

# Jefferson County

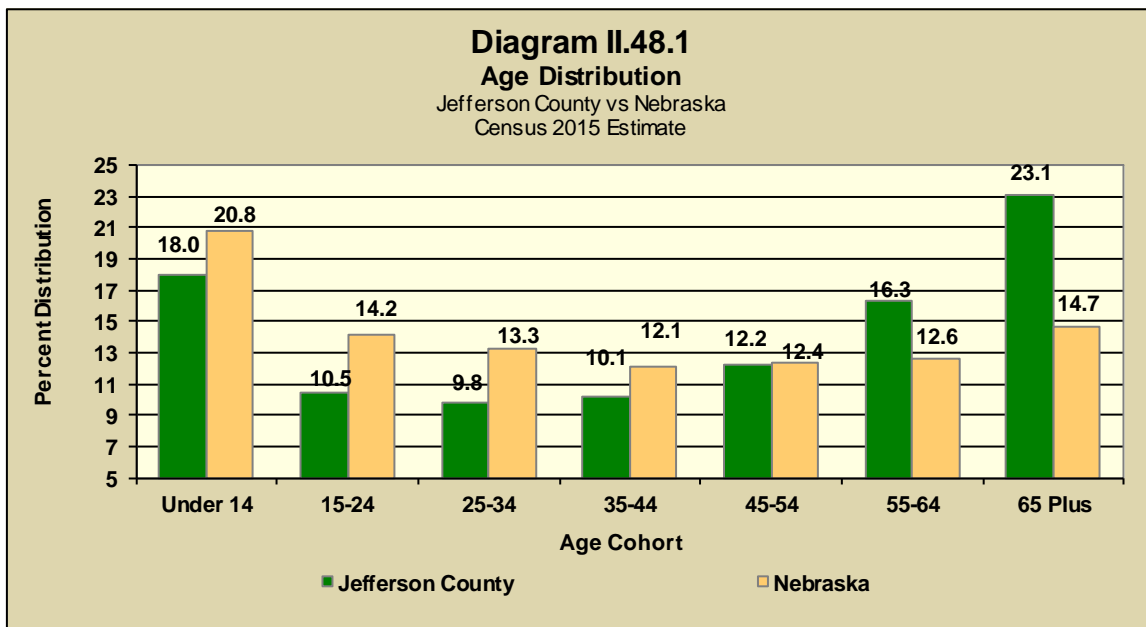
## Summary

- Between 2010 and 2015, the county’s population decreased by 3.8 percent or by 284 persons.
- Between 2010 and 2015, the Hispanic population increased by 37.5 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 116.
- In 2015, average earnings in the county was \$42,589 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.0 percent to 2.7 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 1 unit.
- In 2015, the average real value of new single-family construction was \$290,000.
- In fiscal year 2016, the average price of an existing home was \$60,851.
- In a November 2016 rental survey, the average vacancy rate was 2.92 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Jefferson County’s population decreased by 3.8 percent, or from 7,547 people to 7,263 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 712 in 2010 to 759 in 2015, an increase of 6.6 percent. The number of people from 25 to 34 years of age decreased by 5.3 percent, and those aged between 35 and 44 decreased by 8.9 percent. As shown in Diagram II.48.1, people younger than 25 represented 28.5 percent of the population in 2015, while individuals aged 55 and older represented 39.4 percent of the population in Jefferson 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 4.6 percent, while the black population increased by 32.1 percent. The Hispanic population of any race changed from 200 to 275 or by 37.5 percent. Table II.48.1, below, presents the details of these population variations.

Subject	Nebraska			Jefferson County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	7,547	7,263	-3.8%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	1,334	1,308	-1.9%
15 to 24 years	258,206	268,848	4.1%	712	759	6.6%
25 to 34 years	245,176	252,533	3.0%	751	711	-5.3%
35 to 44 years	220,838	228,643	3.5%	809	737	-8.9%
45 to 54 years	258,726	234,477	-9.4%	1,121	887	-20.9%
55 to 64 years	213,176	238,715	12.0%	1,159	1,186	2.3%
65 & over	246,677	278,711	13.0%	1,661	1,675	2.3%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	7,404	7,067	-4.6%
Black	85,971	93,900	9.2%	28	37	32.1%
American Indian or Alaskan Native	23,418	26,492	13.1%	32	38	18.8%
Asian	33,322	44,479	33.5%	19	21	10.5%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	2	2	0.0%
Two or More Races	32,305	39,365	21.9%	62	98	58.1%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	200	275	37.5%

### 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.48.2, at right, from April 2000 to July 2009, Jefferson County’s natural decrease was estimated to be 232 people. Jefferson County experienced net out-migration from 2000-2009, with 863 persons having left the county during that period.<sup>8</sup> The 2015 population estimates showed a natural decrease of 156 persons and a net out-migration of 128 persons since the 2010 Census. In total, Jefferson County’s population decreased to 7,263 persons.

<b>1980 Population</b>	<b>9,817</b>
Natural Increase 80–90	35
Net Migration 80–90	-1,093
<b>1990 Population</b>	<b>8,759</b>
Natural Increase 90–00	-359
Net Migration 90–00	-67
<b>2000 Population</b>	<b>8,333</b>
Natural Increase 00–09	-232
Net Migration 00–09	-863
2009 Population Estimate	7,238
<b>2010 Population</b>	<b>7,547</b>
Natural Increase 10–15	-156
Net Migration 10–15	-128
<b>2015 Population Estimate</b>	<b>7,263</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 Jefferson County decreased from 36 persons in 2014 to 15 persons in 2015, with an additional net movement of 12 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.48.3.

<sup>8</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.48.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Jefferson 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	115	95	20
Calendar 2002	89	85	4
Calendar 2003	97	63	34
Calendar 2004	88	77	11
Calendar 2005	76	75	1
Calendar 2006	81	73	8
Calendar 2007	86	76	10
Calendar 2008	90	78	12
Calendar 2009	79	63	16
Calendar 2010	124	65	59
Calendar 2011	105	48	57
Calendar 2012	92	51	41
Calendar 2013	78	45	33
Calendar 2014	92	56	36
Calendar 2015	86	71	15
First Half of 2016	40	28	12

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 3,425 in 2014 to 3,391 in 2015, as shown in Table II.48.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Jefferson County decreased by 1.7 percent from 1,265 in 2015 to 1,243 in 2016, as shown below in Table II.48.5. The number of school-age children 5 to 11 years of age decreased from 597 in 2015 to 594 in 2016.

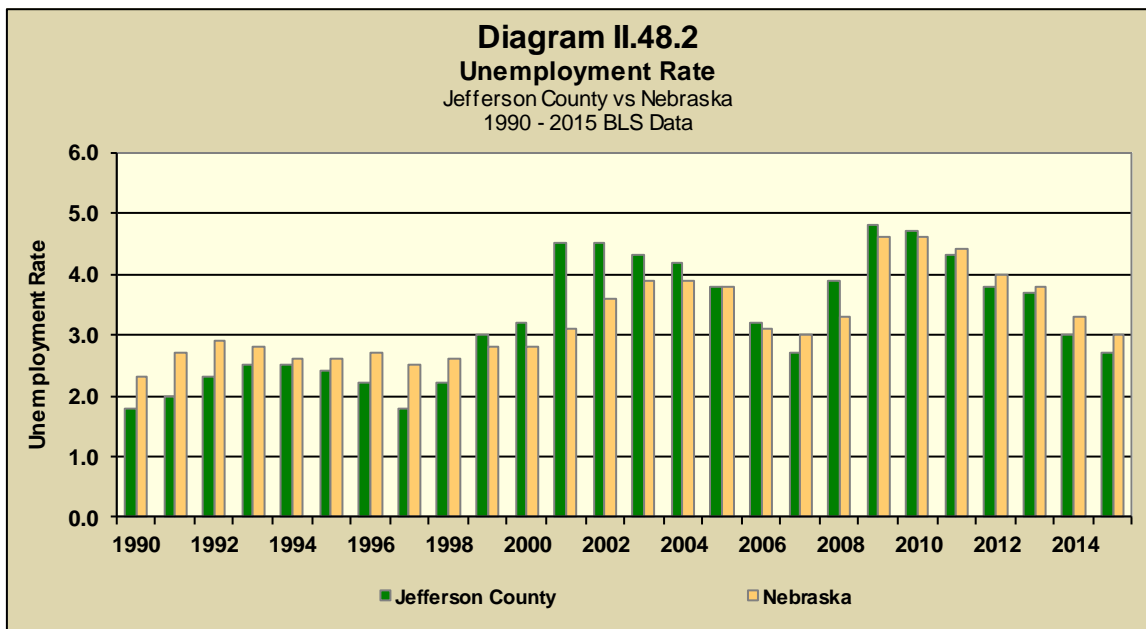
<b>Table II.48.4</b>	
<b>Income Tax Returns</b>	
Jefferson County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	3,934
1992	3,887
1993	3,904
1994	4,016
1995	4,018
1996	3,952
1997	4,066
1998	4,064
1999	4,034
2000	3,968
2001	3,825
2002	3,714
2003	3,691
2004	3,643
2005	3,391
2006	3,603
2007	3,581
2008	3,620
2009	3,455
2010	3,513
2011	3,496
2012	3,499
2013	3,386
2014	3,425
2015	3,391

<b>Table II.48.5</b>				
<b>School-Age Children</b>				
Jefferson 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	905	232	616	1,753
1993	957	258	613	1,828
1994	840	283	602	1,725
1995	846	282	590	1,718
1996	844	250	651	1,745
1997	800	272	632	1,704
1998	836	257	673	1,766
1999	781	246	694	1,721
2000	756	273	687	1,716
2001	766	258	675	1,699
2002	713	253	677	1,643
2003	833	315	837	1,985
2004	795	302	850	1,947
2005	689	210	681	1,580
2006	713	193	646	1,552
2007	608	176	555	1,339
2008	564	171	518	1,253
2009	575	184	516	1,275
2010	609	181	447	1,237
2011	642	182	447	1,271
2012	629	180	417	1,226
2013	613	203	453	1,269
2014	615	193	423	1,231
2015	597	183	485	1,265
2016	594	179	470	1,243

## ECONOMICS

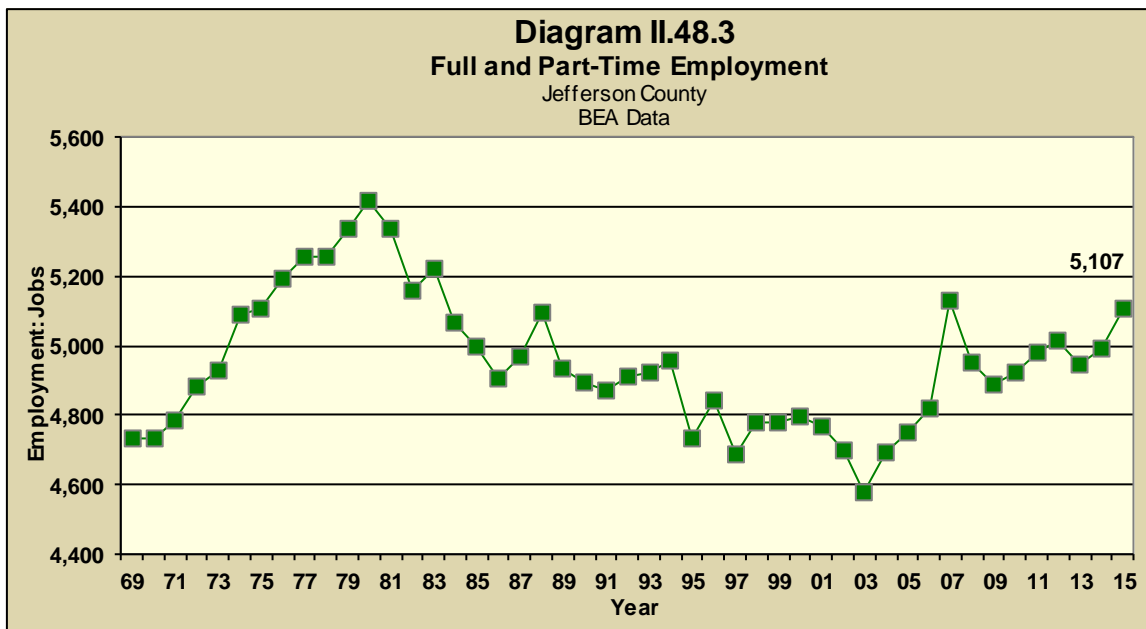
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Jefferson County, defined as the number of people working or actively seeking work, increased from 4,306 in 2014 to 4,311 in 2015. The total number of people employed changed from 4,175 in 2014 to 4,194 in 2015. The unemployment rate for the county was 2.7 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.48.2, below.

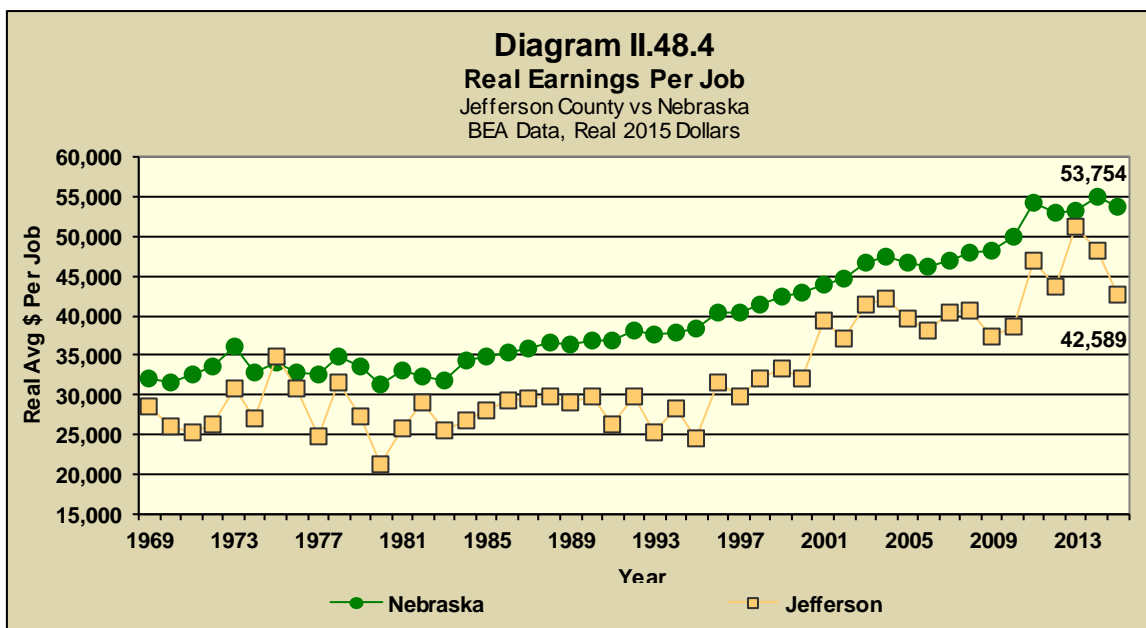


### Employment and Personal Income

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 5,107 jobs in Jefferson County, an increase of 116 jobs since 2014. Diagram II.48.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.48.4, below, real average earnings per job in the county was \$42,589 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 \$336,299,000, a decline of 6.5 percent between 2014 and 2015. Table II.48.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.48.6**  
**Total BEA Employment and Real Personal Income**  
 Jefferson 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	135,147	7,577	0	33,510	19,699	180,779	17,331	4,734	28,548
1970	123,382	7,535	-761	35,266	21,102	171,453	16,366	4,731	26,079
1971	120,555	7,565	-261	35,638	22,347	170,714	16,102	4,784	25,200
1972	128,110	7,932	75	37,995	23,542	181,789	17,495	4,884	26,231
1973	152,012	9,440	458	41,565	25,799	210,394	20,180	4,930	30,834
1974	137,080	10,195	359	43,401	26,900	197,545	19,232	5,087	26,947
1975	178,012	10,017	361	46,149	28,708	243,212	23,405	5,105	34,870
1976	159,612	10,926	614	46,405	28,760	224,464	22,423	5,196	30,718
1977	130,942	10,894	709	49,533	29,504	199,796	19,735	5,259	24,899
1978	165,783	11,213	1,629	50,061	30,859	237,119	24,293	5,255	31,548
1979	145,912	11,970	1,898	51,623	31,480	218,943	22,587	5,335	27,350
1980	114,692	12,071	1,774	57,556	33,996	195,947	20,006	5,419	21,165
1981	137,333	12,361	1,980	63,062	35,609	225,622	23,304	5,339	25,723
1982	150,440	12,065	3,308	72,104	37,286	251,073	26,173	5,157	29,172
1983	133,796	12,011	1,465	75,334	37,941	236,526	24,634	5,221	25,627
1984	135,791	12,575	2,125	77,317	38,044	240,703	25,244	5,069	26,788
1985	140,181	12,800	2,455	75,270	38,294	243,399	26,063	4,999	28,042
1986	144,074	13,258	2,752	74,155	38,807	246,531	26,957	4,908	29,355
1987	147,365	13,588	3,363	68,263	37,997	243,401	27,071	4,970	29,651
1988	151,802	14,079	3,760	72,418	37,801	251,702	28,328	5,095	29,794
1989	142,802	14,237	4,429	75,975	39,364	248,333	28,153	4,934	28,942
1990	146,366	14,617	5,017	68,801	40,579	246,147	28,143	4,893	29,913
1991	128,207	14,600	5,686	65,850	42,430	227,573	26,206	4,873	26,310
1992	146,064	14,718	6,135	63,405	44,716	245,602	28,488	4,910	29,748
1993	124,442	14,740	6,522	62,363	44,944	223,531	25,839	4,921	25,288
1994	139,876	14,850	7,312	64,465	45,008	241,810	28,206	4,955	28,229
1995	116,199	14,270	9,051	65,176	45,397	221,554	26,025	4,734	24,546
1996	153,392	14,469	9,566	65,519	46,415	260,423	30,820	4,842	31,680
1997	139,332	14,874	10,574	67,956	47,184	250,173	29,561	4,688	29,721
1998	153,091	16,057	9,934	68,875	47,698	263,540	31,415	4,778	32,041
1999	159,779	16,352	10,713	64,354	49,070	267,563	32,093	4,777	33,448
2000	154,041	16,331	11,732	69,342	51,079	269,863	32,419	4,797	32,112
2001	187,338	18,498	12,592	66,176	54,333	301,941	36,432	4,768	39,291
2002	174,617	19,100	11,771	61,653	55,660	284,601	34,485	4,698	37,168
2003	189,490	18,338	10,215	62,304	54,878	298,550	36,601	4,576	41,410
2004	197,755	19,228	9,706	55,232	58,814	302,279	37,240	4,691	42,156
2005	187,961	19,892	8,535	49,970	57,969	284,544	35,457	4,753	39,546
2006	184,054	21,798	7,520	45,812	61,282	276,870	34,739	4,822	38,170
2007	207,001	23,854	7,168	54,389	61,023	305,726	39,373	5,132	40,335
2008	200,908	21,190	5,090	65,783	64,077	314,667	40,951	4,949	40,596
2009	183,061	20,742	3,884	66,867	66,655	299,724	39,427	4,889	37,443
2010	190,829	21,255	5,254	59,025	68,273	302,127	40,198	4,925	38,747
2011	234,351	19,331	5,486	63,724	67,949	352,180	46,695	4,983	47,030
2012	219,327	19,703	4,923	63,908	67,026	335,481	44,518	5,014	43,743
2013	253,963	21,784	4,765	65,803	65,677	368,425	48,979	4,945	51,358
2014	241,044	23,030	3,697	69,158	68,698	359,567	49,236	4,991	48,296
2015	217,501	23,696	2,563	70,127	69,804	336,299	46,303	5,107	42,589

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 19.2 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 18.2 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 43.7 percent over the 2010 to 2015 period. Table II.48.7, 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>9</sup>
1991	1,366	474	821	584	436	171	0	38	0	3,934
1992	1,302	463	796	557	476	199	35	39	0	3,887
1993	1,314	437	792	572	475	214	26	45	0	3,904
1994	1,343	451	826	536	501	249	35	54	0	4,016
1995	1,252	415	835	525	561	309	32	61	0	4,018
1996	1,235	361	796	469	567	369	53	72	14	3,952
1997	1,205	351	787	501	584	421	114	91	12	4,066
1998	1,151	352	786	508	587	456	114	94	16	4,064
1999	1,181	298	752	484	598	479	132	93	17	4,034
2000	1,139	274	719	498	553	535	139	92	19	3,968
2001	1,080	263	670	507	545	530	128	84	18	3,825
2002	1,085	249	664	519	519	473	122	71	12	3,714
2003	1,024	287	603	500	542	498	141	82	14	3,691
2004	977	254	555	482	568	523	148	113	23	3,643
2005	825	246	501	469	484	541	172	128	25	3,391
2006	785	321	582	469	518	551	208	144	25	3,603
2007	774	297	540	437	517	576	223	181	36	3,581
2008	726	322	555	486	477	580	256	177	41	3,620
2009	701	284	572	467	454	509	241	189	38	3,455
2010	694	283	573	466	469	507	258	222	41	3,513
2011	666	302	550	447	458	549	241	228	55	3,496
2012	623	287	512	466	441	527	309	264	70	3,499
2013	596	259	456	458	469	480	323	275	70	3,386
2014	578	273	447	444	436	534	328	311	74	3,425
2015	561	277	423	438	444	535	335	299	79	3,391

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 932 in 2010 to 882 in 2015, with the poverty rate reaching 12.3 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.48.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	882	10.6
1999	836	10.1
2000	803	9.8
2001	800	9.9
2002	867	10.8
2003	761	9.5
2004	686	8.8
2005	830	10.7
2006	915	11.9
2007	797	10.8
2008	808	11.2
2009	877	12.4
2010	932	12.6
2011	827	11.2
2012	922	12.5
2013	946	12.7
2014	829	11.5
2015	882	12.3

<sup>9</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 Jefferson County decreased by 33 between 1980 and 2014, at an annual rate of change of -0.4 percent, as reported by the Census Bureau and as presented in Table II.48.9, at right.<sup>10</sup> This compared to an average annual rate of change of 1.03 percent statewide. Jefferson County lost 5 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 0.3 percent in Jefferson County between 2010 and 2015, from 3,918 to 3,905. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.48.10.

Year	Nebraska	Jefferson County
1980	37,727	265
1981	37,582	259
1982	37,500	269
1983	41,889	301
1984	43,151	286
1985	43,115	293
1986	42,538	275
1987	42,691	270
1988	43,134	264
1989	43,302	261
1990	43,749	255
1991	44,405	242
1992	45,269	254
1993	46,059	256
1994	46,640	259
1995	47,128	259
1996	47,607	256
1997	48,588	254
1998	48,655	251
1999	48,968	243
2000	49,623	243
2001	49,710	246
2002	50,259	243
2003	50,394	242
2004	50,928	251
2005	51,440	241
2006	51,906	236
2007	52,517	244
2008	52,152	233
2009	51,633	237
2010	51,886	234
2011	51,553	231
2012	52,294	235
2013	52,585	237
2014	52,991	232

Subject	Nebraska	% Growth Since Census	Jefferson County	% Growth Since Census
2000 Census	722,668	-	3,942	-
2010 Census	796,793	10.3%	3,918	-0.6%
July 2011 Estimate	801,129	0.5%	3,914	-0.1%
July 2012 Estimate	804,659	1.0%	3,907	-0.3%
July 2013 Estimate	809,171	1.5%	3,906	-0.3%
July 2014 Estimate	814,970	2.3%	3,903	-0.4%
July 2015 Estimate	820,913	3.0%	3,905	-0.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Jefferson County. As shown in Table II.48.11 on the following page, 13.9 percent of housing units, or 543, were vacant in 2015. Of the 3,359 housing units that were occupied in 2015, 76.0 percent, or 2,552, were owner-occupied and the remaining 24.0 percent were renter-occupied.

<sup>10</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.48.11</b>				
<b>Housing Units by Tenure</b>				
Jefferson 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	3,348	85.5%	3,359	86.1%
Owner-Occupied	2,479	74.0%	2,552	76.0%
Renter-Occupied	869	26.0%	807	24.0%
Vacant Housing Units	570	14.5%	543	13.9%
<b>Total Housing Units</b>	<b>3,918</b>	<b>100.0%</b>	<b>3,902</b>	<b>100.0%</b>

As shown in Table II.48.12, below, there were 3,521 single family dwellings in 2015, which accounted for 90.2 percent of all housing units. Apartment units accounted for 6.4 percent of housing units, with 249 units. Mobile homes also accounted for an additional 2.1 percent of housing with 80 units.

<b>Table II.48.12</b>				
<b>Housing Units by Type</b>				
Jefferson County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>11</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	3,641	93%	3,521	90.2%
Duplex	18	0%	12	.3%
Tri- or Four-Plex	18	0%	40	1.0%
Apartment	220	6%	249	6.4%
Mobile Home	36	1%	80	2.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>3,933</b>	<b>100.0%</b>	<b>3,902</b>	<b>100.0%</b>

Table II.48.13, below, shows the disposition of vacant housing units in Jefferson County. The 2015 five-year ACS shows 10.1 percent of vacant units were for rent, 5.5 percent were for sale, and 9.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 358 “other vacant” units, or 62.8 percent; this compared to 61.3 percent “other vacant” units in 2015.

<b>Table II.48.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Jefferson 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	100	17.5%	55	10.1%
For Sale	49	8.6%	30	5.5%
Rented or Sold, Not Occupied	29	5.1%	49	9.0%
For Seasonal, Recreational, or Occasional Use	34	6.0%	71	13.1%
For Migrant Workers	0	0.0%	5	.9%
Other Vacant	358	62.8%	333	61.3%
<b>Total</b>	<b>570</b>	<b>100.0%</b>	<b>543</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>12</sup> In most years for which data are presented, single-

<sup>11</sup> Data unavailable in 2010 Census

<sup>12</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.

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Jefferson County decreased from 8 in 2014 to 7 in 2015 and the average value of construction was \$290,000 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 7 in 2015. These changes in residential permit activity in the county compared to a decline in population of 1,070 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.48.14.

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	8	.	.	.	8	128.40	.	.	.
1981	11	.	.	.	11	99.60	.	.	.
1982	11	.	.	6	17	107.50	.	.	56.80
1983	5	.	.	10	15	113.30	.	.	36.90
1984	7	.	.	.	7	84.20	.	.	.
1985	4	.	3	.	7	93.40	.	38.40	.
1986	1	2	.	.	3	47.00	37.60	.	.
1987	1	.	.	.	1	96.60	.	.	.
1988	1	.	.	.	1	98.30	.	.	.
1989	4	.	.	.	4	109.50	.	.	.
1990	3	.	.	.	3	163.40	.	.	.
1991	2	.	4	.	6	124.90	.	43.80	.
1992	8	.	.	.	8	142.60	.	.	.
1993	5	.	.	.	5	125.10	.	.	.
1994	6	.	.	.	6	157.60	.	.	.
1995	6	.	.	.	6	140.30	.	.	.
1996	4	.	.	.	4	137.70	.	.	.
1997	4	.	.	.	4	109.00	.	.	.
1998	6	.	.	.	6	151.70	.	.	.
1999	.	.	.	.	.	.	.	.	.
2000	5	.	.	.	5	166.20	.	.	.
2001	5	4	.	.	9	165.10	53.20	.	.
2002	18	.	.	.	18	171.8	.	.	.
2003	7	.	.	.	7	148.8	.	.	.
2004	11	.	.	.	11	203.7	.	.	.
2005	20	.	.	.	20	154.1	.	.	.
2006	21	.	.	.	21	194.6	.	.	.
2007	9	.	.	.	9	200.5	.	.	.
2008	7	.	.	.	7	190.2	.	.	.
2009	7	.	.	.	7	183.5	.	.	.
2010	6	.	.	.	6	177.7	.	.	.
2011	3	.	.	.	3	116.9	.	.	.
2012	9	.	.	.	9	228.4	.	.	.
2013	7	.	.	.	7	202.9	.	.	.
2014	8	.	.	.	8	325.7	.	.	.
2015	7	.	.	.	7	290.0	.	.	.

## 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 1,634 property transactions in Jefferson County. Of these, 1,597 were for single-family homes during this 18-year period, as shown in Table II.48.15.

<b>Table II.48.15</b>						
<b>Residential Property Transactions</b>						
Jefferson 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	123	2	1	3	1	130
2000	110	3	0	0	0	113
2001	85	2	1	2	0	90
2002	112	2	0	0	0	114
2003	92	0	0	1	1	94
2004	104	1	0	0	2	107
2005	121	0	0	0	2	123
2006	118	0	0	0	2	120
2007	95	0	0	0	3	98
2008	68	0	0	0	0	68
2009	65	0	0	0	2	67
2010	51	0	1	0	0	52
2011	57	0	0	0	2	59
2012	52	0	0	0	0	52
2013	80	0	0	0	0	80
2014	70	1	0	0	0	71
2015	94	0	0	0	0	94
2016	100	1	1	0	0	102
<b>Total</b>	<b>1,597</b>	<b>12</b>	<b>4</b>	<b>6</b>	<b>15</b>	<b>1,634</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 986 single-family home property transactions for units built before 1930, .3 percent of units were of low quality and 31.1 percent were of fair quality. Conversely, of the 11 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.48.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.48.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Jefferson 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	3	0	12	4	2	0	0	0	0	21
Fair	307	53	17	37	7	6	0	0	3	430
Average	644	147	95	109	29	19	6	0	2	1,051
Good	21	6	6	19	5	13	4	0	0	74
Very Good	0	0	0	1	0	2	1	0	0	4
Excellent	0	1	0	0	0	0	0	0	0	1
Missing	11	3	1	1	0	0	0	0	0	16
<b>Total</b>	<b>986</b>	<b>210</b>	<b>131</b>	<b>171</b>	<b>43</b>	<b>40</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>1,597</b>

In regard to the current condition of residential dwellings, of the same 986 single-family homes built before 1930, 33.9 percent of the homes were worn out or badly worn, and 63.6 percent

were in average condition. Table II.48.17 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	18	1	1	1	0	0	0	0	0	21
Badly Worn	316	27	13	15	1	0	0	0	1	373
Average	627	170	106	140	36	16	6	0	4	1,105
Good	14	9	10	15	6	23	5	0	0	82
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	1	0	0	0	1
Missing	11	3	1	0	0	0	0	0	0	15
<b>Total</b>	<b>986</b>	<b>210</b>	<b>131</b>	<b>171</b>	<b>43</b>	<b>40</b>	<b>11</b>	<b>0</b>	<b>5</b>	<b>1,597</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$52,672 to \$60,851, a total increase of 15.5 percent, as shown in Table II.48.18, 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 Jefferson County ranged from \$33,315 for homes built before 1930 to \$243,521 for homes built from 2001 to 2010.<sup>13</sup> Homes built from 2001 through 2010 were also larger, averaging 1,831 square feet per unit. Table II.48.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	41,676
2000	43,983
2001	40,018
2002	40,541
2003	50,424
2004	38,444
2005	53,198
2006	50,493
2007	44,246
2008	59,177
2009	56,845
2010	52,672
2011	58,114
2012	46,617
2013	65,433
2014	62,116
2015	72,686
2016	60,851
<b>Average</b>	<b>51,211</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>14</sup> (\$)
Before 1930	33,315	1,275	26.1
1931-1960	55,934	1,261	44.3
1961-1970	65,806	1,253	52.5
1971-1980	85,964	1,357	63.3
1981-1990	91,136	1,446	63.0
1991-2000	162,029	1,736	93.4
2001-2010	243,521	1,831	133.0
2011-2016	.	.	.
<b>Average</b>	<b>50,952</b>	<b>1,299</b>	<b>39</b>

<sup>13</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>14</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.48.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Jefferson County. The number of completed surveys decreased from 9 in 2015 to 7 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 7.3 percentage points and was at 2.92 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	40	2.5	10.5
2003	2	36	.0	27.5
2004	4	136	15.0	120.9
2005	5	154	14.3	48.9
2006	7	87	27.6	95.2
2007	6	107	19.6	22.0
2008	4	49	16.3	24.5
2009	5	151	17.2	31.0
2010	6	159	22.6	20.5
2011	5	154	18.2	20.3
2012	6	156	14.1	25.0
2013	4	44	.0	
2014	7	123	9.8	60.0
2015	9	167	10.2	33
2016	7	171	2.9	9.6

Table II.48.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 9 single family units in Jefferson County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Jefferson County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 162 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 3.1 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 7.4 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	9	0	.0%	16.3%
Apartments	162	5	3.1%	5.2%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	197.2%
<b>Total</b>	<b>171</b>	<b>5</b>	<b>2.92%</b>	<b>7.4%</b>

Table II.48.22, reports units by number of bedrooms. Four 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 81 units. Details for additional unit types are reported on the following page.

<b>Table II.48.22</b> <b>Rental Units by Number of Bedrooms</b> Jefferson County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	6	0	0	·	6
One	0	81	0	0	·	81
Two	0	71	0	0	·	71
Three	0	0	0	0	·	0
Four	1	0	0	0	·	1
Don’t Know	8	4	0	0	0	12
<b>Total</b>	<b>9</b>	<b>162</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>171</b>

Table II.48.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Four bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

<b>Table II.48.23</b> <b>Single Family Units by Number of Bedrooms</b> Jefferson County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	0	0	%
Three	0	0	%
Four	1	0	.0%
Don’t know	8	0	.0%
<b>Total</b>	<b>9</b>	<b>0</b>	<b>.0%</b>

Table II.48.24, 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 0.0 percent.

<b>Table II.48.24</b> <b>Apartment Units by Number of Bedrooms</b> Jefferson County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	6	0	.0%
One	81	0	.0%
Two	71	0	.0%
Three	0	0	%
Four	0	0	%
Don’t know	4	5	125.0%
<b>Total</b>	<b>162</b>	<b>5</b>	<b>3.1%</b>

Average market-rate rents by unit type are shown in Table II.48.25, 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.48.25</b> <b>Average Market Rate Rents by Number of Bedrooms</b> Jefferson County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$310	\$	\$	\$310
One	\$	\$436	\$	\$	\$436
Two	\$	\$410	\$	\$	\$410
Three	\$	\$	\$	\$	\$
Four	\$750	\$	\$	\$	\$750
Don't know	\$400	\$400	\$	\$	
<b>Total</b>	<b>\$575</b>	<b>\$404</b>	<b>\$</b>	<b>\$</b>	<b>\$453</b>

Table II.48.26, below, shows vacancy rates for single family units by average rental rates for Jefferson County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 0.0 percent.

<b>Table II.48.26</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Jefferson County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	8	0	0%
\$500 to \$750	0	0	%
\$750 to \$1,000	1	0	0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>9</b>	<b>0</b>	<b>0%</b>



The average rent and availability of apartment units is displayed in Table II.48.27, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 3.8 percent.

<b>Table II.48.27</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Jefferson County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	132	5	3.8%
\$500 to \$750	30	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	0	0	%
<b>Total</b>	<b>162</b>	<b>5</b>	<b>3.1%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.48.28 below, 6 respondents, or 85.7 percent, included some sort of utility in the rent.

<b>Table II.48.28</b> <b>Are there any utilities included with the rent?</b> Jefferson County 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	1
<b>% Offering Utilities</b>	<b>85.7%</b>

The type of utility included in the rent is shown in Table II.48.29, below. There were 0 respondents who included electricity, 1 respondent who included natural gas, 6 respondents who included water and sewer and 6 respondents included trash collection in the rent.

<b>Table II.48.29</b> <b>Which utilities are included with the rent?</b> Jefferson County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	1
Water/Sewer	6
Trash Collection	6

Table II.48.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 5 respondents said they keep a waitlist, with an estimated 20 number of persons on the wait list.

<b>Table II.48.30</b> <b>Do you keep a waiting list?</b> Jefferson County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	2
<b>Waitlist Size</b>	<b>20</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.48.31 below, most respondents indicated there was low need for the renovation of existing single-family units and low need for the renovation of existing apartment units.

<b>Table II.48.31</b> <b>How would you rate the need for renovation of existing units in the city?</b> Jefferson County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	3	3	3	
Moderate Need	1	1	1	
High Need	0	0		
Extreme Need	2	2	2	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.48.32 below, 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.48.32</b> <b>How would you rate the need for construction of new units in the city?</b> Jefferson County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need	2	2	2	
Moderate Need	2	2	2	
High Need	0	0		
Extreme Need	0	0		

