

City of Fremont

Summary

- From 2010 to 2015, population increased by 0.3 percent, or by 77 persons.
- Between 2014 and 2015, the unemployment rate decreased to 3.0 percent.
- In 2015, 36 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$256,137.
- The vacancy rate in the Fall 2016 Rental Survey was 3.2 percent, which compared to a vacancy rate of 2.2 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Fremont’s population increased by 5.16 percent between 2000 and 2015, from 25,174 to 26,474 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 15 persons in Fremont between 2014 and 2015, as shown below in Table III.8.1.

Subject	Nebraska	% Growth Since 2000	Fremont	% Growth Since 2000
2000 Census	1,711,263		25,174	.
July 2001 Estimate	1,719,836	0.5%	25,354	.7
July 2002 Estimate	1,728,292	1.0%	25,371	.8
July 2003 Estimate	1,738,643	1.6%	25,534	1.4
July 2004 Estimate	1,749,370	2.2%	25,664	1.9
July 2005 Estimate	1,761,497	2.9%	25,870	2.8
July 2006 Estimate	1,772,693	3.6%	26,058	3.5
July 2007 Estimate	1,783,440	4.2%	26,178	4.0
July 2008 Estimate	1,796,378	5.0%	26,176	4.0
July 2009 Estimate	1,812,683	5.9%	26,282	4.4
2010 Census	1,826,341	6.7%	26,397	4.9
July 2011 Estimate	1,842,383	7.7%	26,670	5.9
July 2012 Estimate	1,855,973	8.5%	26,419	4.9
July 2013 Estimate	1,869,300	9.2%	26,405	4.9
July 2014 Estimate	1,882,980	10.0%	26,489	5.2
July 2015 Estimate	1,896,190	10.8%	26,474	5.2

Table III.8.2, on the following page, shows the population of Fremont by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 95.5 percent of the population, with a total of 25,295 persons. There were also 153 black and 103 Native American persons residing in the City of Fremont. In 2010 the Hispanic population accounted for 11.9 percent of the population, with 3,149 persons, which compared to a population share of 13.5 percent in 2015 and a Hispanic population of 3,571.

Table III.8.2				
Population by Race and Ethnicity				
City of Fremont				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	23,538	89.2%	25,295	95.5%
Black	172	.7%	153	.6%
American Indian	153	.6%	103	.4%
Asian	163	.6%	205	.8%
Native Hawaiian/ Pacific Islander	74	.3%	49	.2%
Other	1,882	7.1%	105	.4%
Two or More Races	415	1.6%	573	2.2%
Total	26,397	100.0%	26,483²⁷	100.0%
Hispanic	3,149	11.9%	3,571	13.5%

Table III.8.3, below, shows the population of Fremont by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 13.7 percent of the total population in 2010 to 13.0 percent in 2015. The number of people from 25 to 34 years of age accounted for 13.0 percent of the population in 2015, or 3,430 persons. The percentage of people aged 65 or Older changed from 17.3 percent of the total population in 2010 to 17.1 percent in 2015. Additional age details are shown below.

Table III.8.3				
Population by Age				
City of Fremont				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	5,330	20.2%	5,569	21.0%
15 - 24	3,629	13.7%	3,434	13.0%
25 - 34	3,372	12.8%	3,430	13.0%
35 - 44	2,969	11.2%	3,275	12.4%
45 - 54	3,594	13.6%	3,241	12.2%
55 - 64	2,948	11.2%	3,013	11.4%
65 or Older	4,555	17.3%	4,521	17.1%
Total	26,397	100.0%	26,483	100.0%

²⁷ The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of Fremont increased by 3.8 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 1.1 percent to 1,549 persons, while the enrollment for those aged 5 to 10 increased by 1.2 percent, to 2,244 persons. Between 2015 and 2016, school enrollment rose by 1.4 percent or from 5,257 to 5,333 persons. These results can be seen in Table III.8.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	2,067	1,451	1,547	5,065
2001	2,029	1,496	1,504	5,029
2002	2,013	1,494	1,493	5,000
2003	2,007	1,542	1,477	5,026
2004	2,001	1,567	1,464	5,032
2005	1,963	1,503	1,497	4,963
2006	2,021	1,497	1,492	5,010
2007	2,055	1,476	1,501	5,032
2008	2,078	1,503	1,523	5,104
2009	2,132	1,447	1,537	5,116
2010	2,218	1,389	1,532	5,139
2011	2,174	1,445	1,507	5,126
2012	2,130	1,468	1,471	5,069
2013	2,196	1,500	1,470	5,166
2014	2,291	1,551	1,497	5,339
2015	2,237	1,525	1,495	5,257
2016	2,244	1,540	1,549	5,333

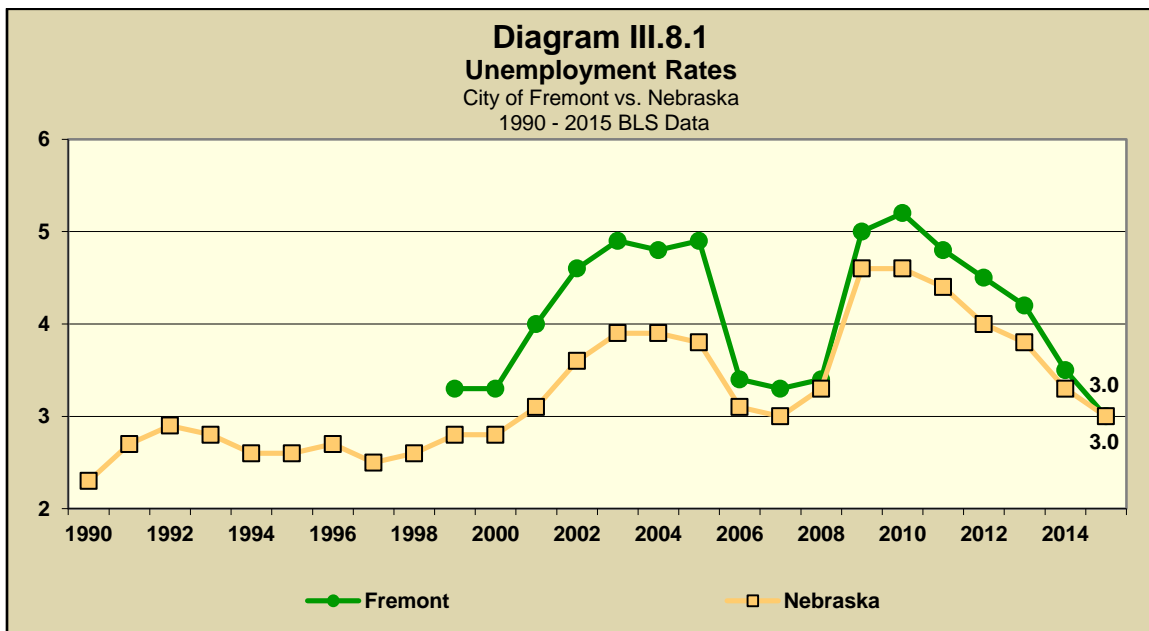
ECONOMICS

Labor Force

Every year, the Bureau of Labor Statistics (BLS) collects data on the size and employment status of the labor force in Fremont. As shown in Table III.8.5, on the following page, the labor force, defined as people working or seeking work. Between 2014 and 2015, the total labor force decreased by 32 individuals. Between 2014 and 2015 the number of people working increased by 21 persons. This translated to a decrease in the unemployment rate from 3.5 percent in 2014 to 3.0 percent in 2015.

Table III.8.5 Labor Force Statistics City of Fremont Bureau of Labor Statistics				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990			0	.0
1991			0	.0
1992			0	.0
1993			0	.0
1994			0	.0
1995			0	.0
1996			0	.0
1997			0	.0
1998			0	.0
1999		13,262	459	3.3
2000	13,721	13,270	447	3.3
2001	13,717	13,128	545	4.0
2002	13,673	12,937	619	4.6
2003	13,556	12,889	669	4.9
2004	13,558	13,084	658	4.8
2005	13,742	13,244	681	4.9
2006	13,925	13,367	471	3.4
2007	13,838	13,559	468	3.3
2008	14,027	13,617	476	3.4
2009	14,093	13,291	697	5.0
2010	13,988	12,754	697	5.2
2011	13,451	13,029	661	4.8
2012	13,690	13,172	618	4.5
2013	13,790	13,219	576	4.2
2014	13,795	13,280	483	3.5
2015	13,763	13,301	416	3.0

Diagram III.8.1, below, shows the unemployment rates for Nebraska and the City of Fremont.



HOUSING

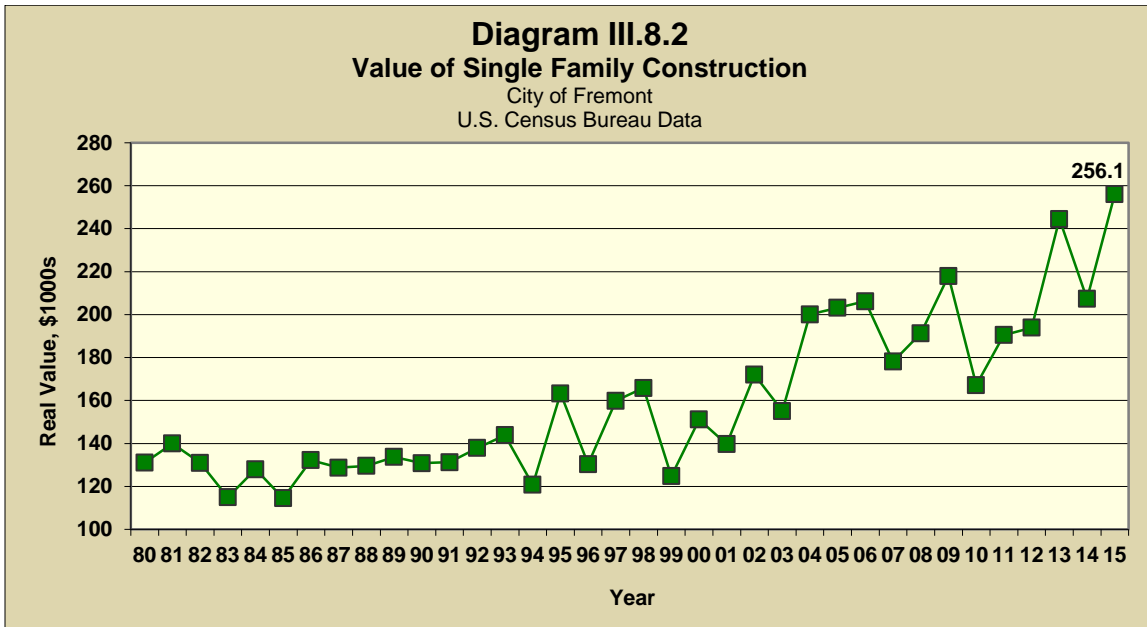
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.²⁸ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in Fremont numbering 54 in 1980, 19 in 1990, 68 in 2000, and 30 in 2008. Between 2014 and 2015, single-family permits increased to 36 units. Additional details of permit activity and per-unit valuations are shown below in Table III.8.6.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	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	54	12	0	0	66	131	90	0	0
1981	23	8	0	0	31	140	79	0	0
1982	10	2	0	0	12	131	80	0	0
1983	5	0	0	12	17	115	0	0	31
1984	15	0	0	18	33	128	0	0	38
1985	10	4	0	0	14	115	64	0	0
1986	11	10	0	0	21	132	74	0	0
1987	33	0	0	0	33	129	0	0	0
1988	20	6	0	41	67	130	64	0	42
1989	29	2	0	0	31	134	66	0	0
1990	19	2	0	27	48	131	66	0	45
1991	18	10	0	0	28	131	53	0	0
1992	33	4	0	0	37	138	71	0	0
1993	47	6	0	0	53	144	61	0	0
1994	77	6	8	73	164	121	62	79	27
1995	51	0	0	73	124	163	0	0	37
1996	30	2	0	0	32	130	52	0	0
1997	39	12	0	0	51	160	75	0	0
1998	58	12	8	24	102	166	88	69	30
1999	93	6	0	24	123	125	81	0	30
2000	68	12	0	36	116	151	92	0	25
2001	40	6	0	72	118	140	70	0	26
2002	57	10	4	12	83	172	73	24	24
2003	65	14	0	26	105	155	82	0	58
2004	84	10	0	0	94	200	100	0	0
2005	86	4	0	0	90	203	93	0	0
2006	32	2	4	15	53	206	93	75	83
2007	43	2	0	0	45	178	87	0	0
2008	30	2	0	0	32	191	100	0	0
2009	27	2	0	0	29	218	99	0	0
2010	24	2	0	0	26	167	103	0	0
2011	12	0	0	14	26	190	0	0	75
2012	28	4	0	0	32	194	166	0	0
2013	29	6	0	12	47	244	98	0	69
2014	31	0	0	0	31	207	0	0	0
2015	36	0	0	0	36	256	0	0	.0

²⁸ 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.

As shown in Diagram III.8.2, below, the average value of newly constructed single-family units in 2000 was \$151,156, \$203,159 in 2005, and \$167,183 in 2010. In 2015, the value of single family units rose to \$256,137 from \$207,354 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Fremont. As shown in Table III.8.7, below, 5.6 percent, or 633 housing units were vacant in 2015. Of the 10,641 housing units that were occupied in 2015, 61.1 percent, or 6,500 units, were owner-occupied, and the remaining 38.9 percent were renter-occupied. This compares to 10,725 housing units that were occupied in 2010 with 6,552 units, or 61.1 percent, being owner-occupied, and the remaining 38.9 percent being renter-occupied.

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	10,725	93.9%	10,641	94.4%
Owner-Occupied	6,552	61.1%	6,500	61.1%
Renter-Occupied	4,173	38.9%	4,141	38.9%
Vacant Housing Units	702	6.1%	633	5.6%
Total Housing Units	11,427	100.0%	11,274	100.0%

As shown in Table III.8.8, on the following page, there were 8,682 single family dwellings in 2015, which accounted for 77.0 percent of all housing units. Apartment units accounted for 14.2 percent of housing units, with 1,598 units. Mobile homes also accounted for an additional 3.5 percent of housing with 398 units.

Table III.8.8 Housing Units by Type City of Fremont 2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	8,610	76%	8,682	77.0%
Duplex	559	5%	266	2.4%
Tri- or Four-Plex	450	4%	330	2.9%
Apartment	1,482	13%	1,598	14.2%
Mobile Home	238	2%	398	3.5%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	11,339	100.0%	11,274	100.0%

Table III.8.9, below, shows the disposition of vacant housing units in Fremont. At the time of the 2015 five-year ACS, 29.1 percent of vacant units were for rent, 10.0 percent were for sale, and 7.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 185 “other vacant” units, representing 26.4 percent of vacant units, which compared to 36.3 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.8.9 Disposition of Vacant Housing Units City of Fremont 2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	306	43.6%	184	29.1%
For Sale	129	18.4%	63	10.0%
Rented or Sold, Not Occupied	49	7.0%	47	7.4%
For Seasonal, Recreational, or Occasional Use	33	4.7%	109	17.2%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	185	26.4%	230	36.3%
Total	702	100.0%	633	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.8.10 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of Fremont. The number of completed surveys increased from 28 in 2015 to 38 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 1.0 percentage points and was at 3.2 percent in 2016.

Table III.8.10 Survey of Rental Properties City of Fremont 2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	3	464	3.4	21.7
2003	6	93	3.2	17.5
2004	9	2,631	6.5	17.6
2005	9	633	4.4	25.6
2006	24	1,049	4.4	33.6
2007	21	1,126	13.5	44.8
2008	21	862	5.0	45.3
2009	34	1,706	6.7	23.0
2010	45	1,738	4.2	28.0
2011	43	1,011	4.7	22.0
2012	42	1,261	2.2	20.4
2013	43	1,616	5.6	50.0
2014	38	1,619	4.2	20.0
2015	28	1,619	2.2	23.1
2016	38	1,638	3.2	25.9

Table III.8.11 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of

the survey, there were an estimated 146 single family units in City of Fremont, with 8 of them available. This translates into a vacancy rate of 5.5 percent in City of Fremont, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 1,090 apartment units reported in the survey, with 43 of them available, which resulted in a vacancy rate of 3.9 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 3.5 percent.

Table III.8.11 Rental Vacancy Survey by Type City of Fremont 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	146	8	5.5%	3.2%
Apartments	1,090	43	3.9%	4.0%
Mobile Homes	0	0	%	.0%
“Other” Units		0	.0%	.
Don't Know	402	1	.2%	3.7%
Total	1,638	52	3.2%	3.5%

Table III.8.12, below reports units by Number of Bedrooms. Two bedroom units were the most common type of reported single family unit, with 57 units. The most common apartment units were two bedroom units, with 509 units. Details for additional unit types are reported below.

Table III.8.12 Rental Units by Number of Bedrooms City of Fremont 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	20	359	0	0	.	379
Two	57	509	0	0	.	566
Three	18	101	0	0	.	119
Four	4	0	0	0	.	4
Don't Know	47	116	0		402	565
Total	146	1,090	0		402	1,638

Table III.8.13, 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 1.8 percent.

Table III.8.13 Single Family Units by Number of Bedrooms City of Fremont 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	20	0	.0%
Two	57	1	1.8%
Three	18	0	.0%
Four	4	0	.0%
Don't know	47	7	14.9%
Total	146	8	5.5%

Table III.8.14, 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 2.4 percent.

Table III.8.14 Apartment Units by Number of Bedrooms City of Fremont 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	5	1	20.0%
One	359	28	7.8%
Two	509	12	2.4%
Three	101	1	1.0%
Four	0	0	0
Don't know	116	1	.9%
Total	1,090	43	3.9%

Average market-rate rents by unit type are shown in Table III.8.15, 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.

Table III.8.15 Average Market Rate Rents by Number of Bedrooms City of Fremont 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$438	\$	\$	\$438
One	\$551	\$480	\$	\$	\$494
Two	\$622	\$646	\$	\$	\$634
Three	\$823	\$784	\$	\$	\$810
Four	\$1,062	\$950	\$	\$	\$1,046
Average	\$703	\$601	\$	\$	\$659

Table III.8.16, below, shows vacancy rates for single family units by average rental rates for the City of Fremont. 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.

Table III.8.16 Single Family Market Rate Rents by Vacancy Status City of Fremont 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	16	0	.0%
\$500 to \$750	66	0	.0%
\$750 to \$1,000	60	8	13.3%
\$1,000 to \$1,250	4	0	.0%
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	146	8	5.5%

The average rent and availability of apartment units is displayed in Table III.8.17, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 4.1 percent.

Table III.8.17 Apartment Market Rate Rents by Vacancy Status City of Fremont 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	97	8	8.2%
\$500 to \$750	807	33	4.1%
\$750 to \$1,000	102	2	2.0%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	84	0	.0%
Total	1,090	43	3.9%

Respondents were asked if utilities are included in the rent and as shown in Table III.8.18, on the following page, 17 respondents, or 48.6 percent, included some sort of utility in the rent.

Table III.8.18 Are there any utilities included with the rent? City of Fremont 2016 Survey of Rental Properties	
Period	Respondent
Yes	17
No	18
% Offering Utilities	48.6%

The type of utility included in the rent is shown in Table III.8.19, below. There were 3 respondents who included electricity, 9 respondents who included natural gas, 15 respondents who included water and sewer and 15 respondents included trash collection in the rent.

Table III.8.19 Which utilities are included with the rent? City of Fremont 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	9
Water/Sewer	15
Trash Collection	15

Table III.8.20, at right, shows the number of survey respondents who keep a waiting list. As can be seen 12 respondents said they keep a waiting list, with an estimated 89 number of persons on the waiting list.

Table III.8.20 Do you keep a waiting list? City of Fremont 2016 Survey of Rental Properties	
Period	Respondent
Yes	12
No	23
Waiting list Size	89

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.8.21, below, 3 respondents said there was no need for renovating single family units, with 7 respondents saying there was extreme need for renovating single family units. Likewise, 3 respondents indicated no need for renovating existing apartment units, with 7 respondents saying there was extreme need for renovating existing apartment units.

Table III.8.21 How would you rate the need for renovation of existing units in the city? City of Fremont 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need	7	7	7	
Moderate Need	8	8	8	1
High Need	6	6	6	
Extreme Need	7	7	7	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.8.22, below, 7 respondents said there was no need for new single family units, with 7 respondents saying there was extreme need for constructing new single family units. Likewise, 7 respondents indicated no need for constructing new apartment units, with 7 respondents saying there was extreme need for constructing new apartment units.

Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	7	7	7	
Low Need	8	8	8	1
Moderate Need	7	7	7	
High Need	5	5	5	
Extreme Need	7	7	7	

Local Commentary

Fremont is the county seat of Dodge County, near Omaha. The largest employer is Hormel Food Corp, which employs 1,400 people in meat processing.²⁹ Other large employers are in manufacturing and agriculture, as well as transportation and utilities, medical services, and government.³⁰

There have been several small retail establishments along our 23rd St. Corridor and in the downtown area. Hardees, Taco Johns, Panda Express, and a new medical group opened in the past year. Along with a new Fairfield Inn and Suites, family counseling center, coffee shop, and a groomer. Population is steady, unemployment is low, and the local economy is stable.

There still seems to be a need for “starter” homes and apartments, but Fremont is embarking on a housing study and is moving forward on some existing development projects. We also have a very high renter-occupied housing supply compared to owner occupied. There are several new business slated for 2017 including Raising Cane’s Restaurant, Costco Chicken Plant, and the Hartland Auto Parts is expanding into a new building.³¹

²⁹ Key to Fremont 2011 Community Guide, <http://fremonttribune.com/app/keytofremont/commerce.php>

³⁰ Greater Fremont Development Council, <http://www.fremontecodev.org/fremont>

³¹ Telephone interview with Greater Omaha Economic Development Partnership staff, 11/11/16