

# Dodge County

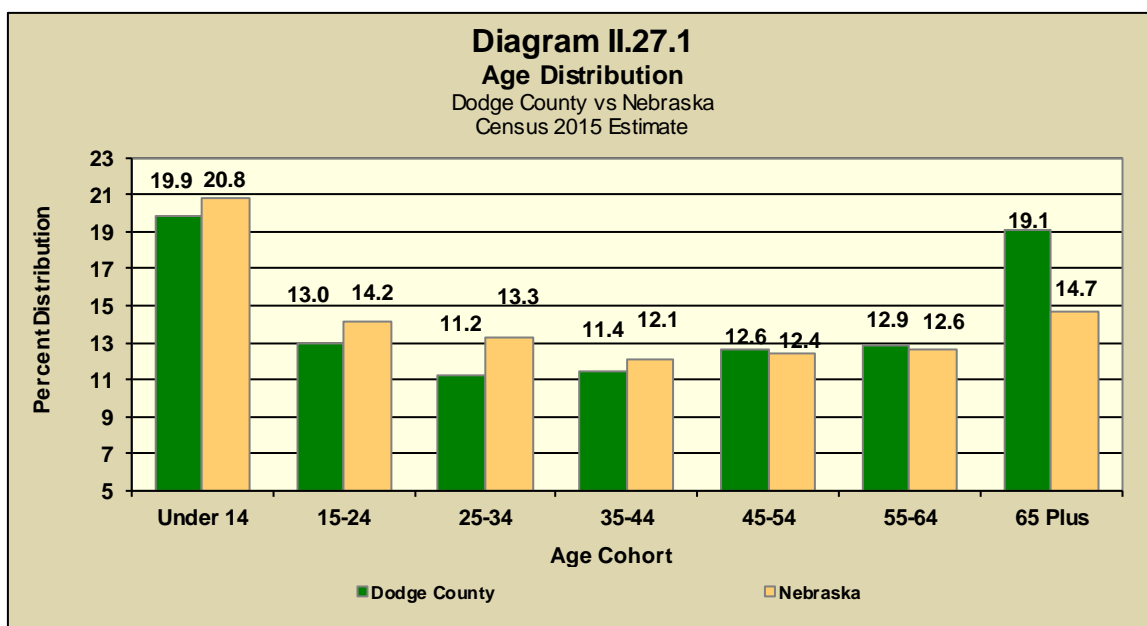
## Summary

- Between 2010 and 2015, the county’s population increased by 15 persons.
- Between 2010 and 2015, the Hispanic population increased by 13.6 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 267.
- In 2015, average earnings in the county was \$44,302 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.6 percent to 3.3 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 5 units.
- In 2015, the average real value of new single-family construction was \$286,940.
- In fiscal year 2016, the average price of an existing home was \$127,334.
- In a November 2016 rental survey, the average vacancy rate was 3.76 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Dodge County’s population increased by 0.0 percent, or from 36,691 people to 36,706 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 4,618 in 2010 to 4,760 in 2015, an increase of 3.1 percent. The number of people from 25 to 34 years of age decreased by 5.3 percent, and those aged between 35 and 44 increased by 1.2 percent. As shown in Diagram II.27.1, people younger than 25 represented 32.9 percent of the population in 2015, while individuals aged 55 and older represented 32.0 percent of the population in Dodge 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 1.3 percent, while the black population increased by 57.8 percent. The Hispanic population of any race changed from 3,689 to 4,189 or by 13.6 percent. Table II.27.1, below, presents the details of these population variations.

Subject	Nebraska			Dodge County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	36,691	36,706	0.04%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	7,252	7,299	0.6%
15 to 24 years	258,206	268,848	4.1%	4,618	4,760	3.1%
25 to 34 years	245,176	252,533	3.0%	4,335	4,104	-5.3%
35 to 44 years	220,838	228,643	3.5%	4,128	4,179	1.2%
45 to 54 years	258,726	234,477	-9.4%	5,175	4,622	-10.7%
55 to 64 years	213,176	238,715	12.0%	4,443	4,719	6.2%
65 & over	246,677	278,711	13.0%	6,740	7,023	6.2%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	35,411	34,959	-1.3%
Black	85,971	93,900	9.2%	270	426	57.8%
American Indian or Alaskan Native	23,418	26,492	13.1%	296	437	47.6%
Asian	33,322	44,479	33.5%	210	260	23.8%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	137	135	-1.5%
Two or More Races	32,305	39,365	21.9%	367	489	33.2%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	3,689	4,189	13.6%

## 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.27.2, at right, from April 2000 to July 2009, Dodge County’s natural increase was estimated to be 823 people. Dodge County has been experiencing net out-migration, with 1,343 persons left the county during the 2000-2009 period.<sup>183</sup> The 2015 population estimates showed a natural increase of 281 persons and a net out-migration of 266 persons since the 2010 Census. In total, Dodge County’s population increased to 36,706 persons.

<b>1980 Population</b>	<b>35,847</b>
Natural Increase 80–90	1,387
Net Migration 80–90	-2,734
<b>1990 Population</b>	<b>34,500</b>
Natural Increase 90–00	<b>398</b>
Net Migration 90–00	1,262
<b>2000 Population</b>	<b>36,160</b>
Natural Increase 00–09	823
Net Migration 00–09	-1,343
2009 Population Estimate	35,640
<b>2010 Population</b>	<b>36,691</b>
Natural Increase 10–15	281
Net Migration 10–15	-266
<b>2015 Population Estimate</b>	<b>36,706</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 Dodge County decreased from 124 persons in 2014 to 66 persons in 2015, with an additional net movement of 13 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.27.3.

<sup>183</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.27.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Dodge 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	444	433	11
Calendar 2002	479	403	76
Calendar 2003	413	371	42
Calendar 2004	368	390	-22
Calendar 2005	365	345	20
Calendar 2006	388	369	19
Calendar 2007	334	346	-12
Calendar 2008	412	359	53
Calendar 2009	353	296	57
Calendar 2010	577	382	195
Calendar 2011	388	239	149
Calendar 2012	438	315	123
Calendar 2013	381	281	100
Calendar 2014	401	277	124
Calendar 2015	368	302	66
First Half of 2016	189	176	13

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 16,944 in 2014 to 16,985 in 2015, as shown in Table II.27.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Dodge County increased by 2.6 percent from 7,685 in 2015 to 7,884 in 2016, as shown below in Table II.27.5. The number of school-age children 5 to 11 years of age increased from 3,808 in 2015 to 3,862 in 2016.

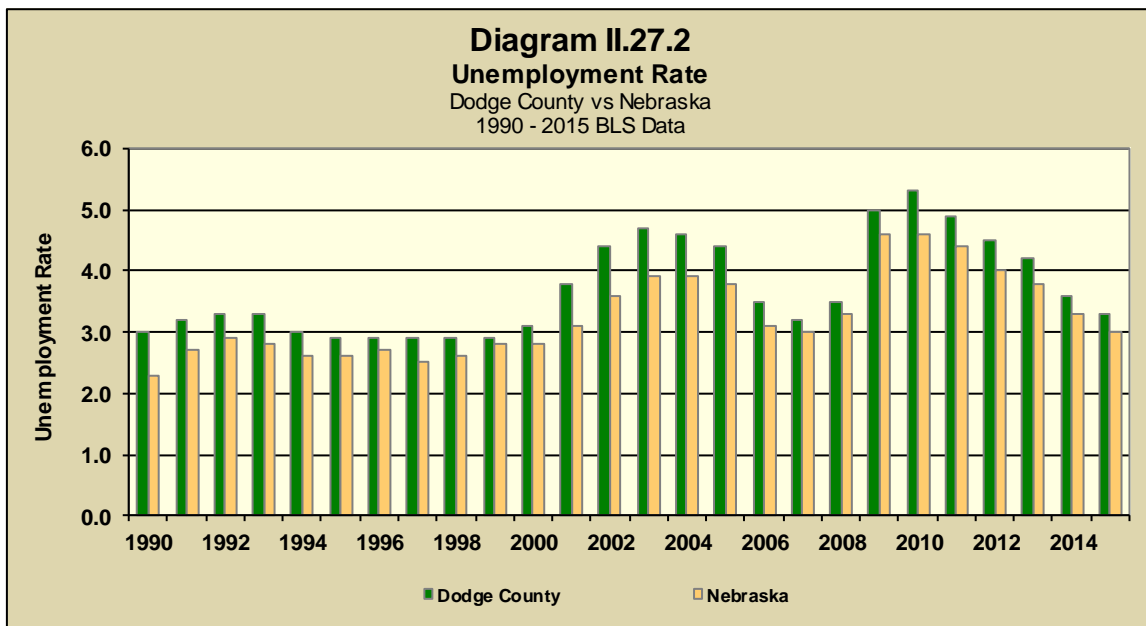
<b>Table II.27.4</b>	
<b>Income Tax Returns</b>	
Dodge County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	15,982
1992	15,983
1993	15,793
1994	15,975
1995	16,036
1996	16,256
1997	16,552
1998	16,784
1999	17,085
2000	17,171
2001	16,843
2002	16,664
2003	16,662
2004	16,632
2005	15,225
2006	16,977
2007	16,996
2008	17,195
2009	16,763
2010	16,763
2011	17,060
2012	16,907
2013	16,886
2014	16,944
2015	16,985

<b>Table II.27.5</b>				
<b>School-Age Children</b>				
Dodge 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	3,768	1,005	2,410	7,183
1993	3,679	1,053	2,466	7,198
1994	3,586	1,019	2,520	7,125
1995	3,512	1,019	2,560	7,091
1996	3,508	1,067	2,658	7,233
1997	3,542	1,100	2,770	7,412
1998	3,456	1,095	2,781	7,332
1999	3,467	1,126	2,801	7,394
2000	3,547	1,084	2,843	7,474
2001	3,481	1,037	2,857	7,375
2002	3,620	1,026	2,825	7,471
2003	3,331	1,097	2,724	7,152
2004	3,297	1,052	2,685	7,034
2005	3,359	1,007	2,630	6,996
2006	3,377	996	2,625	6,998
2007	3,324	981	2,602	6,907
2008	3,342	990	2,595	6,927
2009	3,588	1,017	2,624	7,229
2010	3,714	1,063	2,647	7,424
2011	3,829	1,039	2,651	7,519
2012	3,868	1,028	2,682	7,578
2013	3,770	1,101	2,640	7,511
2014	3,894	1,142	2,714	7,750
2015	3,808	1,144	2,733	7,685
2016	3,862	1,190	2,832	7,884

## ECONOMICS

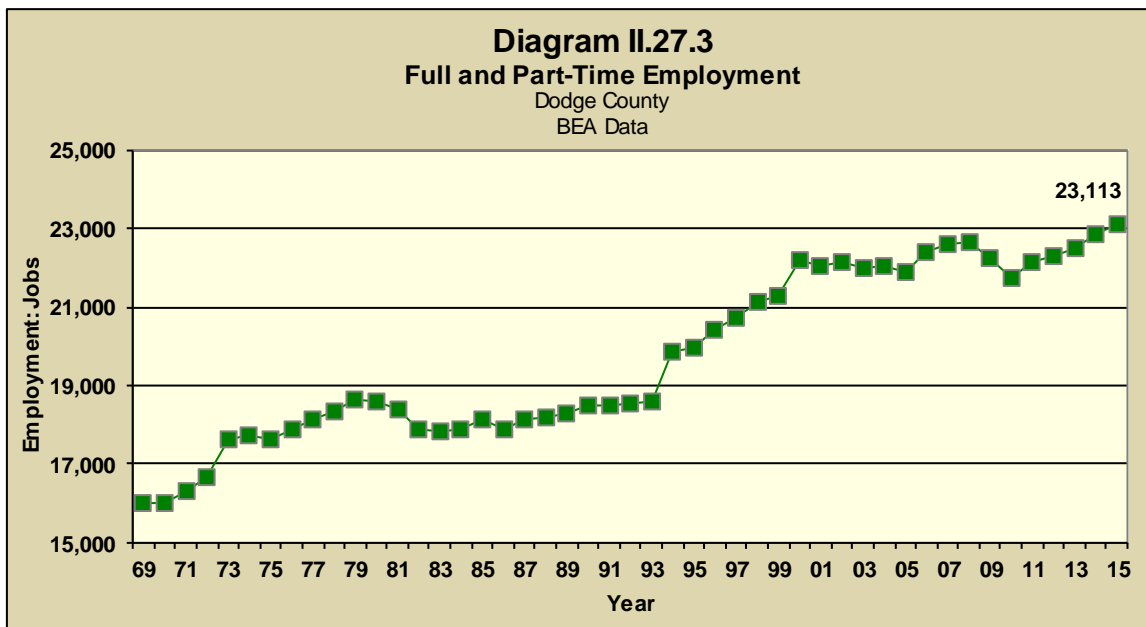
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Dodge County, defined as the number of people working or actively seeking work, decreased from 19,250 in 2014 to 19,209 in 2015. The total number of people employed changed from 18,553 in 2014 to 18,583 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 a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.27.2, below.

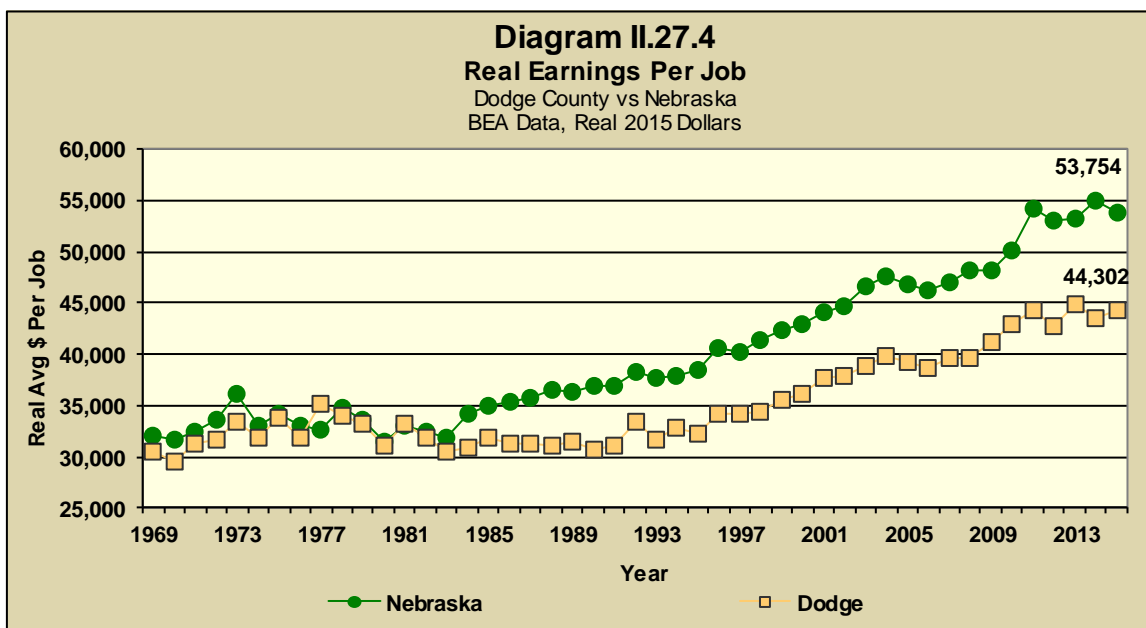


### Employment and Personal Income

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 23,113 jobs in Dodge County, an increase of 267 jobs since 2014. Diagram II.27.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.27.4, below, real average earnings per job in the county was \$44,302 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 \$1,537,078,000, an increase of 3.6 percent between 2014 and 2015. Table II.27.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.27.6**  
**Total BEA Employment and Real Personal Income**  
 Dodge 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	488,661	30,011	35,554	105,674	48,168	648,047	18,644	15,995	30,551
1970	472,835	30,053	35,805	110,861	51,680	641,128	18,423	15,981	29,587
1971	512,096	31,925	38,490	112,903	55,679	687,244	19,674	16,331	31,357
1972	528,422	34,308	40,957	118,991	60,878	714,940	20,290	16,663	31,712
1973	590,505	42,857	40,194	126,251	68,664	782,756	22,023	17,652	33,453
1974	563,168	46,449	37,592	131,110	72,982	758,403	20,957	17,727	31,769
1975	596,696	45,690	35,929	136,644	85,014	808,592	22,474	17,624	33,857
1976	568,587	48,402	40,034	136,894	85,772	782,885	22,200	17,884	31,793
1977	636,039	48,780	45,759	144,267	86,755	864,040	24,446	18,119	35,103
1978	625,131	51,833	49,089	147,354	90,214	859,955	24,419	18,343	34,080
1979	618,258	55,091	52,090	149,005	93,534	857,796	24,458	18,656	33,140
1980	576,358	54,865	54,452	169,755	100,115	845,815	23,575	18,601	30,985
1981	611,329	57,892	48,522	191,941	110,000	903,899	25,168	18,364	33,290
1982	568,660	55,467	47,843	216,824	114,025	891,886	24,899	17,900	31,769
1983	543,749	54,612	38,946	216,472	119,542	864,097	24,298	17,831	30,495
1984	553,086	56,037	51,689	228,471	119,521	896,731	25,341	17,866	30,957
1985	577,142	56,782	55,879	222,501	122,600	921,339	26,322	18,146	31,805
1986	560,503	58,356	56,578	221,062	127,365	907,152	26,119	17,889	31,332
1987	565,707	59,194	57,392	207,172	126,973	898,051	25,856	18,145	31,177
1988	565,547	62,199	59,794	205,747	127,608	896,497	25,888	18,209	31,059
1989	573,299	63,345	60,400	221,479	132,246	924,079	26,646	18,269	31,381
1990	566,436	65,752	61,882	212,794	141,044	916,404	26,564	18,500	30,618
1991	573,074	67,199	61,265	214,959	144,875	926,974	26,810	18,476	31,017
1992	617,711	68,659	63,718	221,338	155,541	989,648	28,477	18,519	33,356
1993	587,918	69,647	63,062	223,430	158,216	962,979	27,717	18,584	31,636
1994	651,802	74,251	62,412	227,142	163,803	1,030,908	29,613	19,858	32,823
1995	643,135	75,367	64,023	251,062	169,435	1,052,288	30,049	19,959	32,223
1996	698,173	77,187	65,751	256,591	176,756	1,120,083	31,605	20,418	34,194
1997	708,413	80,153	70,582	268,003	182,562	1,149,407	32,234	20,726	34,180
1998	727,083	83,263	73,688	275,185	189,819	1,182,512	32,915	21,113	34,438
1999	756,235	86,840	77,075	266,667	194,187	1,207,323	33,626	21,274	35,547
2000	799,845	90,341	76,570	279,308	201,242	1,266,624	34,959	22,173	36,073
2001	831,138	93,653	61,980	272,157	215,107	1,286,729	35,601	22,048	37,697
2002	836,666	94,768	62,251	266,796	228,102	1,299,047	36,024	22,129	37,809
2003	855,809	94,794	62,455	274,173	229,250	1,326,892	36,670	21,977	38,941
2004	877,154	94,238	63,098	238,136	237,302	1,321,452	36,437	22,024	39,827
2005	858,539	95,238	63,047	228,023	241,243	1,295,614	35,552	21,890	39,221
2006	866,459	100,332	65,636	254,736	258,436	1,344,937	36,750	22,393	38,693
2007	896,788	100,429	67,725	262,706	260,974	1,387,764	37,868	22,586	39,705
2008	897,592	101,998	70,451	274,155	286,135	1,426,334	39,027	22,674	39,587
2009	916,978	103,059	67,121	237,821	291,940	1,410,801	38,542	22,224	41,261
2010	932,877	107,548	61,396	226,137	308,279	1,421,141	38,764	21,759	42,873
2011	979,715	92,213	74,518	264,315	306,429	1,532,764	41,487	22,165	44,201
2012	952,936	91,783	53,629	275,433	298,577	1,488,791	40,627	22,303	42,727
2013	1,008,136	105,159	49,986	260,801	298,745	1,512,510	41,319	22,506	44,794
2014	993,911	110,275	28,560	269,260	302,518	1,483,974	40,408	22,846	43,505
2015	1,023,959	111,771	34,909	275,834	314,147	1,537,078	41,875	23,113	44,302

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 9.5 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 7.6 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 53.4 percent over the 2010 to 2015 period. Table II.27.7, 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>184</sup>
1991	5,253	1,672	3,038	2,453	2,151	1,001	208	169	37	15,982
1992	5,045	1,656	3,087	2,349	2,245	1,130	229	194	48	15,983
1993	4,829	1,589	2,995	2,271	2,338	1,243	272	208	48	15,793
1994	4,909	1,547	2,998	2,200	2,354	1,373	308	237	49	15,975
1995	4,601	1,541	3,020	2,201	2,404	1,582	349	282	56	16,036
1996	4,562	1,414	3,020	2,206	2,482	1,764	437	301	70	16,256
1997	4,594	1,306	2,908	2,275	2,508	2,015	496	377	73	16,552
1998	4,522	1,290	2,921	2,240	2,568	2,151	571	425	96	16,784
1999	4,416	1,291	2,934	2,226	2,557	2,430	656	477	98	17,085
2000	4,325	1,198	2,879	2,260	2,479	2,579	776	571	104	17,171
2001	4,228	1,131	2,768	2,321	2,425	2,536	831	503	100	16,843
2002	4,139	1,204	2,735	2,289	2,357	2,491	853	505	91	16,664
2003	4,062	1,298	2,625	2,227	2,363	2,503	925	557	102	16,662
2004	3,782	1,297	2,603	2,286	2,318	2,555	1,030	643	118	16,632
2005	3,298	1,059	2,342	2,014	2,182	2,406	1,118	675	131	15,225
2006	3,274	1,384	2,782	2,277	2,351	2,634	1,310	823	142	16,977
2007	3,283	1,373	2,523	2,194	2,332	2,724	1,403	1,005	159	16,996
2008	3,108	1,387	2,614	2,254	2,439	2,634	1,484	1,111	164	17,195
2009	3,062	1,370	2,484	2,339	2,327	2,516	1,423	1,111	131	16,763
2010	2,872	1,365	2,507	2,205	2,395	2,582	1,482	1,190	165	16,763
2011	3,003	1,416	2,464	2,190	2,379	2,571	1,529	1,325	183	17,060
2012	2,772	1,323	2,467	2,090	2,447	2,501	1,566	1,479	262	16,907
2013	2,718	1,422	2,370	2,135	2,363	2,458	1,636	1,559	225	16,886
2014	2,735	1,252	2,344	2,085	2,354	2,560	1,640	1,714	260	16,944
2015	2,598	1,232	2,347	2,020	2,547	2,552	1,610	1,825	254	16,985

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 4,513 in 2010 to 4,103 in 2015, with the poverty rate reaching 11.6 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.27.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	3,233	9.3
1999	3,027	8.6
2000	2,772	7.9
2001	3,032	8.7
2002	3,247	9.3
2003	3,360	9.5
2004	3,422	9.7
2005	3,753	10.8
2006	3,871	11.1
2007	4,364	12.6
2008	3,489	10.1
2009	4,009	11.6
2010	4,513	12.7
2011	4,120	11.6
2012	4,404	12.4
2013	3,982	11.3
2014	4,564	12.9
2015	4,103	11.6

<sup>184</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 Dodge County increased by 34 between 1980 and 2014, at an annual rate of change of 0.1 percent, as reported by the Census Bureau and as presented in Table II.27.9, at right.<sup>185</sup> This compared to an average annual rate of change of 1.03 percent statewide. Dodge County lost 9 business establishments 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 0.3 percent in Dodge County between 2010 and 2015, from 16,584 to 16,633. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.27.10.

Year	Nebraska	Dodge County
1980	37,727	970
1981	37,582	988
1982	37,500	950
1983	41,889	1,044
1984	43,151	1,080
1985	43,115	1,064
1986	42,538	1,078
1987	42,691	1,040
1988	43,134	1,024
1989	43,302	1,010
1990	43,749	1,006
1991	44,405	1,000
1992	45,269	1,030
1993	46,059	1,041
1994	46,640	1,043
1995	47,128	1,018
1996	47,607	1,021
1997	48,588	1,067
1998	48,655	1,068
1999	48,968	1,086
2000	49,623	1,068
2001	49,710	1,068
2002	50,259	1,044
2003	50,394	1,037
2004	50,928	1,042
2005	51,440	1,064
2006	51,906	1,063
2007	52,517	1,049
2008	52,152	1,035
2009	51,633	1,032
2010	51,886	1,029
2011	51,553	1,008
2012	52,294	1,019
2013	52,585	1,013
2014	52,991	1,004

Subject	Nebraska	% Growth Since Census	Dodge County	% Growth Since Census
2000 Census	722,668	-	15,468	-
2010 Census	796,793	10.3%	16,584	7.2%
July 2011 Estimate	801,129	0.5%	16,581	0.0%
July 2012 Estimate	804,659	1.0%	16,584	0.0%
July 2013 Estimate	809,171	1.5%	16,594	0.1%
July 2014 Estimate	814,970	2.3%	16,629	0.3%
July 2015 Estimate	820,913	3.0%	16,633	0.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Dodge County. As shown in Table II.27.11 on the following page, 9.0 percent of housing units, or 1,496, were vacant in 2015. Of the 15,110 housing units that were occupied in 2015, 66.6 percent, or 10,059, were owner-occupied and the remaining 33.4 percent were renter-occupied.

<sup>185</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.27.11</b>				
<b>Housing Units by Tenure</b>				
Dodge 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	14,990	90.4%	15,110	91.0%
Owner-Occupied	9,894	66.0%	10,059	66.6%
Renter-Occupied	5,096	34.0%	5,051	33.4%
Vacant Housing Units	1,594	9.6%	1,496	9.0%
<b>Total Housing Units</b>	<b>16,584</b>	<b>100.0%</b>	<b>16,606</b>	<b>100.0%</b>

As shown in Table II.27.12, below, there were 13,279 single family dwellings in 2015, which accounted for 80.0 percent of all housing units. Apartment units accounted for 10.4 percent of housing units, with 1,719 units. Mobile homes also accounted for an additional 5.7 percent of housing with 944 units.

<b>Table II.27.12</b>				
<b>Housing Units by Type</b>				
Dodge County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>186</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	12,827	78%	13,279	80.0%
Duplex	616	4%	292	1.8%
Tri- or Four-Plex	540	3%	372	2.2%
Apartment	1,609	10%	1,719	10.4%
Mobile Home	864	5%	944	5.7%
Boat, RV, Van, Etc.	23	0%	0	.0%
<b>Total</b>	<b>16,479</b>	<b>100.0%</b>	<b>16,606</b>	<b>100.0%</b>

Table II.27.13, below, shows the disposition of vacant housing units in Dodge County. The 2015 five-year ACS shows 14.5 percent of vacant units were for rent, 8.6 percent were for sale, and 8.2 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 380 “other vacant” units, or 23.8 percent; this compared to 32.0 percent “other vacant” units in 2015.

<b>Table II.27.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Dodge 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	417	26.2%	217	14.5%
For Sale	191	12.0%	129	8.6%
Rented or Sold, Not Occupied	72	4.5%	122	8.2%
For Seasonal, Recreational, or Occasional Use	534	33.5%	550	36.8%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	380	23.8%	478	32.0%
<b>Total</b>	<b>1,594</b>	<b>100.0%</b>	<b>1,496</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>187</sup> In most years for which data are presented, single-

<sup>186</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Dodge County increased from 45 in 2014 to 50 in 2015 and the average value of construction was \$286,940 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 45 in 2014 to 50 in 2015. These changes in residential permit activity in the county compared to an increase in population of 546 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.27.14.

**Table II.27.14**  
**Building Permits and Valuation**  
Dodge 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	85	12	.	.	97	122.60	90.30	.	.
1981	46	10	.	.	56	138.70	71.30	.	.
1982	24	2	.	.	26	141.00	79.90	.	.
1983	18	.	4	20	42	128.20	.	41.00	49.20
1984	25	.	.	18	43	128.80	.	.	38.50
1985	21	4	.	.	25	122.40	63.80	.	.
1986	16	10	.	.	26	130.80	74.00	.	.
1987	45	.	.	.	45	126.80	.	.	.
1988	30	6	.	41	77	125.50	64.00	.	41.70
1989	40	2	.	.	42	133.10	66.50	.	.
1990	32	2	.	27	61	125.20	65.80	.	45.40
1991	36	10	.	.	46	130.80	52.50	.	.
1992	55	4	.	.	59	121.80	71.50	.	.
1993	70	6	.	.	76	137.50	60.80	.	.
1994	95	6	8	73	182	121.90	61.50	79.20	26.80
1995	74	.	.	73	147	162.20	.	.	36.90
1996	56	2	.	.	58	144.40	52.20	.	.
1997	56	12	.	.	68	154.40	74.60	.	.
1998	85	12	8	24	129	146.60	88.00	68.70	30.40
1999	118	8	.	24	150	124.80	70.40	.	30.00
2000	93	12	.	36	141	152.50	91.60	.	25.00
2001	57	6	.	72	135	161.60	69.90	.	26.10
2002	84	10	4	12	110	169.7	73.2	24.1	24.1
2003	84	14	.	26	124	170.1	82.4	.	57.6
2004	102	12	.	13	127	198.9	103.6	.	121.9
2005	108	4	.	.	112	204.7	93.1	.	.
2006	50	2	4	15	71	189.8	92.6	75.3	83.4
2007	64	2	.	.	66	187.1	87.4	.	.
2008	49	2	.	.	51	201.3	99.5	.	.
2009	49	2	.	.	51	204.2	98.8	.	.
2010	38	2	.	.	40	169.9	103.0	.	.
2011	27	.	.	14	41	203.4	.	.	75.5
2012	45	4	.	.	49	208.8	165.6	.	.
2013	61	6	.	12	79	236.4	98.4	.	69.1
2014	45	.	.	.	45	245.3	.	.	.
2015	50	.	.	.	50	286.9	.	.	.

<sup>187</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 8,078 property transactions in Dodge County. Of these, 7,770 were for single-family homes during this 18-year period, as shown in Table II.27.15.

<b>Table II.27.15</b>						
<b>Residential Property Transactions</b>						
Dodge 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	551	10	9	7	0	577
2000	484	6	5	8	0	503
2001	472	1	2	10	5	490
2002	499	4	14	14	0	531
2003	465	3	9	7	1	485
2004	499	3	14	11	0	527
2005	484	0	1	0	1	486
2006	534	0	0	0	3	537
2007	525	0	0	0	0	525
2008	381	0	0	0	1	382
2009	393	0	0	0	0	393
2010	364	0	0	0	1	365
2011	259	0	0	1	1	261
2012	131	0	6	1	0	138
2013	392	0	26	5	0	423
2014	359	0	22	6	4	391
2015	428	0	24	4	2	458
2016	550	0	47	2	7	606
<b>Total</b>	<b>7,770</b>	<b>27</b>	<b>179</b>	<b>76</b>	<b>26</b>	<b>8,078</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 2,545 single-family home property transactions for units built before 1930, 3.5 percent of units were of low quality and 46.3 percent were of fair quality. Conversely, of the 364 homes built from 2001 through 2010, .3 percent of units were of low quality and 9.6 percent of fair quality. Table II.27.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.27.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Dodge 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	90	61	5	13	1	0	1	0	1	172
Fair	1,179	1,262	255	140	16	36	35	0	12	2,935
Average	1,177	1,046	641	690	124	245	228	14	9	4,174
Good	92	24	24	45	42	119	98	9	4	457
Very Good	3	2	1	2	6	5	2	0	0	21
Excellent	1	0	0	0	2	1	0	0	0	4
Missing	3	1	0	1	0	1	0	0	1	7
<b>Total</b>	<b>2,545</b>	<b>2,396</b>	<b>926</b>	<b>891</b>	<b>191</b>	<b>407</b>	<b>364</b>	<b>23</b>	<b>27</b>	<b>7,770</b>

In regard to the current condition of residential dwellings, of the same 2,545 single-family homes built before 1930, 19.4 percent of the homes were worn out or badly worn, and 69.0

percent were in average condition. Table II.27.17 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	43	7	2	2	1	1	0	0	0	56
Badly Worn	451	137	42	30	5	7	3	0	5	680
Average	1,756	1,841	710	716	121	246	247	23	13	5,673
Good	287	382	163	139	47	110	76	0	2	1,206
Very Good	8	27	7	4	4	15	37	0	2	104
Excellent	0	0	0	0	13	26	0	0	4	43
Missing	0	2	2	0	0	2	1	0	1	8
<b>Total</b>	<b>2,545</b>	<b>2,396</b>	<b>926</b>	<b>891</b>	<b>191</b>	<b>407</b>	<b>364</b>	<b>23</b>	<b>27</b>	<b>7,770</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$115,464 to \$127,334, a total increase of 10.3 percent, as shown in Table II.27.18, 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 Dodge County ranged from \$78,292 for homes built before 1930 to \$210,665 for homes built from 2001 to 2010, and \$205,792 for the newest homes built between 2011 and 2016.<sup>188</sup> Homes built from 2001 through 2010 were also larger, averaging 1,570 square feet per unit. Table II.27.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	80,032
2000	87,363
2001	90,075
2002	97,099
2003	98,427
2004	114,247
2005	106,707
2006	116,137
2007	109,505
2008	121,594
2009	114,432
2010	115,464
2011	120,043
2012	108,058
2013	117,070
2014	126,135
2015	123,440
2016	127,334
<b>Average</b>	<b>108,609</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>189</sup> (\$)
Before 1930	78,292	1,356	57.7
1931-1960	89,764	1,100	81.6
1961-1970	116,217	1,320	88.1
1971-1980	137,633	1,472	93.5
1981-1990	173,356	1,646	105.3
1991-2000	182,022	1,681	108.3
2001-2010	210,665	1,570	134.2
2011-2016	205,792	1,617	127
<b>Average</b>	<b>109,214</b>	<b>1,327</b>	<b>82</b>

<sup>188</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>189</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.27.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Dodge County. The number of completed surveys increased from 38 in 2015 to 51 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by .8 percentage points and was at 3.76 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	5	497	3.42	62.0
2003	9	289	5.54	59.9
2004	11	662	8.01	64.2
2005	10	649	4.47	62.5
2006	25	1,069	5.24	33.6
2007	30	1,220	13.44	55.3
2008	34	962	5.41	59.9
2009	48	1,868	6.75	34.8
2010	56	1,824	4.55	40.3
2011	60	1,140	5.00	24.4
2012	58	1,369	3.43	36.9
2013	57	1,717	5.82	53.3
2014	56	1,739	4.43	46.7
2015	38	1,372	2.9	48
2016	51	1,729	3.76	60.5

Table II.27.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 165 single family units in Dodge County, with 8 of them available. This translates into a vacancy rate of 4.8 percent in Dodge County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 1,161 apartment units reported in the survey, with 56 of them available, which resulted in a vacancy rate of 4.8 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 4.1 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	165	8	4.8%	5.0%
Apartments	1,161	56	4.8%	5.0%
Mobile Homes	1	0	.0%	.0%
“Other” Units	0	0	.0%	.
Don't Know	402	1	.2%	1.7%
<b>Total</b>	<b>1,729</b>	<b>65</b>	<b>3.76%</b>	<b>4.1%</b>

Table II.27.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 63 units. The most common apartment units were two bedroom units, with 525 units. Details for additional unit types are reported on the following page.

<b>Table II.27.22</b> <b>Rental Units by Number of Bedrooms</b> Dodge County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	5	0	0	.	5
One	21	397	0	0	.	418
Two	63	525	1	0	.	589
Three	28	102	0	0	.	130
Four	6	0	0	0	.	6
Don’t Know	47	132	0	0	402	581
<b>Total</b>	<b>165</b>	<b>1,161</b>	<b>1</b>	<b>0</b>	<b>402</b>	<b>1,729</b>

Table II.27.23, at right, 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 1.6 percent.

<b>Table II.27.23</b> <b>Single Family Units by Number of Bedrooms</b> Dodge County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	21	0	.0%
Two	63	1	1.6%
Three	28	0	.0%
Four	6	0	.0%
Don’t know	47	7	14.9%
<b>Total</b>	<b>165</b>	<b>8</b>	<b>4.8%</b>

Table II.27.24, below, 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 2.3 percent.

<b>Table II.27.24</b> <b>Apartment Units by Number of Bedrooms</b> Dodge County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	5	1	20.0%
One	397	37	9.3%
Two	525	12	2.3%
Three	102	1	1.0%
Four	0	0	%
Don’t know	132	5	3.8%
<b>Total</b>	<b>1,161</b>	<b>56</b>	<b>4.8%</b>

Average market-rate rents by unit type are shown in Table II.27.25, 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.27.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Dodge 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	\$	\$438.3	\$	\$	\$438.3
One	\$501.0	\$449.2	\$	\$	\$459.5
Two	\$595.0	\$613.7	\$275.0	\$	\$598.3
Three	\$743.9	\$736.9	\$	\$	\$741.7
Four	\$909.4	\$950.0	\$	\$	\$913.9
Don't know	\$600.0	\$500.0	\$	\$	
<b>Total</b>	<b>\$660.4</b>	<b>\$568.2</b>	<b>\$275.0</b>	<b>\$</b>	<b>\$602.1</b>

Table II.27.26, 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.27.26</b>					
<b>Average Assisted Rate Rents by Number of Bedrooms</b>					
Dodge 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	\$	\$166.7	\$	\$	\$166.7
Two	\$99.5	\$250.0	\$	\$	\$199.8
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$99.5</b>	<b>\$216.0</b>	<b>\$</b>	<b>\$</b>	<b>\$190.4</b>

Table II.27.27, on the following page, shows vacancy rates for single family units by average rental rates for Dodge County. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0.0 percent.

<b>Table II.27.27</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Dodge County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	29	0	.0%
\$500 to \$750	71	0	.0%
\$750 to \$1,000	61	8	13.1%
\$1,000 to \$1,250	4	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>165</b>	<b>8</b>	<b>4.8%</b>

The average rent and availability of apartment units is displayed in Table II.27.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 4.2 percent.

<b>Table II.27.28</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Dodge County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	127	15	11.8%
\$500 to \$750	832	35	4.2%
\$750 to \$1,000	102	2	2.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	100	4	4.0%
<b>Total</b>	<b>1,161</b>	<b>56</b>	<b>4.8%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.27.29 below, 22 respondents, or 46.8 percent, included some sort of utility in the rent.

<b>Table II.27.29</b> <b>Are there any utilities included with the rent?</b> Dodge County 2016 Survey of Rental Properties	
Period	Respondent
Yes	22
No	25
<b>% Offering Utilities</b>	<b>46.8%</b>



The type of utility included in the rent is shown in Table II.27.30, below. There were 5 respondents who included electricity, 10 respondents who included natural gas, 19 respondents who included water and sewer and 19 respondents included trash collection in the rent.

<b>Table II.27.30</b> <b>Which utilities are included with the rent?</b> Dodge County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	10
Water/Sewer	19
Trash Collection	19

Table II.27.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 15 respondents said they keep a waitlist, with an estimated 89 number of persons on the wait list.

<b>Table II.27.31</b> <b>Do you keep a waiting list?</b> Dodge County 2016 Survey of Rental Properties	
Period	Respondent
Yes	15
No	32
<b>Waitlist Size</b>	<b>89</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.27.32 below, 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 II.27.32</b> <b>How would you rate the need for renovation of existing units in the city?</b> Dodge County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need	9	9	9	
Moderate Need	11	11	11	2
High Need	8	8	8	1
Extreme Need	9	9	9	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.27.33 below, most respondents indicated there was low need for the construction of new single family units and low need for the construction of new apartment units.

<b>Table II.27.33</b>				
<b>How would you rate the need for construction of new units in the city?</b>				
Dodge 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	10	10	10	
Low Need	12	12	12	2
Moderate Need	8	8	8	1
High Need	6	6	6	
Extreme Need	9	9	9	