

Harlan County

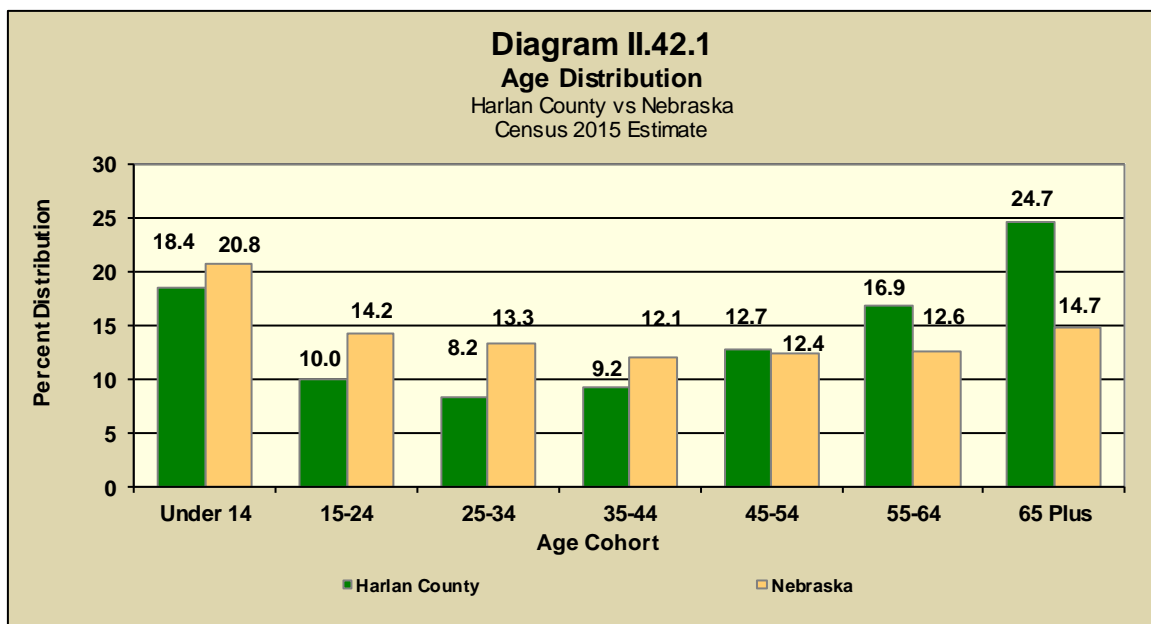
Summary

- Between 2010 and 2015, the county’s population increased by 0.8 percent or by 29 persons.
- Between 2010 and 2015, the Hispanic population increased by 93.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 57.
- In 2015, average earnings in the county was \$49,438 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.6 percent to 2.2 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 2 units.
- In 2015, the average real value of new single-family construction was \$135,000.
- In fiscal year 2016, the average price of an existing home was \$72,206.
- In a November 2016 rental survey, the average vacancy rate was 1.52 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Harlan County’s population increased by 0.8 percent, or from 3,423 people to 3,452 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 311 in 2010 to 344 in 2015, an increase of 10.6 percent. The number of people from 25 to 34 years of age decreased by 3.1 percent, and those aged between 35 and 44 decreased by 7.0 percent. As shown in Diagram II.42.1, people younger than 25 represented 28.4 percent of the population in 2015, while individuals aged 55 and older represented 41.5 percent of the population in Harlan 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 increased by 0.3 percent, while the black population increased by 100.0 percent. The Hispanic population of any race changed from 45 to 87 or by 93.3 percent. Table II.42.1, below, presents the details of these population variations.

Subject	Nebraska			Harlan County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	3,423	3,452	0.8%
Age						
Under 14 years	383,542	394,263	2.8%	581	635	9.3%
15 to 24 years	258,206	268,848	4.1%	311	344	10.6%
25 to 34 years	245,176	252,533	3.0%	293	284	-3.1%
35 to 44 years	220,838	228,643	3.5%	342	318	-7.0%
45 to 54 years	258,726	234,477	-9.4%	538	437	-18.8%
55 to 64 years	213,176	238,715	12.0%	553	583	5.4%
65 & over	246,677	278,711	13.0%	805	851	5.4%
Race						
White	1,649,264	1,689,616	2.4%	3,384	3,394	0.3%
Black	85,971	93,900	9.2%	1	2	100.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	15	18	20.0%
Asian	33,322	44,479	33.5%	7	8	14.3%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	16	30	87.5%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	45	87	93.3%

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.42.2, at right, from April 2000 to July 2009, Harlan County’s natural decrease was estimated to be 113 people. Harlan County has been experiencing net out-migration, with 439 persons leaving the county during the 2000-2009 year period.²⁸⁷ The 2015 population estimates showed a natural increase of 2 persons and a net in-migration of 27 persons since the 2010 Census. In total, Harlan County’s population increased to 3,452 persons.

1980 Population	4,292
Natural Increase 80–90	40
Net Migration 80–90	-522
1990 Population	3,810
Natural Increase 90–00	-119
Net Migration 90–00	95
2000 Population	3,786
Natural Increase 00–09	-113
Net Migration 00–09	-439
2009 Population Estimate	3,234
2010 Population	3,423
Natural Increase 10–15	2
Net Migration 10–15	27
2015 Population Estimate	3,452

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 Harlan County increased from -6 persons in 2014 to 14 persons in 2015, with an additional net movement of 4 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.42.3.

²⁸⁷ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.42.3			
Driver's Licenses Exchanged and Surrendered			
Harlan County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	72	39	33
Calendar 2002	45	39	6
Calendar 2003	50	31	19
Calendar 2004	42	43	-1
Calendar 2005	50	43	7
Calendar 2006	47	33	14
Calendar 2007	54	39	15
Calendar 2008	51	41	10
Calendar 2009	58	19	39
Calendar 2010	57	44	13
Calendar 2011	56	34	22
Calendar 2012	52	34	18
Calendar 2013	37	17	20
Calendar 2014	38	44	-6
Calendar 2015	45	31	14
First Half of 2016	23	19	4

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 decreased from 1,492 in 2014 to 1,477 in 2015, as shown in Table II.42.4, at right.

Table II.42.4	
Income Tax Returns	
Harlan County	
1991–2015 DOR Data	
Year	Returns
1991	1,584
1992	1,579
1993	1,554
1994	1,478
1995	1,458
1996	1,460
1997	1,471
1998	1,463
1999	1,541
2000	1,593
2001	1,535
2002	1,546
2003	1,513
2004	1,470
2005	1,357
2006	1,489
2007	1,479
2008	1,476
2009	1,444
2010	1,422
2011	1,434
2012	1,493
2013	1,482
2014	1,492
2015	1,477

School-Age Children

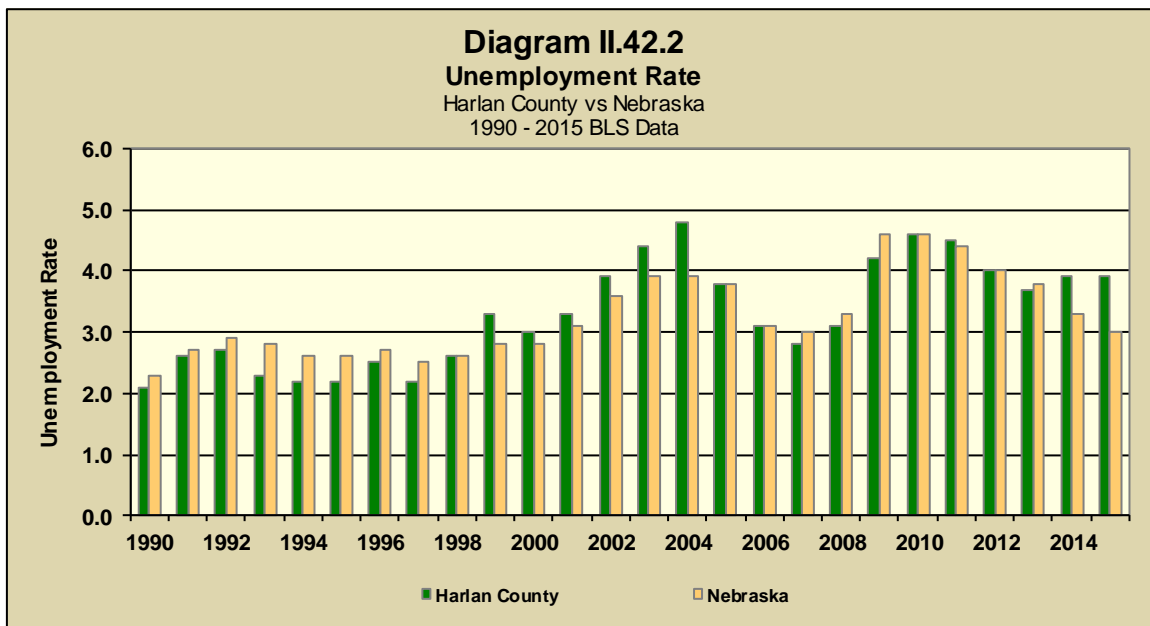
According to the Nebraska Department of Education (DOE), the total number of school-age children in Harlan County increased by 2.1 percent from 534 in 2015 to 545 in 2016, as shown below in Table II.42.5. The number of school-age children 5 to 11 years of age increased from 270 in 2015 to 275 in 2016.

Table II.42.5				
School-Age Children				
Harlan County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	414	102	242	758
1993	400	113	248	761
1994	406	138	253	797
1995	379	142	289	810
1996	383	139	284	806
1997	378	130	303	811
1998	381	126	326	833
1999	376	125	327	828
2000	378	105	301	784
2001	346	87	309	742
2002	345	114	283	742
2003	159	59	145	363
2004	150	57	144	351
2005	264	124	265	653
2006	258	95	292	645
2007	288	84	285	657
2008	266	87	276	629
2009	265	85	256	606
2010	266	82	247	595
2011	251	78	235	564
2012	244	79	225	548
2013	276	80	221	577
2014	272	88	212	572
2015	270	73	191	534
2016	275	66	204	545

ECONOMICS

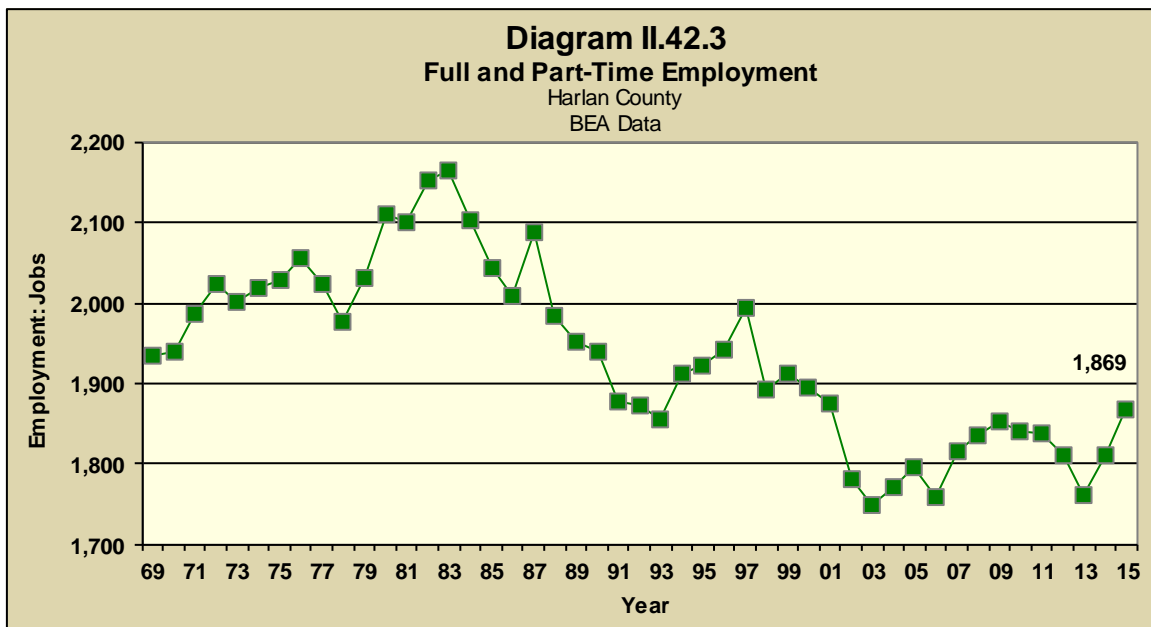
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Harlan County, defined as the number of people working or actively seeking work, remained at 1,805 in 2014 to 1,805 in 2015. The total number of people employed changed from 1,758 in 2014 to 1,766 in 2015. The unemployment rate for the county was 2.2 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.4 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.42.2, below.

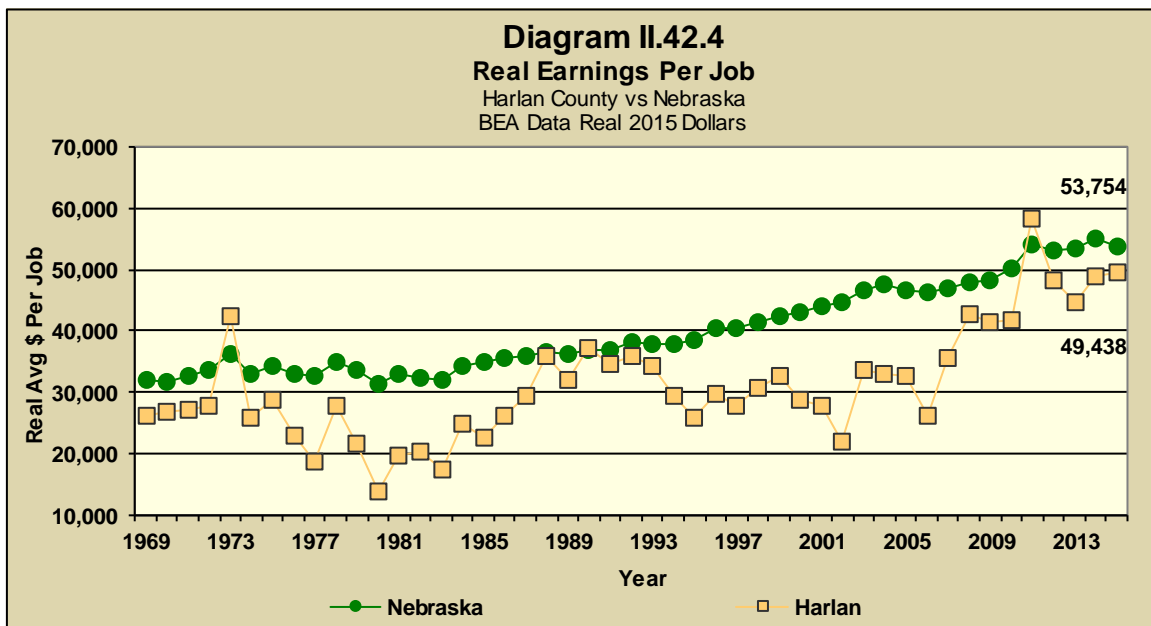


Employment and Personal Income

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 1,869 jobs in Harlan County, an increase of 57 jobs since 2014. Diagram II.42.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.42.4, below, real average earnings per job in the county was \$49,438 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 \$165,674,000, an increase of 2.9 percent between 2014 and 2015. Table II.42.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.42.6
Total BEA Employment and Real Personal Income

Harlan 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	50,425	2,044	3,195	12,974	8,638	73,188	16,514	1,936	26,046
1970	52,046	2,120	3,555	14,232	8,956	76,669	17,590	1,939	26,842
1971	53,538	2,219	3,379	14,795	8,977	78,470	18,037	1,987	26,944
1972	56,246	2,268	3,041	16,550	9,593	83,162	19,156	2,023	27,803
1973	84,664	2,617	3,022	19,134	10,499	114,702	26,761	2,002	42,290
1974	51,765	2,750	2,757	19,978	11,048	82,798	20,073	2,019	25,639
1975	58,137	2,804	2,534	21,557	12,366	91,790	21,428	2,028	28,667
1976	46,740	2,877	2,213	21,706	12,210	79,992	18,398	2,057	22,722
1977	37,577	2,793	1,787	23,550	12,753	72,874	17,145	2,023	18,575
1978	55,202	3,045	1,063	23,529	13,530	90,279	20,682	1,978	27,908
1979	43,930	3,309	116	22,797	13,928	77,462	17,913	2,031	21,630
1980	29,145	3,505	-762	27,795	13,711	66,384	15,445	2,111	13,806
1981	41,043	3,683	-219	32,025	14,784	83,950	19,465	2,101	19,535
1982	43,721	3,775	484	35,237	14,920	90,587	21,221	2,154	20,298
1983	37,849	3,766	803	36,177	15,779	86,842	20,281	2,166	17,474
1984	52,503	3,952	1,674	35,853	15,693	101,772	24,272	2,104	24,954
1985	45,953	3,839	3,072	34,606	16,314	96,106	23,372	2,045	22,471
1986	52,640	3,938	3,650	33,450	16,886	102,688	25,743	2,009	26,202
1987	61,655	3,954	4,170	30,337	17,184	109,393	27,680	2,089	29,514
1988	71,254	4,597	4,211	30,313	17,063	118,245	30,303	1,985	35,896
1989	62,739	4,703	4,579	32,375	16,152	111,141	28,928	1,953	32,124
1990	72,236	4,577	5,292	30,256	17,059	120,265	31,599	1,940	37,235
1991	64,771	4,518	6,166	28,804	17,149	112,371	29,760	1,878	34,489
1992	67,110	4,466	6,981	26,913	17,692	114,230	30,349	1,873	35,830
1993	63,389	4,573	7,902	26,149	18,729	111,595	29,228	1,855	34,172
1994	56,324	4,725	8,951	25,601	18,816	104,968	27,580	1,913	29,443
1995	49,803	4,459	9,684	25,813	19,978	100,818	26,735	1,922	25,912
1996	57,499	4,554	10,339	26,200	20,932	110,415	28,679	1,943	29,593
1997	55,127	4,866	10,757	26,379	21,614	109,011	28,096	1,994	27,646
1998	57,791	5,114	11,811	27,634	23,571	115,692	30,239	1,892	30,545
1999	62,403	5,252	12,757	26,548	22,662	119,117	31,288	1,912	32,637
2000	54,600	5,121	13,972	26,808	23,195	113,455	30,142	1,896	28,797
2001	52,201	4,729	17,381	26,517	24,720	116,091	31,107	1,875	27,840
2002	38,896	4,667	16,523	25,357	26,528	102,638	27,913	1,782	21,827
2003	58,657	4,618	16,391	25,821	25,915	122,166	32,866	1,750	33,518
2004	58,512	4,728	16,809	20,884	26,892	118,369	32,582	1,772	33,020
2005	58,517	4,830	16,542	17,868	26,615	114,712	32,241	1,795	32,600
2006	46,062	5,101	16,216	16,663	30,772	104,612	29,702	1,759	26,186
2007	64,631	5,369	17,214	19,092	28,774	124,343	35,415	1,816	35,590
2008	78,279	5,603	18,032	22,080	30,832	143,621	41,810	1,835	42,659
2009	76,582	5,741	18,079	23,161	32,456	144,537	42,436	1,852	41,351
2010	76,823	5,681	18,413	22,640	32,439	144,632	42,327	1,841	41,729
2011	107,287	5,078	18,499	26,204	32,877	179,789	52,234	1,839	58,340
2012	87,369	4,844	19,481	28,589	30,410	161,005	47,133	1,812	48,217
2013	78,765	5,224	19,720	25,905	31,240	150,406	42,973	1,762	44,702
2014	88,851	5,587	20,723	26,607	30,414	161,008	46,293	1,812	49,035
2015	92,399	5,796	20,499	27,222	31,350	165,674	47,994	1,869	49,438

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 3.2 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 11.2 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 65.7 percent over the 2010 to 2015 period. Table II.42.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.42.7 Income Tax Returns by Adjusted Gross Income Harlan County 1991–2015 DOR Data										
Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total ²⁸⁸
1991	550	216	318	232	176	70	0	0	0	1,584
1992	528	189	349	234	183	59	0	16	0	1,579
1993	534	171	311	237	183	71	0	13	0	1,554
1994	541	137	319	188	189	63	0	11	0	1,478
1995	479	138	301	196	204	93	0	17	0	1,458
1996	442	135	301	216	201	117	0	19	0	1,460
1997	434	158	294	202	201	106	15	19	0	1,471
1998	425	138	281	206	202	146	25	21	0	1,463
1999	472	120	272	218	219	159	36	30	0	1,541
2000	476	124	274	225	223	183	45	33	0	1,593
2001	451	121	273	194	214	195	54	23	0	1,535
2002	450	130	280	207	230	163	42	33	0	1,546
2003	440	127	263	183	238	176	42	30	0	1,513
2004	425	110	249	180	221	171	68	39	0	1,470
2005	363	108	213	161	215	182		40		1,357
2006	386	122	241	187	196	219		55		1,489
2007	356	135	222	180	202	232		60		1,479
2008	337	122	227	164	225	223	82	79	0	1,476
2009	323	116	219	153	195	248	84	89	0	1,444
2010	281	119	202	140	221	238		99		1,422
2011	258	114	194	171	211	229	133	107	17	1,434
2012	282	119	176	164	215	248	131	135	23	1,493
2013	280	127	189	169	206	220	136	135	20	1,482
2014	274	125	184	153	204	253	135	148	16	1,492
2015	272	114	171	173	200	256	127	151	13	1,477

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 increased from 368 in 2010 to 409 in 2015, with the poverty rate reaching 12.0 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.42.8, at right, presents poverty data for the county.

Table II.42.8 Persons in Poverty Harlan County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	479	13.0
1999	404	10.7
2000	401	10.9
2001	416	11.5
2002	426	11.7
2003	359	9.9
2004	362	10.5
2005	406	12
2006	407	12
2007	431	13
2008	392	12
2009	414	13.1
2010	368	10.9
2011	429	12.8
2012	405	12.1
2013	417	12.1
2014	391	11.4
2015	409	12.0

²⁸⁸ 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 Harlan County decreased by 18 between 1980 and 2014, at an annual rate of change of -0.5 percent, as reported by the Census Bureau and as presented in Table II.42.9, at right.²⁸⁹ This compared to an average annual rate of change of 1.03 percent statewide. Harlan County lost 1 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 decreased by 0.5 percent in Harlan County between 2010 and 2015, from 2,375 to 2,363. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.42.10.

Year	Nebraska	Harlan County
1980	37,727	120
1981	37,582	118
1982	37,500	119
1983	41,889	136
1984	43,151	133
1985	43,115	131
1986	42,538	118
1987	42,691	114
1988	43,134	113
1989	43,302	108
1990	43,749	98
1991	44,405	101
1992	45,269	106
1993	46,059	101
1994	46,640	101
1995	47,128	101
1996	47,607	102
1997	48,588	95
1998	48,655	96
1999	48,968	93
2000	49,623	104
2001	49,710	106
2002	50,259	99
2003	50,394	101
2004	50,928	97
2005	51,440	100
2006	51,906	97
2007	52,517	100
2008	52,152	98
2009	51,633	96
2010	51,886	99
2011	51,553	96
2012	52,294	108
2013	52,585	103
2014	52,991	102

Subject	Nebraska	% Growth Since Census	Harlan County	% Growth Since Census
2000 Census	722,668	-	2,327	-
2010 Census	796,793	10.3%	2,375	2.1%
July 2011 Estimate	801,129	0.5%	2,369	-0.3%
July 2012 Estimate	804,659	1.0%	2,370	-0.2%
July 2013 Estimate	809,171	1.5%	2,371	-0.2%
July 2014 Estimate	814,970	2.3%	2,365	-0.4%
July 2015 Estimate	820,913	3.0%	2,363	-0.5%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Harlan County. As shown in Table II.42.11 on the following page, 34.9 percent of housing units, or 835, were vacant in 2015. Of the 1,555 housing units that were occupied in 2015, 78.7 percent, or 1,224, were owner-occupied and the remaining 21.3 percent were renter-occupied.

²⁸⁹ Totals may not add due to rounding-off of county totals.

Table II.42.11				
Housing Units by Tenure				
Harlan County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,519	64.0%	1,555	65.1%
Owner-Occupied	1,192	78.5%	1,224	78.7%
Renter-Occupied	327	21.5%	331	21.3%
Vacant Housing Units	856	36.0%	835	34.9%
Total Housing Units	2,375	100.0%	2,390	100.0%

As shown in Table II.42.12, below, there were 1,743 single family dwellings in 2015, which accounted for 72.9 percent of all housing units. Apartment units accounted for 1.9 percent of housing units, with 45 units. Mobile homes also accounted for an additional 23.1 percent of housing with 552 units.

Table II.42.12				
Housing Units by Type				
Harlan County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²⁹⁰		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,764	74%	1,743	72.9%
Duplex	14	1%	19	.8%
Tri- or Four-Plex	27	1%	31	1.3%
Apartment	45	2%	45	1.9%
Mobile Home	536	22%	552	23.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,386	100.0%	2,390	100.0%

Table II.42.13, below, shows the disposition of vacant housing units in Harlan County. The 2015 five-year ACS shows 1.3 percent of vacant units were for rent, 2.8 percent were for sale, and 1.7 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 131 “other vacant” units, or 15.3 percent; this compared to 19.2 percent “other vacant” units in 2015.

Table II.42.13				
Disposition of Vacant Housing Units				
Harlan County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	29	3.4%	11	1.3%
For Sale	32	3.7%	23	2.8%
Rented or Sold, Not Occupied	63	7.4%	14	1.7%
For Seasonal, Recreational, or Occasional Use	599	70.0%	627	75.1%
For Migrant Workers	2	0.2%	0	.0%
Other Vacant	131	15.3%	160	19.2%
Total	856	100.0%	835	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²⁹¹ In most years for which data are presented, single-

²⁹⁰ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Harlan County decreased from 8 in 2014 to 6 in 2015 and the average value of construction was \$135,000 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 decreased from 8 in 2014 to 6 in 2015. These changes in residential permit activity in the county compared to a decline in population of 334 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.42.14.

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	3	.	.	.	3	61.00	.	.	.
1981	4	.	.	.	4	55.70	.	.	.
1982	4	.	.	.	4	70.80	.	.	.
1983	8	.	3	.	11	58.80	.	17.10	.
1984	3	.	.	.	3	68.60	.	.	.
1985	2	.	.	.	2	76.20	.	.	.
1986
1987	1	.	.	.	1	64.20	.	.	.
1988	3	.	.	.	3	43.70	.	.	.
1989	3	.	.	.	3	63.10	.	.	.
1990	3	.	.	.	3	40.50	.	.	.
1991	2	.	.	.	2	81.10	.	.	.
1992	1	.	.	.	1	103.90	.	.	.
1993	3	.	.	.	3	101.30	.	.	.
1994	.	2	.	.	2	.	14.90	.	.
1995	2	2	.	.	4	91.10	54.60	.	.
1996	1	.	.	.	1	31.50	.	.	.
1997	1	.	.	.	1	98.50	.	.	.
1998	2	4	.	.	6	107.90	48.40	.	.
1999	2	6	.	.	8	120.00	60.60	.	.
2000	2	.	.	.	2	162.90	.	.	.
2001	2	.	.	12	14	95.00	.	.	90.90
2002	4	.	.	.	4	145.2	.	.	.
2003	6	.	.	.	6	124.4	.	.	.
2004	12	.	.	.	12	111.9	.	.	.
2005	2	.	.	.	2	148.0	.	.	.
2006	7	.	.	.	7	124.9	.	.	.
2007	2	.	.	.	2	242.5	.	.	.
2008	11	.	.	.	11	120.7	.	.	.
2009	3	.	.	.	3	128.1	.	.	.
2010	3	.	.	.	3	171.7	.	.	.
2011	11	.	.	.	11	118.8	.	.	.
2012	9	.	.	.	9	189.1	.	.	.
2013	2	.	.	.	2	119.6	.	.	.
2014	8	.	.	.	8	206.2	.	.	.
2015	6	.	.	.	6	135.0	.	.	.

²⁹¹ 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 1,055 property transactions in Harlan County. Of these, 941 were for single-family homes during this 18-year period, as shown in Table II.42.15.

Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	71	20	0	1	0	92
2000	65	18	0	2	8	93
2001	49	13	0	0	8	70
2002	46	15	0	0	2	63
2003	59	10	0	0	0	69
2004	34	10	0	0	0	44
2005	58	2	0	0	0	60
2006	68	0	0	0	0	68
2007	62	0	0	0	0	62
2008	56	0	0	0	3	59
2009	59	0	0	0	0	59
2010	51	0	0	0	0	51
2011	44	0	0	0	0	44
2012	3	0	0	0	0	3
2013	67	0	0	0	0	67
2014	42	0	0	0	0	42
2015	56	0	1	0	0	57
2016	51	0	1	0	0	52
Total	941	88	2	3	21	1,055

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 437 single-family home property transactions for units built before 1930, 6.4 percent of units were of low quality and 60.0 percent were of fair quality. Conversely, of the 13 homes built from 2001 through 2010, 7.7 percent of units were of low quality and 7.7 percent of fair quality. Table II.42.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	28	17	1	1	1	0	1	0	1	50
Fair	262	110	24	26	5	0	1	0	2	430
Average	140	59	56	110	23	19	5	0	2	414
Good	7	3	6	8	9	6	6	0	0	45
Very Good	0	0	0	0	0	1	0	0	0	1
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	1	0	0	0	0	0	0	0	1
Total	437	190	87	145	38	26	13	0	5	941

In regard to the current condition of residential dwellings, of the same 437 single-family homes built before 1930, 39.4 percent of the homes were worn out or badly worn, and 51.3 percent

were in average condition. Table II.42.17 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	30	1	0	4	0	0	1	0	0	36
Badly Worn	142	48	9	12	1	1	0	0	2	215
Average	224	113	65	89	25	10	2	0	3	531
Good	40	26	13	40	11	15	10	0	0	155
Very Good	1	1	0	0	1	0	0	0	0	3
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	1	0	0	0	0	0	0	0	1
Total	437	190	87	145	38	26	13	0	5	941

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$55,388 to \$72,206, a total increase of 30.4 percent, as shown in Table II.42.18, 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 Harlan County ranged from \$32,043 for homes built before 1930 to \$214,750 for homes built from 2001 to 2010.²⁹² Homes built from 2001 through 2010 were also larger, averaging 1,601 square feet per unit. Table II.42.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	43,551
2000	44,078
2001	40,843
2002	40,285
2003	41,317
2004	58,291
2005	50,349
2006	40,726
2007	63,707
2008	55,613
2009	59,211
2010	55,388
2011	59,493
2012	98,000
2013	72,252
2014	80,803
2015	79,197
2016	72,206
Average	55,863

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁹³ (\$)
Before 1930	32,043	1,142	28.1
1931-1960	53,815	1,125	47.8
1961-1970	58,360	1,107	52.7
1971-1980	66,092	1,263	52.3
1981-1990	97,577	1,433	68.1
1991-2000	135,052	1,462	92.4
2001-2010	214,750	1,601	134.2
2011-2016	N/A	N/A	N/A
Average	53,754	1,184	45

²⁹² 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.

²⁹³ 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.42.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Harlan County. The number of completed surveys decreased from 5 in 2015 to 4 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 1.5 percentage points and was at 1.52 percent in 2016.

Table II.42.20				
Survey of Rental Properties				
Harlan County				
2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.00	
2003	2	40	2.50	34.0
2004	5	40	17.50	50.9
2005	6	36	11.11	37.7
2006	5	53	13.21	44.2
2007	2	10	10.00	84.5
2008	6	64	6.25	23.6
2009	3	36	.00	20.5
2010	5	66	6.06	35.0
2011	4	16	6.25	34.7
2012	5	38	5.26	17.0
2013	5	41	2.44	
2014	5	29	3.45	
2015	5	25	.0	
2016	4	66	1.52	15.0

Table II.42.21 below shows the amount of total and vacant units with their associated vacancy rates. There were 66 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 1.5 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 2.5 percent.

Table II.42.21				
Rental Vacancy Survey by Type				
Harlan County				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	0	0	%	.0%
Apartments	66	1	1.5%	4.1%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	%
Total	66	1	1.52%	2.5%

Table II.42.22, on the following page, 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 1.9 percent.

Table II.42.22 Apartment Units by Number of Bedrooms Harlan County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	52	1	1.9%
Two	14	0	.0%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
Total	66	1	1.5%

Average market-rate rents by unit type are shown in Table II.42.23, 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 II.42.23 Average Market Rate Rents by Number of Bedrooms Harlan County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$487.5	\$	\$	\$487.5
Two	\$	\$795.0	\$	\$	\$795.0
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Don't know	\$	\$300.0	\$	\$	\$
Total	\$	\$517.5	\$	\$	\$517.5

The average rent and availability of apartment units is displayed in Table II.42.24, on the following page. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 0.0 percent.

Table II.42.24 Apartment Market Rate Rents by Vacancy Status Harlan County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	32	0	.0%
\$500 to \$750	26	1	3.8%
\$750 to \$1,000	8	0	.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	66	1	1.5%

Respondents were asked if utilities are included in the rent and, as shown in Table II.42.25 below, 2 respondents, or 50.0 percent, included some sort of utility in the rent.

Table II.42.25 Are there any utilities included with the rent? Harlan County 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	2
% Offering Utilities	50.0%

The type of utility included in the rent is shown in Table II.42.26, below. There were 1 respondent who included electricity, 0 respondents who included natural gas, 2 respondents who included water and sewer and 2 respondents included trash collection in the rent.

Table II.42.26 Which utilities are included with the rent? Harlan County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	0
Water/Sewer	2
Trash Collection	2

Table II.42.27, 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.

Table II.42.27 Do you keep a waiting list? Harlan County 2016 Survey of Rental Properties	
Period	Respondent
Yes	4
No	
Waitlist Size	4

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.42.28, on the following page, 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.

Table II.42.28 How would you rate the need for renovation of existing units in the city? Harlan County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	1	1	1	
Moderate Need	2	2	2	
High Need	0	0		
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.42.29 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.

Table II.42.29 How would you rate the need for construction of new units in the city? Harlan County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	2	2	2	
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need	0	0		