>  | <b>In-Migrants</b> | <b>Out-Migrants</b> | <b>Net Change</b> |
| Calendar 2001                                      | 85                 | 95                  | -10               |
| Calendar 2002                                      | 70                 | 96                  | -26               |
| Calendar 2003                                      | 74                 | 67                  | 7                 |
| Calendar 2004                                      | 75                 | 72                  | 3                 |
| Calendar 2005                                      | 97                 | 80                  | 17                |
| Calendar 2006                                      | 76                 | 105                 | -29               |
| Calendar 2007                                      | 55                 | 60                  | -5                |
| Calendar 2008                                      | 84                 | 65                  | 19                |
| Calendar 2009                                      | 70                 | 58                  | 12                |
| Calendar 2010                                      | 121                | 108                 | 13                |
| Calendar 2011                                      | 66                 | 61                  | 5                 |
| Calendar 2012                                      | 63                 | 82                  | -19               |
| Calendar 2013                                      | 64                 | 62                  | 2                 |
| Calendar 2014                                      | 73                 | 86                  | -13               |
| Calendar 2015                                      | 72                 | 96                  | -24               |
| First Half of 2016                                 | 32                 | 38                  | -6                |

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 2,616 in 2014 to 2,642 in 2015, as shown in Table II.26.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Dixon County decreased by 3.8 percent from 1,220 in 2015 to 1,174 in 2016, as shown below in Table II.26.5. The number of school-age children 5 to 11 years of age decreased from 575 in 2015 to 543 in 2016.

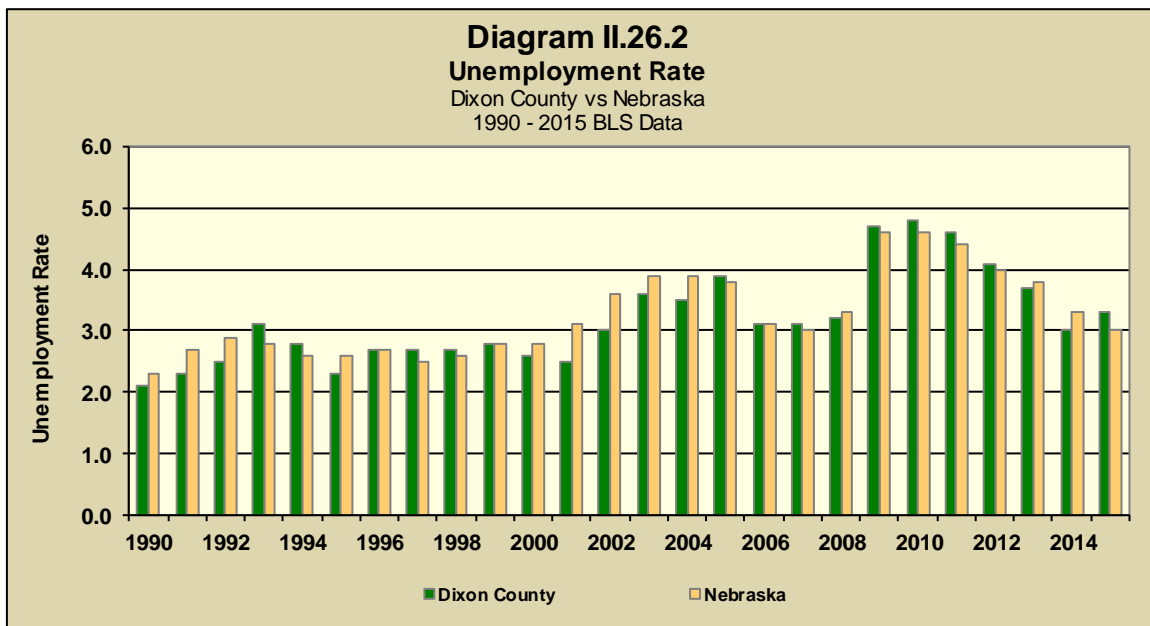
| <b>Table II.26.4</b>      |                |
|---------------------------|----------------|
| <b>Income Tax Returns</b> |                |
| Dixon County              |                |
| 1991–2015 DOR Data        |                |
| <b>Year</b>               | <b>Returns</b> |
| 1991                      | 2,627          |
| 1992                      | 2,539          |
| 1993                      | 2,561          |
| 1994                      | 2,442          |
| 1995                      | 2,427          |
| 1996                      | 2,536          |
| 1997                      | 2,522          |
| 1998                      | 2,522          |
| 1999                      | 2,483          |
| 2000                      | 2,580          |
| 2001                      | 2,498          |
| 2002                      | 2,493          |
| 2003                      | 2,480          |
| 2004                      | 2,549          |
| 2005                      | 2,380          |
| 2006                      | 2,580          |
| 2007                      | 2,639          |
| 2008                      | 2,645          |
| 2009                      | 2,589          |
| 2010                      | 2,592          |
| 2011                      | 2,638          |
| 2012                      | 2,618          |
| 2013                      | 2,638          |
| 2014                      | 2,616          |
| 2015                      | 2,642          |

| <b>Table II.26.5</b>              |                  |              |              |              |
|-----------------------------------|------------------|--------------|--------------|--------------|
| <b>School-Age Children</b>        |                  |              |              |              |
| Dixon County                      |                  |              |              |              |
| Academic Years 1992–2016 DOE Data |                  |              |              |              |
| <b>Year</b>                       | <b>Age Group</b> |              |              | <b>Total</b> |
|                                   | <b>5–11</b>      | <b>11–13</b> | <b>14–18</b> |              |
| 1992                              | 717              | 194          | 478          | 1,389        |
| 1993                              | 733              | 216          | 485          | 1,434        |
| 1994                              | 717              | 233          | 506          | 1,456        |
| 1995                              | 692              | 236          | 514          | 1,442        |
| 1996                              | 729              | 209          | 532          | 1,470        |
| 1997                              | 687              | 185          | 554          | 1,426        |
| 1998                              | 710              | 216          | 532          | 1,458        |
| 1999                              | 694              | 220          | 535          | 1,449        |
| 2000                              | 669              | 213          | 544          | 1,426        |
| 2001                              | 630              | 220          | 543          | 1,393        |
| 2002                              | 644              | 213          | 528          | 1,385        |
| 2003                              | 376              | 133          | 330          | 839          |
| 2004                              | 553              | 175          | 507          | 1,235        |
| 2005                              | 623              | 185          | 495          | 1,303        |
| 2006                              | 603              | 182          | 476          | 1,261        |
| 2007                              | 631              | 189          | 467          | 1,287        |
| 2008                              | 629              | 171          | 483          | 1,283        |
| 2009                              | 586              | 185          | 486          | 1,257        |
| 2010                              | 565              | 205          | 465          | 1,235        |
| 2011                              | 575              | 184          | 467          | 1,226        |
| 2012                              | 583              | 178          | 475          | 1,236        |
| 2013                              | 562              | 160          | 468          | 1,190        |
| 2014                              | 569              | 175          | 445          | 1,189        |
| 2015                              | 575              | 170          | 475          | 1,220        |
| 2016                              | 543              | 172          | 459          | 1,174        |

## ECONOMICS

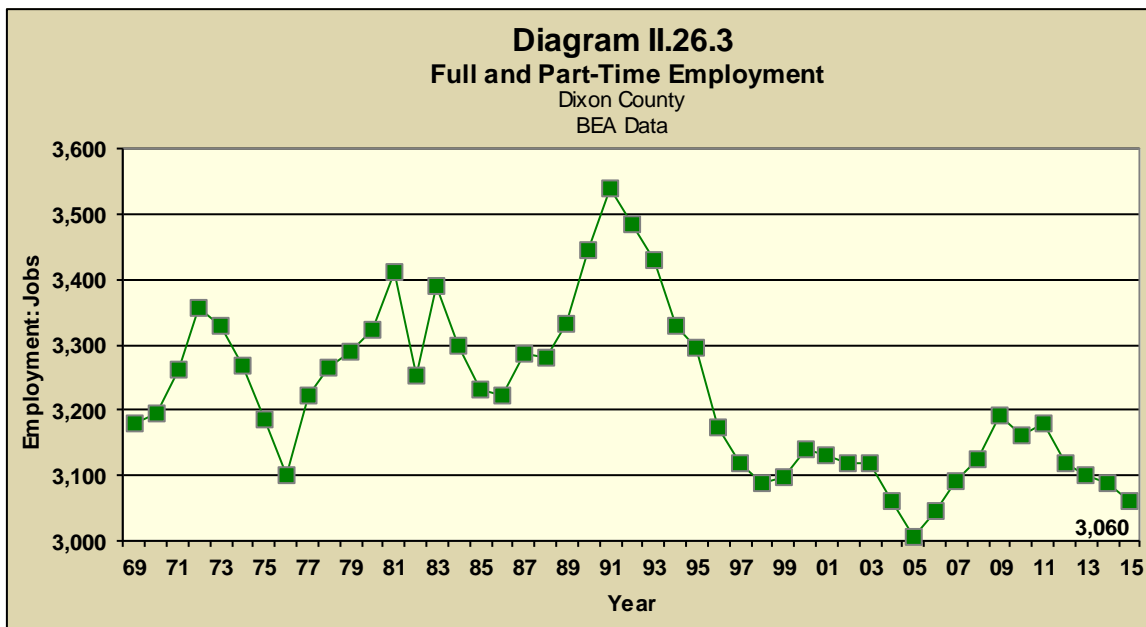
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Dixon County, defined as the number of people working or actively seeking work, increased from 3,062 in 2014 to 3,089 in 2015. The total number of people employed changed from 2,969 in 2014 to 2,987 in 2015. The unemployment rate for the county was 3.3 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced an increase of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.26.2, below.

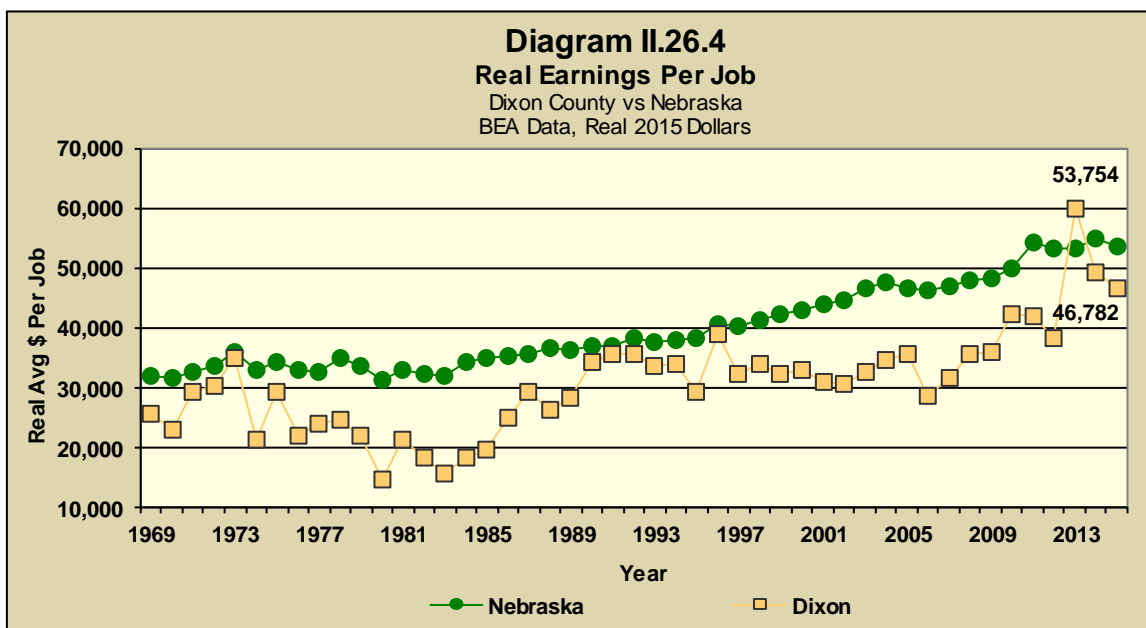


### Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 3,060 jobs in Dixon County, a decrease of 28 jobs since 2014. Diagram II.26.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.26.4, below, real average earnings per job in the county was \$46,782 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$267,124,000, an increase of 2.2 percent between 2014 and 2015. Table II.26.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.26.6**  
**Total BEA Employment and Real Personal Income**  
 Dixon County  
 1969–2015 BEA Data, 1,000s of Real 2015 Dollars

| Year | Earnings | Social Security Contributions | Residence Adjustment | Dividends, Interest, Rents | Transfer Payments | Personal Income | Per Capita Income | Total BEA Employment | Average Real Earnings per Job |
|------|----------|-------------------------------|----------------------|----------------------------|-------------------|-----------------|-------------------|----------------------|-------------------------------|
| 1969 | 81,674   | 3,241                         | 7,014                | 17,909                     | 11,407            | 114,763         | 15,272            | 3,181                | 25,675                        |
| 1970 | 74,019   | 3,213                         | 7,308                | 19,203                     | 12,247            | 109,565         | 14,742            | 3,196                | 23,160                        |
| 1971 | 95,485   | 3,430                         | 7,395                | 19,908                     | 12,654            | 132,013         | 17,867            | 3,261                | 29,281                        |
| 1972 | 101,804  | 3,476                         | 8,895                | 21,832                     | 13,544            | 142,599         | 19,710            | 3,357                | 30,326                        |
| 1973 | 116,448  | 4,009                         | 9,569                | 23,848                     | 15,267            | 161,122         | 22,656            | 3,330                | 34,969                        |
| 1974 | 69,819   | 4,199                         | 11,075               | 24,575                     | 16,066            | 117,335         | 16,448            | 3,267                | 21,371                        |
| 1975 | 93,757   | 4,305                         | 11,932               | 25,929                     | 16,780            | 144,093         | 20,042            | 3,187                | 29,419                        |
| 1976 | 67,779   | 4,426                         | 13,617               | 25,787                     | 17,502            | 120,258         | 16,550            | 3,100                | 21,864                        |
| 1977 | 76,838   | 4,558                         | 11,944               | 27,314                     | 18,314            | 129,852         | 17,767            | 3,222                | 23,848                        |
| 1978 | 80,146   | 4,773                         | 15,218               | 28,806                     | 18,575            | 137,972         | 18,817            | 3,265                | 24,547                        |
| 1979 | 72,837   | 5,072                         | 15,605               | 27,635                     | 19,477            | 130,482         | 17,921            | 3,289                | 22,146                        |
| 1980 | 49,171   | 5,120                         | 16,526               | 31,975                     | 20,013            | 112,565         | 15,771            | 3,324                | 14,793                        |
| 1981 | 73,215   | 5,373                         | 15,881               | 35,982                     | 21,487            | 141,193         | 19,827            | 3,411                | 21,464                        |
| 1982 | 59,444   | 5,270                         | 12,924               | 40,652                     | 22,041            | 129,790         | 18,486            | 3,253                | 18,274                        |
| 1983 | 53,553   | 5,572                         | 12,947               | 41,241                     | 22,076            | 124,245         | 17,748            | 3,391                | 15,793                        |
| 1984 | 60,676   | 6,123                         | 12,444               | 42,893                     | 22,278            | 132,167         | 19,176            | 3,300                | 18,387                        |
| 1985 | 63,751   | 6,240                         | 12,942               | 40,246                     | 23,046            | 133,745         | 19,963            | 3,233                | 19,719                        |
| 1986 | 80,357   | 6,801                         | 12,481               | 39,155                     | 23,841            | 149,033         | 22,777            | 3,221                | 24,948                        |
| 1987 | 96,020   | 7,403                         | 11,795               | 36,397                     | 23,462            | 160,271         | 25,031            | 3,285                | 29,230                        |
| 1988 | 86,571   | 7,652                         | 13,452               | 38,812                     | 23,221            | 154,404         | 24,413            | 3,281                | 26,386                        |
| 1989 | 94,115   | 8,373                         | 12,916               | 39,586                     | 23,333            | 161,577         | 25,981            | 3,333                | 28,237                        |
| 1990 | 118,006  | 9,281                         | 11,645               | 35,528                     | 23,113            | 179,011         | 29,116            | 3,446                | 34,244                        |
| 1991 | 125,985  | 9,978                         | 5,034                | 35,094                     | 22,928            | 179,063         | 28,886            | 3,540                | 35,589                        |
| 1992 | 124,283  | 9,961                         | 7,102                | 33,957                     | 23,928            | 179,308         | 28,855            | 3,484                | 35,672                        |
| 1993 | 115,923  | 9,201                         | 15,433               | 32,092                     | 24,871            | 179,119         | 28,867            | 3,429                | 33,807                        |
| 1994 | 113,315  | 9,491                         | 25,655               | 31,937                     | 24,488            | 185,904         | 29,692            | 3,329                | 34,039                        |
| 1995 | 96,988   | 8,655                         | 33,336               | 33,083                     | 26,084            | 180,836         | 28,659            | 3,296                | 29,426                        |
| 1996 | 123,978  | 8,394                         | 38,790               | 33,699                     | 27,466            | 215,540         | 34,008            | 3,172                | 39,085                        |
| 1997 | 101,121  | 8,386                         | 40,792               | 34,549                     | 27,575            | 195,651         | 30,875            | 3,118                | 32,431                        |
| 1998 | 105,481  | 8,910                         | 45,803               | 36,388                     | 27,872            | 206,635         | 32,680            | 3,089                | 34,147                        |
| 1999 | 99,726   | 8,984                         | 44,670               | 33,289                     | 28,715            | 197,416         | 30,866            | 3,097                | 32,201                        |
| 2000 | 103,746  | 9,314                         | 41,907               | 34,206                     | 28,721            | 199,266         | 31,903            | 3,139                | 33,051                        |
| 2001 | 96,906   | 8,966                         | 43,072               | 34,054                     | 30,069            | 195,136         | 31,698            | 3,132                | 30,941                        |
| 2002 | 95,541   | 9,348                         | 42,756               | 31,367                     | 29,981            | 190,298         | 31,382            | 3,117                | 30,652                        |
| 2003 | 101,724  | 9,614                         | 43,251               | 30,689                     | 30,811            | 196,862         | 32,898            | 3,117                | 32,635                        |
| 2004 | 105,603  | 9,745                         | 42,126               | 27,450                     | 29,085            | 194,519         | 32,925            | 3,062                | 34,488                        |
| 2005 | 106,870  | 9,790                         | 39,015               | 25,107                     | 30,334            | 191,536         | 32,131            | 3,004                | 35,576                        |
| 2006 | 87,746   | 9,869                         | 36,712               | 23,488                     | 31,719            | 169,795         | 28,360            | 3,045                | 28,816                        |
| 2007 | 97,544   | 10,327                        | 37,850               | 27,766                     | 32,077            | 184,910         | 30,854            | 3,091                | 31,557                        |
| 2008 | 111,054  | 11,076                        | 39,461               | 33,212                     | 34,807            | 207,460         | 34,554            | 3,126                | 35,526                        |
| 2009 | 115,087  | 11,678                        | 36,238               | 33,964                     | 34,511            | 208,123         | 34,612            | 3,192                | 36,055                        |
| 2010 | 133,876  | 11,972                        | 32,007               | 30,661                     | 37,151            | 221,723         | 37,090            | 3,161                | 42,352                        |
| 2011 | 133,610  | 9,825                         | 37,490               | 34,413                     | 37,539            | 233,227         | 38,787            | 3,179                | 42,029                        |
| 2012 | 118,992  | 9,431                         | 37,059               | 35,946                     | 37,175            | 219,741         | 37,181            | 3,118                | 38,163                        |
| 2013 | 185,860  | 10,449                        | 44,483               | 38,298                     | 35,161            | 293,354         | 50,344            | 3,101                | 59,936                        |
| 2014 | 152,303  | 11,906                        | 43,734               | 39,757                     | 37,458            | 261,345         | 45,192            | 3,088                | 49,321                        |
| 2015 | 143,152  | 10,573                        | 56,889               | 40,574                     | 37,082            | 267,124         | 46,080            | 3,060                | 46,782                        |

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 4.6 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 13.7 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 76.1 percent over the 2010 to 2015 period. Table II.26.7, on the following page, presents AGI distribution for the years 1991 through 2015.

| 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>177</sup> |
|------|--------------------|-------------------|-------------------|-------------------|-------------------|-------------------|--------------------|---------------------|---------------------|----------------------|
| 1991 | 991                | 311               | 556               | 381               | 254               | 90                | 0                  | 0                   | 0                   | 2,627                |
| 1992 | 900                | 298               | 547               | 354               | 283               | 115               | 0                  | 13                  | 0                   | 2,539                |
| 1993 | 888                | 282               | 520               | 380               | 313               | 133               | 0                  | 15                  | 0                   | 2,561                |
| 1994 | 910                | 248               | 490               | 328               | 293               | 144               | 0                  | 12                  | 0                   | 2,442                |
| 1995 | 836                | 258               | 447               | 327               | 346               | 166               | 0                  | 16                  | 0                   | 2,427                |
| 1996 | 857                | 229               | 473               | 354               | 366               | 200               | 20                 | 21                  | 0                   | 2,536                |
| 1997 | 784                | 226               | 461               | 348               | 390               | 233               | 14                 | 35                  | 0                   | 2,522                |
| 1998 | 751                | 207               | 483               | 352               | 391               | 250               | 36                 | 27                  | 0                   | 2,522                |
| 1999 | 735                | 163               | 448               | 317               | 408               | 295               | 60                 | 38                  | 0                   | 2,483                |
| 2000 | 736                | 156               | 452               | 358               | 427               | 327               | 71                 | 0                   | 0                   | 2,580                |
| 2001 | 742                | 134               | 415               | 359               | 391               | 308               | 89                 | 53                  | 0                   | 2,498                |
| 2002 | 712                | 160               | 416               | 320               | 394               | 357               | 81                 | 32                  | 0                   | 2,493                |
| 2003 | 666                | 182               | 392               | 347               | 383               | 365               | 91                 | 37                  | 0                   | 2,480                |
| 2004 | 640                | 190               | 429               | 329               | 382               | 386               | 118                | 53                  | 0                   | 2,549                |
| 2005 | 549                | 163               | 378               | 308               | 364               | 397               |                    | 64                  |                     | 2,380                |
| 2006 | 512                | 204               | 455               | 326               | 391               | 428               | 162                | 92                  | 10                  | 2,580                |
| 2007 | 573                | 174               | 414               | 327               | 354               | 468               | 196                | 122                 | 11                  | 2,639                |
| 2008 | 527                | 188               | 401               | 323               | 384               | 434               | 226                | 148                 | 14                  | 2,645                |
| 2009 | 497                | 186               | 404               | 326               | 351               | 438               | 226                | 146                 | 15                  | 2,589                |
| 2010 | 435                | 204               | 389               | 379               | 363               | 420               | 243                | 145                 | 14                  | 2,592                |
| 2011 | 455                | 197               | 373               | 363               | 371               | 409               | 256                | 194                 | 20                  | 2,638                |
| 2012 | 428                | 203               | 358               | 320               | 377               | 437               | 257                | 205                 | 33                  | 2,618                |
| 2013 | 429                | 189               | 350               | 360               | 392               | 398               | 281                | 219                 | 20                  | 2,638                |
| 2014 | 403                | 196               | 335               | 329               | 370               | 424               | 267                | 263                 | 29                  | 2,616                |
| 2015 | 455                | 181               | 331               | 332               | 351               | 425               | 287                | 246                 | 34                  | 2,642                |

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 573 in 2010 to 527 in 2015, with the poverty rate reaching 9.3 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.26.8, at right, presents poverty data for the county.

| Year | Persons in Poverty | Poverty Rate |
|------|--------------------|--------------|
| 1998 | 615                | 9.6          |
| 1999 | 572                | 9.1          |
| 2000 | 559                | 9.1          |
| 2001 | 602                | 9.9          |
| 2002 | 549                | 9.1          |
| 2003 | 537                | 8.9          |
| 2004 | 505                | 8.3          |
| 2005 | 584                | 9.7          |
| 2006 | 596                | 9.9          |
| 2007 | 632                | 10.3         |
| 2008 | 619                | 10.1         |
| 2009 | 663                | 10.8         |
| 2010 | 573                | 9.7          |
| 2011 | 574                | 9.8          |
| 2012 | 661                | 11.4         |
| 2013 | 584                | 10.2         |
| 2014 | 604                | 10.7         |
| 2015 | 527                | 9.3          |

<sup>177</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.

### Business Establishments

The total number of business establishments in Dixon County decreased by 13 between 1980 and 2014, at an annual rate of change of -0.3 percent, as reported by the Census Bureau and as presented in Table II.26.9, at right.<sup>178</sup> This compared to an average annual rate of change of 1.03 percent statewide. Dixon County lost 1 business establishment between 2013 and 2014, while statewide there was an increase of 406.

### HOUSING

#### Housing Development

The Census Bureau estimates that the total number of housing units increased by 0.4 percent in Dixon County between 2010 and 2015, from 2,688 to 2,700. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.26.10.

| Year | Nebraska | Dixon County |
|------|----------|--------------|
| 1980 | 37,727   | 117          |
| 1981 | 37,582   | 117          |
| 1982 | 37,500   | 110          |
| 1983 | 41,889   | 133          |
| 1984 | 43,151   | 134          |
| 1985 | 43,115   | 120          |
| 1986 | 42,538   | 117          |
| 1987 | 42,691   | 118          |
| 1988 | 43,134   | 117          |
| 1989 | 43,302   | 118          |
| 1990 | 43,749   | 124          |
| 1991 | 44,405   | 123          |
| 1992 | 45,269   | 137          |
| 1993 | 46,059   | 127          |
| 1994 | 46,640   | 133          |
| 1995 | 47,128   | 133          |
| 1996 | 47,607   | 122          |
| 1997 | 48,588   | 126          |
| 1998 | 48,655   | 128          |
| 1999 | 48,968   | 132          |
| 2000 | 49,623   | 126          |
| 2001 | 49,710   | 132          |
| 2002 | 50,259   | 128          |
| 2003 | 50,394   | 130          |
| 2004 | 50,928   | 128          |
| 2005 | 51,440   | 130          |
| 2006 | 51,906   | 126          |
| 2007 | 52,517   | 119          |
| 2008 | 52,152   | 117          |
| 2009 | 51,633   | 123          |
| 2010 | 51,886   | 113          |
| 2011 | 51,553   | 112          |
| 2012 | 52,294   | 112          |
| 2013 | 52,585   | 105          |
| 2014 | 52,991   | 104          |

| Subject            | Nebraska | % Growth Since Census | Dixon County | % Growth Since Census |
|--------------------|----------|-----------------------|--------------|-----------------------|
| 2000 Census        | 722,668  | -                     | 2,673        | -                     |
| 2010 Census        | 796,793  | 10.3%                 | 2,688        | 0.6%                  |
| July 2011 Estimate | 801,129  | 0.5%                  | 2,686        | -0.1%                 |
| July 2012 Estimate | 804,659  | 1.0%                  | 2,689        | 0.0%                  |
| July 2013 Estimate | 809,171  | 1.5%                  | 2,695        | 0.3%                  |
| July 2014 Estimate | 814,970  | 2.3%                  | 2,700        | 0.4%                  |
| July 2015 Estimate | 820,913  | 3.0%                  | 2,700        | 0.4%                  |

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Dixon County. As shown in Table II.26.11 on the following page, 14.0 percent of housing units, or 376, were vacant in 2015. Of the 2,305 housing units that were occupied in 2015, 76.0 percent, or 1,751, were owner-occupied and the remaining 24.0 percent were renter-occupied.

<sup>178</sup> Totals may not add due to rounding-off of county totals.



| <b>Table II.26.11</b>                   |                    |                   |                           |                   |
|---|--------------------|-------------------|---------------------------|-------------------|
| <b>Housing Units by Tenure</b>          |                    |                   |                           |                   |
| Dixon County                            |                    |                   |                           |                   |
| 2010 Census and 2015 Five-Year ACS Data |                    |                   |                           |                   |
| <b>Tenure</b>                           | <b>2010 Census</b> |                   | <b>2015 Five-Year ACS</b> |                   |
|   | <b>Units</b>       | <b>% of Total</b> | <b>Units</b>              | <b>% of Total</b> |
| Occupied Housing Units                  | 2,370              | 88.2%             | 2,305                     | 86.0%             |
| Owner-Occupied                          | 1,812              | 76.5%             | 1,751                     | 76.0%             |
| Renter-Occupied                         | 558                | 23.5%             | 554                       | 24.0%             |
| Vacant Housing Units                    | 318                | 11.8%             | 376                       | 14.0%             |
| <b>Total Housing Units</b>              | <b>2,688</b>       | <b>100.0%</b>     | <b>2,681</b>              | <b>100.0%</b>     |

As shown in Table II.26.12, below, there were 2,312 single family dwellings in 2015, which accounted for 86.2 percent of all housing units. Apartment units accounted for 4.8 percent of housing units, with 130 units. Mobile homes also accounted for an additional 6.5 percent of housing with 174 units.

| <b>Table II.26.12</b>            |   |                   |                           |                   |
|----------------------------------|---|-------------------|---------------------------|-------------------|
| <b>Housing Units by Type</b>     |   |                   |                           |                   |
| Dixon County                     |   |                   |                           |                   |
| 2010 and 2015 Five-Year ACS Data |   |                   |                           |                   |
| <b>Tenure</b>                    | <b>2010 Five-Year ACS<sup>179</sup></b> |                   | <b>2015 Five-Year ACS</b> |                   |
|                                  | <b>Units</b>                            | <b>% of Total</b> | <b>Units</b>              | <b>% of Total</b> |
| Single-Family                    | 2,342                                   | 87%               | 2,312                     | 86.2%             |
| Duplex                           | 24                                      | 1%                | 51                        | 1.9%              |
| Tri- or Four-Plex                | 53                                      | 2%                | 14                        | .5%               |
| Apartment                        | 126                                     | 5%                | 130                       | 4.8%              |
| Mobile Home                      | 143                                     | 5%                | 174                       | 6.5%              |
| Boat, RV, Van, Etc.              | 3                                       | 0%                | 0                         | .0%               |
| <b>Total</b>                     | <b>2,691</b>                            | <b>100.0%</b>     | <b>2,681</b>              | <b>100.0%</b>     |

Table II.26.13, below, shows the disposition of vacant housing units in Dixon County. The 2015 five-year ACS shows 13.3 percent of vacant units were for rent, 7.2 percent were for sale, and 2.7 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 126 “other vacant” units, or 39.6 percent; this compared to 46.0 percent “other vacant” units in 2015.

| <b>Table II.26.13</b>                         |                    |                   |                           |                   |
|---|--------------------|-------------------|---------------------------|-------------------|
| <b>Disposition of Vacant Housing Units</b>    |                    |                   |                           |                   |
| Dixon County                                  |                    |                   |                           |                   |
| 2010 Census and 2015 Five-Year ACS Data       |                    |                   |                           |                   |
| <b>Disposition</b>                            | <b>2010 Census</b> |                   | <b>2015 Five-Year ACS</b> |                   |
|   | <b>Units</b>       | <b>% of Total</b> | <b>Units</b>              | <b>% of Total</b> |
| For Rent                                      | 64                 | 20.1%             | 50                        | 13.3%             |
| For Sale                                      | 34                 | 10.7%             | 27                        | 7.2%              |
| Rented or Sold, Not Occupied                  | 4                  | 1.3%              | 10                        | 2.7%              |
| For Seasonal, Recreational, or Occasional Use | 90                 | 28.3%             | 111                       | 29.5%             |
| For Migrant Workers                           | 0                  | 0.0%              | 5                         | 1.3%              |
| Other Vacant                                  | 126                | 39.6%             | 173                       | 46.0%             |
| <b>Total</b>                                  | <b>318</b>         | <b>100.0%</b>     | <b>376</b>                | <b>100.0%</b>     |

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.<sup>180</sup> In most years for which data are presented, single-

<sup>179</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Dixon County increased from 4 in 2014 to 6 in 2015 and the average value of construction was \$229,333 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units increased from 4 in 2014 to 6 in 2015. These changes in residential permit activity in the county compared to a decline in population of 542 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.26.14.

**Table II.26.14**  
**Building Permits and Valuation**  
Dixon County  
1980–2015 Census Bureau Data

| Year | Authorized Construction in Permit Issuing Areas |              |                          |                    |             | Per Unit Valuation, 1000s of Real 2015 \$ |                   |                               |                         |
|------|---|--------------|--------------------------|--------------------|-------------|---|-------------------|-------------------------------|-------------------------|
|      | Single-Family Units                             | Duplex Units | Tri- and Four-Plex Units | Multi-Family Units | Total Units | Single-Family Units(\$)                   | Duplex Units (\$) | Tri- and Four-Plex Units (\$) | Multi-Family Units (\$) |
| 1980 | 8   | 2            | .                        | 16                 | 26          | 103.20                                    | 61.80             | .                             | 56.80                   |
| 1981 | 7   | .            | .                        | .                  | 7           | 81.80                                     | .                 | .                             | .                       |
| 1982 | 9   | .            | .                        | .                  | 9           | 95.70                                     | .                 | .                             | .                       |
| 1983 | 6   | .            | .                        | .                  | 6           | 111.00                                    | .                 | .                             | .                       |
| 1984 | 7   | .            | .                        | .                  | 7           | 93.30                                     | .                 | .                             | .                       |
| 1985 | 4   | .            | .                        | .                  | 4           | 103.10                                    | .                 | .                             | .                       |
| 1986 | 3   | .            | .                        | .                  | 3           | 100.30                                    | .                 | .                             | .                       |
| 1987 | 3   | .            | .                        | .                  | 3           | 126.10                                    | .                 | .                             | .                       |
| 1988 | 1   | .            | .                        | .                  | 1           | 124.00                                    | .                 | .                             | .                       |
| 1989 | 5   | .            | .                        | .                  | 5           | 98.90                                     | .                 | .                             | .                       |
| 1990 | 13  | .            | .                        | .                  | 13          | 137.80                                    | .                 | .                             | .                       |
| 1991 | 11  | 2            | .                        | .                  | 13          | 86.30                                     | 79.50             | .                             | .                       |
| 1992 | 3   | .            | .                        | .                  | 3           | 98.50                                     | .                 | .                             | .                       |
| 1993 | 5   | .            | .                        | 12                 | 17          | 125.80                                    | .                 | .                             | 52.00                   |
| 1994 | 9   | .            | .                        | .                  | 9           | 89.10                                     | .                 | .                             | .                       |
| 1995 | 17  | .            | 10                       | .                  | 27          | 135.80                                    | .                 | 65.90                         | .                       |
| 1996 | 9   | .            | .                        | .                  | 9           | 120.10                                    | .                 | .                             | .                       |
| 1997 | 11  | .            | .                        | .                  | 11          | 134.80                                    | .                 | .                             | .                       |
| 1998 | 3   | .            | .                        | .                  | 3           | 134.10                                    | .                 | .                             | .                       |
| 1999 | 10  | .            | .                        | .                  | 10          | 108.40                                    | .                 | .                             | .                       |
| 2000 | 11  | .            | .                        | .                  | 11          | 138.90                                    | .                 | .                             | .                       |
| 2001 | 7   | 2            | .                        | .                  | 9           | 135.90                                    | 123.90            | .                             | .                       |
| 2002 | 12  | .            | .                        | .                  | 12          | 126.8                                     | .                 | .                             | .                       |
| 2003 | 10  | .            | .                        | .                  | 10          | 172.4                                     | .                 | .                             | .                       |
| 2004 | 12  | 2            | .                        | .                  | 14          | 197.6                                     | 110.9             | .                             | .                       |
| 2005 | 3   | .            | .                        | .                  | 3           | 143.2                                     | .                 | .                             | .                       |
| 2006 | 5   | .            | .                        | .                  | 5           | 190.8                                     | .                 | .                             | .                       |
| 2007 | 7   | .            | .                        | .                  | 7           | 161.7                                     | .                 | .                             | .                       |
| 2008 | 4   | .            | .                        | .                  | 4           | 168.8                                     | .                 | .                             | .                       |
| 2009 | 4   | .            | .                        | .                  | 4           | 152.3                                     | .                 | .                             | .                       |
| 2010 | 3   | .            | .                        | .                  | 3           | 157.6                                     | .                 | .                             | .                       |
| 2011 | 9   | .            | .                        | .                  | 9           | 249.1                                     | .                 | .                             | .                       |
| 2012 | 12  | .            | .                        | .                  | 12          | 198.3                                     | .                 | .                             | .                       |
| 2013 | 10  | .            | .                        | .                  | 10          | 192.5                                     | .                 | .                             | .                       |
| 2014 | 4   | .            | .                        | .                  | 4           | 185.6                                     | .                 | .                             | .                       |
| 2015 | 6   | .            | .                        | .                  | 6           | 229.3                                     | .                 | .                             | .                       |

<sup>180</sup> Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

### Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 993 property transactions in Dixon County. Of these, 958 were for single-family homes during this 18-year period, as shown in Table II.26.15.

| <b>Table II.26.15</b>                    |                      |                    |               |                 |                |              |
|--|----------------------|--------------------|---------------|-----------------|----------------|--------------|
| <b>Residential Property Transactions</b> |                      |                    |               |                 |                |              |
| Dixon County                             |                      |                    |               |                 |                |              |
| Fiscal Years 1999–2016 PAD Data          |                      |                    |               |                 |                |              |
| <b>Year</b>                              | <b>Single-Family</b> | <b>Mobile Home</b> | <b>Duplex</b> | <b>Townhome</b> | <b>Missing</b> | <b>Total</b> |
| 1999                                     | 62                   | 3                  | 0             | 0               | 0              | 65           |
| 2000                                     | 60                   | 5                  | 0             | 1               | 1              | 67           |
| 2001                                     | 76                   | 7                  | 0             | 0               | 1              | 84           |
| 2002                                     | 59                   | 1                  | 0             | 0               | 1              | 61           |
| 2003                                     | 64                   | 2                  | 0             | 0               | 0              | 66           |
| 2004                                     | 74                   | 2                  | 0             | 0               | 0              | 76           |
| 2005                                     | 79                   | 1                  | 0             | 0               | 1              | 81           |
| 2006                                     | 54                   | 2                  | 0             | 0               | 0              | 56           |
| 2007                                     | 40                   | 0                  | 0             | 0               | 0              | 40           |
| 2008                                     | 37                   | 0                  | 0             | 0               | 0              | 37           |
| 2009                                     | 44                   | 2                  | 0             | 0               | 0              | 46           |
| 2010                                     | 42                   | 1                  | 0             | 0               | 0              | 43           |
| 2011                                     | 32                   | 1                  | 0             | 0               | 0              | 33           |
| 2012                                     | 40                   | 1                  | 0             | 0               | 0              | 41           |
| 2013                                     | 40                   | 0                  | 0             | 0               | 0              | 40           |
| 2014                                     | 51                   | 1                  | 0             | 0               | 0              | 52           |
| 2015                                     | 55                   | 0                  | 0             | 0               | 0              | 55           |
| 2016                                     | 49                   | 1                  | 0             | 0               | 0              | 50           |
| <b>Total</b>                             | <b>958</b>           | <b>30</b>          | <b>0</b>      | <b>1</b>        | <b>4</b>       | <b>993</b>   |

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 554 single-family home property transactions for units built before 1930, .9 percent of units were of low quality and 52.7 percent were of fair quality. Conversely, of the 18 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 16.7 percent of fair quality. Table II.26.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

| <b>Table II.26.16</b>   |                    |                  |                  |                  |                  |                  |                  |                  |                |              |
|---|--------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------|--------------|
| <b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b> |                    |                  |                  |                  |                  |                  |                  |                  |                |              |
| Dixon County  |                    |                  |                  |                  |                  |                  |                  |                  |                |              |
| Fiscal Years 1999–2016 PAD Data   |                    |                  |                  |                  |                  |                  |                  |                  |                |              |
| <b>Quality</b>  | <b>Before 1930</b> | <b>1931-1960</b> | <b>1961-1970</b> | <b>1971-1980</b> | <b>1981-1990</b> | <b>1991-2000</b> | <b>2001-2010</b> | <b>2011-2016</b> | <b>Missing</b> | <b>Total</b> |
| Low   | 5                  | 0                | 0                | 0                | 0                | 2                | 0                | 0                | 0              | 7            |
| Fair  | 292                | 80               | 3                | 10               | 10               | 15               | 3                | 0                | 1              | 414          |
| Average   | 252                | 69               | 54               | 82               | 20               | 28               | 15               | 1                | 2              | 523          |
| Good  | 3                  | 0                | 1                | 1                | 2                | 3                | 0                | 0                | 0              | 10           |
| Very Good   | 1                  | 0                | 0                | 0                | 0                | 0                | 0                | 0                | 0              | 1            |
| Excellent   | 0                  | 0                | 0                | 0                | 0                | 0                | 0                | 0                | 0              | 0            |
| Missing   | 1                  | 0                | 0                | 0                | 1                | 0                | 0                | 0                | 1              | 3            |
| <b>Total</b>  | <b>554</b>         | <b>149</b>       | <b>58</b>        | <b>93</b>        | <b>33</b>        | <b>48</b>        | <b>18</b>        | <b>1</b>         | <b>4</b>       | <b>958</b>   |

In regard to the current condition of residential dwellings, of the same 554 single-family homes built before 1930, 20.0 percent of the homes were worn out or badly worn, and 76.9 percent

were in average condition. Table II.26.17 provides details about the condition of single-family residential dwellings by year built.

| Condition    | Before 1930 | 1931-1960  | 1961-1970 | 1971-1980 | 1981-1990 | 1991-2000 | 2001-2010 | 2011-2016 | Missing  | Total      |
|--------------|-------------|------------|-----------|-----------|-----------|-----------|-----------|-----------|----------|------------|
| Worn Out     | 9           | 0          | 0         | 0         | 0         | 0         | 0         | 0         | 0        | 9          |
| Badly Worn   | 102         | 20         | 6         | 4         | 2         | 2         | 0         | 0         | 1        | 137        |
| Average      | 426         | 127        | 52        | 88        | 31        | 46        | 18        | 1         | 2        | 791        |
| Good         | 0           | 1          | 0         | 1         | 0         | 0         | 0         | 0         | 0        | 2          |
| Very Good    | 0           | 0          | 0         | 0         | 0         | 0         | 0         | 0         | 0        | 0          |
| Excellent    | 0           | 0          | 0         | 0         | 0         | 0         | 0         | 0         | 0        | 0          |
| Missing      | 17          | 1          | 0         | 0         | 0         | 0         | 0         | 0         | 1        | 19         |
| <b>Total</b> | <b>554</b>  | <b>149</b> | <b>58</b> | <b>93</b> | <b>33</b> | <b>48</b> | <b>18</b> | <b>1</b>  | <b>4</b> | <b>958</b> |

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$80,627 to \$95,757, a total increase of 18.8 percent, as shown in Table II.26.18, at right.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Dixon County ranged from \$52,604 for homes built before 1930 to \$150,500 for homes built from 2001 to 2010, and \$200,000 for the newest homes built between 2011 and 2016.<sup>181</sup> Homes built from 2001 through 2010 were also larger, averaging 1,670 square feet per unit. Table II.26.19, below, provides additional details about single-family homes.

| Fiscal Year    | Average Sales Price (\$) |
|----------------|--------------------------|
| 1999           | 47,009                   |
| 2000           | 43,862                   |
| 2001           | 60,178                   |
| 2002           | 49,429                   |
| 2003           | 55,348                   |
| 2004           | 53,171                   |
| 2005           | 56,248                   |
| 2006           | 60,218                   |
| 2007           | 72,361                   |
| 2008           | 62,656                   |
| 2009           | 74,748                   |
| 2010           | 80,627                   |
| 2011           | 66,784                   |
| 2012           | 75,858                   |
| 2013           | 74,511                   |
| 2014           | 73,918                   |
| 2015           | 80,908                   |
| 2016           | 95,757                   |
| <b>Average</b> | <b>63,841</b>            |

| Year Built     | Average Sales Price (\$) | Average Floor Area (Sq. Ft.) | Price per Sq. Ft. <sup>182</sup> (\$) |
|----------------|--------------------------|------------------------------|---------------------------------------|
| Before 1930    | 52,604                   | 1,413                        | 37.2                                  |
| 1931-1960      | 52,111                   | 1,193                        | 43.7                                  |
| 1961-1970      | 64,145                   | 1,231                        | 52.1                                  |
| 1971-1980      | 83,421                   | 1,325                        | 63.0                                  |
| 1981-1990      | 98,162                   | 1,476                        | 66.5                                  |
| 1991-2000      | 89,889                   | 1,464                        | 61.4                                  |
| 2001-2010      | 150,500                  | 1,670                        | 90.1                                  |
| 2011-2016      | 200,000                  | 1,800                        | 111                                   |
| <b>Average</b> | <b>62,184</b>            | <b>1,367</b>                 | <b>45</b>                             |

<sup>181</sup> When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

<sup>182</sup> Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

**SURVEY OF RENTAL PROPERTIES**

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.26.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Dixon County. The number of completed surveys decreased from 7 in 2015 to 6 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 10.8 percentage points and was at 7.35 percent in 2016.

| Year | Completed Surveys | Total Units | Vacancy Rate | Absorption Rate |
|------|-------------------|-------------|--------------|-----------------|
| 2002 | 0                 | 0           | .00          |                 |
| 2003 | 0                 | 0           | .00          |                 |
| 2004 | 2                 | 48          | 20.83        | 203.8           |
| 2005 | 4                 | 53          | 16.98        | 198.2           |
| 2006 | 5                 | 53          | 16.98        | 22.9            |
| 2007 | 7                 | 72          | 12.50        | 56.3            |
| 2008 | 11                | 105         | 14.29        | 66.9            |
| 2009 | 8                 | 63          | 11.11        | 72.3            |
| 2010 | 5                 | 61          | 11.48        | 116.0           |
| 2011 | 9                 | 92          | 16.30        | 89.7            |
| 2012 | 9                 | 94          | 10.64        | 58.4            |
| 2013 | 9                 | 64          | 15.63        | 365.0           |
| 2014 | 8                 | 99          | 14.14        |                 |
| 2015 | 7                 | 77          | 18.2         | 75              |
| 2016 | 6                 | 68          | 7.35         | 27.8            |

Table II.26.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1 single family unit in Dixon County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Dixon County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 61 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 8.2 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 13.2 percent.

| Place         | Total Units | Vacant Units | Vacancy Rate | 5-Year Vacancy Rate Average |
|---------------|-------------|--------------|--------------|-----------------------------|
| Single Family | 1           | 0            | .0%          | 6.7%                        |
| Apartments    | 61          | 5            | 8.2%         | 16.2%                       |
| Mobile Homes  | 0           | 0            | %            | %                           |
| “Other” Units | 0           | 0            | .0%          | .                           |
| Don't Know    | 6           | 0            | .0%          | 7.6%                        |
| <b>Total</b>  | <b>68</b>   | <b>5</b>     | <b>7.35%</b> | <b>13.2%</b>                |

Table II.26.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 1 unit. The most common apartment units were one bedroom units, with 48 units. Details for additional unit types are reported on the following page.

| <b>Table II.26.22</b>                     |                            |                        |                     |                      |                   |              |
|---|----------------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| <b>Rental Units by Number of Bedrooms</b> |                            |                        |                     |                      |                   |              |
| Dixon County                              |                            |                        |                     |                      |                   |              |
| 2016 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>Don’t Know</b> | <b>Total</b> |
| Efficiency                                | 0                          | 0                      | 0                   | 0                    | .                 | 0            |
| One                                       | 0                          | 48                     | 0                   | 0                    | .                 | 48           |
| Two                                       | 0                          | 7                      | 0                   | 0                    | .                 | 7            |
| Three                                     | 1                          | 6                      | 0                   | 0                    | .                 | 7            |
| Four                                      | 0                          | 0                      | 0                   | 0                    | .                 | 0            |
| Don’t Know                                | 0                          | 0                      | 0                   | 0                    | 6                 | 6            |
| <b>Total</b>                              | <b>1</b>                   | <b>61</b>              | <b>0</b>            | <b>0</b>             | <b>6</b>          | <b>68</b>    |

Table II.26.23, at right, 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 0.0 percent.

| <b>Table II.26.23</b>                            |              |                        |                      |
|--|--------------|------------------------|----------------------|
| <b>Single Family Units by Number of Bedrooms</b> |              |                        |                      |
| Dixon County                                     |              |                        |                      |
| 2016 Survey of Rental Properties                 |              |                        |                      |
| <b>Number of Bedrooms</b>                        | <b>Units</b> | <b>Available Units</b> | <b>Vacancy Rates</b> |
| Efficiency                                       | 0            | 0                      | %                    |
| One  | 0            | 0                      | %                    |
| Two  | 0            | 0                      | %                    |
| Three  | 1            | 0                      | .0%                  |
| Four   | 0            | 0                      | %                    |
| Don’t know                                       | 0            | 0                      | %                    |
| <b>Total</b>                                     | <b>1</b>     | <b>0</b>               | <b>.0%</b>           |

Table II.26.24, below, 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 2.1 percent.

| <b>Table II.26.24</b>                        |              |                        |                      |
|--|--------------|------------------------|----------------------|
| <b>Apartment Units by Number of Bedrooms</b> |              |                        |                      |
| Dixon County                                 |              |                        |                      |
| 2016 Survey of Rental Properties             |              |                        |                      |
| <b>Number of Bedrooms</b>                    | <b>Units</b> | <b>Available Units</b> | <b>Vacancy Rates</b> |
| Efficiency                                   | 0            | 0                      | %                    |
| One  | 48           | 1                      | 2.1%                 |
| Two  | 7            | 1                      | 14.3%                |
| Three  | 6            | 0                      | .0%                  |
| Four   | 0            | 0                      | %                    |
| Don’t know                                   | 0            | 3                      | %                    |
| <b>Total</b>                                 | <b>61</b>    | <b>5</b>               | <b>8.2%</b>          |

Average market-rate rents by unit type are shown in Table II.26.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

| <b>Table II.26.25</b>                                  |                            |                        |                     |                      |                |
|--|----------------------------|------------------------|---------------------|----------------------|----------------|
| <b>Average Market Rate Rents by Number of Bedrooms</b> |                            |                        |                     |                      |                |
| Dixon County   |                            |                        |                     |                      |                |
| 2016 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   | \$                         | \$                     | \$                  | \$                   | \$             |
| One  | \$                         | \$547.0                | \$                  | \$                   | \$547.0        |
| Two  | \$                         | \$622.0                | \$                  | \$                   | \$622.0        |
| Three  | \$                         | \$926.0                | \$                  | \$                   | \$926.0        |
| Four   | \$                         | \$                     | \$                  | \$                   | \$             |
| Don't know   | \$                         | \$                     | \$                  | \$                   | \$             |
| <b>Total</b>   | <b>\$</b>                  | <b>\$623.2</b>         | <b>\$</b>           | <b>\$</b>            | <b>\$623.2</b> |

Table II.26.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

| <b>Table II.26.26</b>                                    |                            |                        |                     |                      |                |
|--|----------------------------|------------------------|---------------------|----------------------|----------------|
| <b>Average Assisted Rate Rents by Number of Bedrooms</b> |                            |                        |                     |                      |                |
| Dixon County   |                            |                        |                     |                      |                |
| 2016 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   | \$                         | \$                     | \$                  | \$                   | \$             |
| One  | \$                         | \$153.0                | \$                  | \$                   | \$153.0        |
| Two  | \$                         | \$204.0                | \$                  | \$                   | \$204.0        |
| Three  | \$                         | \$239.0                | \$                  | \$                   | \$239.0        |
| Four   | \$                         | \$                     | \$                  | \$                   | \$             |
| <b>Total</b>   | <b>\$</b>                  | <b>\$198.7</b>         | <b>\$</b>           | <b>\$</b>            | <b>\$198.7</b> |

Table II.26.27, on the following page, shows vacancy rates for single family units by average rental rates for Dixon County.

| <b>Table II.26.27</b><br><b>Single Family Market Rate Rents by Vacancy Status</b><br>Dixon County<br>2016 Survey of Rental Properties |                     |                               |              |
|---|---------------------|-------------------------------|--------------|
| Average Rents   | Single Family Units | Available Single Family Units | Vacancy Rate |
| Less Than \$500   | 0                   | 0                             | %            |
| \$500 to \$750  | 0                   | 0                             | %            |
| \$750 to \$1,000  | 0                   | 0                             | %            |
| \$1,000 to \$1,250  | 0                   | 0                             | %            |
| \$1,250 to \$1,500  | 0                   | 0                             | %            |
| Above \$1,500   | 0                   | 0                             | %            |
| Missing   |                     |                               | %            |
| <b>Total</b>  | <b>1</b>            | <b>0</b>                      | <b>.0%</b>   |

The average rent and availability of apartment units is displayed in Table II.26.28, below. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 16.7 percent.

| <b>Table II.26.28</b><br><b>Apartment Market Rate Rents by Vacancy Status</b><br>Dixon County<br>2016 Survey of Rental Properties |                 |                           |              |
|---|-----------------|---------------------------|--------------|
| Average Rents   | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500   | 5               | 0                         | .0%          |
| \$500 to \$750  | 0               | 0                         | %            |
| \$750 to \$1,000  | 18              | 3                         | 16.7%        |
| \$1,000 to \$1,250  | 0               | 0                         | %            |
| \$1,250 to \$1,500  | 0               | 0                         | %            |
| Above \$1,500   | 0               | 0                         | %            |
| Missing   | 38              | 2                         | 5.3%         |
| <b>Total</b>  | <b>61</b>       | <b>5</b>                  | <b>8.2%</b>  |

Respondents were asked if utilities are included in the rent and, as shown in Table II.26.29 below, 4 respondents, or 80.0 percent, included some sort of utility in the rent.

| <b>Table II.26.29</b><br><b>Are there any utilities included with the rent?</b><br>Dixon County<br>2016 Survey of Rental Properties |              |
|---|--------------|
| Period  | Respondent   |
| Yes   | 4            |
| No  | 1            |
| <b>% Offering Utilities</b>   | <b>80.0%</b> |



The type of utility included in the rent is shown in Table II.26.30, below. There were 4 respondents who included electricity, 0 respondents who included natural gas, 4 respondents who included water and sewer and 4 respondents included trash collection in the rent.

| <b>Table II.26.30</b><br><b>Which utilities are included with the rent?</b><br>Dixon County<br>2016 Survey of Rental Properties |            |
|---|------------|
| Type of Utility Provided  | Respondent |
| Electricity   | 4          |
| Natural Gas   | 0          |
| Water/Sewer   | 4          |
| Trash Collection  | 4          |

Table II.26.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 4 respondents said they keep a waitlist, with an estimated 4 number of persons on the wait list.

| <b>Table II.26.31</b><br><b>Do you keep a waiting list?</b><br>Dixon County<br>2016 Survey of Rental Properties |            |
|---|------------|
| Period  | Respondent |
| Yes   | 4          |
| No  | 1          |
| <b>Waitlist Size</b>  | <b>4</b>   |

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.26.32 below, most respondents indicated there was moderate, high, and extreme need for the renovation of existing single family units and for the renovation of existing apartment units.

| <b>Table II.26.32</b><br><b>How would you rate the need for renovation of existing units in the city?</b><br>Dixon County<br>2016 Survey of Rental Properties |               |            |              |             |
|---|---------------|------------|--------------|-------------|
| Need  | Single Family | Apartments | Mobile Homes | Other Units |
| No Need   | 0             | 0          |              |             |
| Low Need  | 0             | 0          |              |             |
| Moderate Need   | 1             | 1          | 1            | 1           |
| High Need   | 1             | 1          | 1            |             |
| Extreme Need  | 1             | 1          | 1            |             |

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.26.33 on the following page, 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 II.26.33</b>   |                      |                   |                     |                    |
|---|----------------------|-------------------|---------------------|--------------------|
| <b>How would you rate the need for construction of new units in the city?</b> |                      |                   |                     |                    |
| Dixon County  |                      |                   |                     |                    |
| 2016 Survey of Rental Properties  |                      |                   |                     |                    |
| <b>Need</b>   | <b>Single Family</b> | <b>Apartments</b> | <b>Mobile Homes</b> | <b>Other Units</b> |
| No Need   | 3                    | 3                 | 3                   |                    |
| Low Need  | 0                    | 0                 |                     |                    |
| Moderate Need   | 1                    | 1                 | 1                   |                    |
| High Need   | 1                    | 1                 | 1                   | 1                  |
| Extreme Need  | 0                    | 0                 |                     |                    |