

Nemaha County

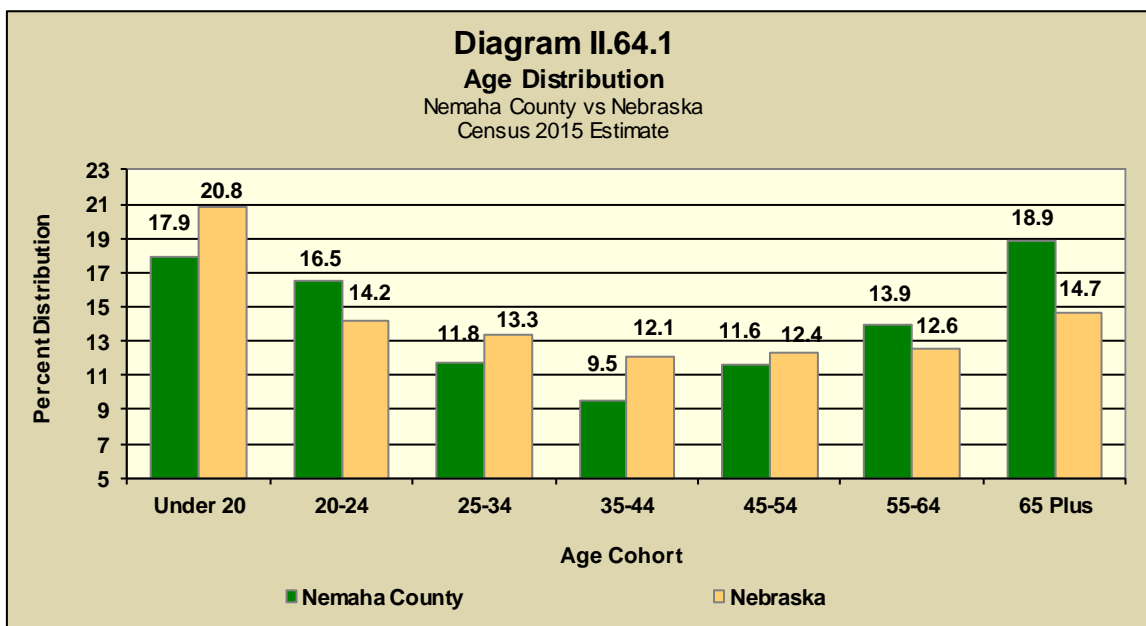
Summary

- Between 2010 and 2015, the county’s population decreased by 2.8 percent or by 202 persons.
- Between 2010 and 2015, the Hispanic population increased by 31.6 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 62.
- In 2015, average earnings in the county was \$50,888 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.8 percent to 3.7 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 \$214,807.
- In fiscal year 2016, the average price of an existing home was \$89,971.
- In a November 2016 rental survey, the average vacancy rate was 7.83 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Nemaha County’s population decreased by 2.8 percent, or from 7,248 people to 7,046 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 1,265 in 2010 to 1,160 in 2015, a decline of 8.3 percent. The number of people from 25 to 34 years of age increased by 18.3 percent, and those aged between 35 and 44 decreased by 4.2 percent. As shown in Diagram II.64.1, people younger than 25 represented 34.4 percent of the population in 2015, while individuals aged 55 and older represented 32.8 percent of the population in Nemaha 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 3.8 percent, while the black population increased by 28.1 percent. The Hispanic population of any race changed from 133 to 175 or by 31.6 percent. Table II.64.1, below, presents the details of these population variations.

Table II.64.1						
Population Characteristics						
State of Nebraska vs. Nemaha County						
2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Nemaha County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	7,248	7,046	-2.8%
Age						
Under 14 years	383,542	394,263	2.8%	1,271	1,262	-0.7%
15 to 24 years	258,206	268,848	4.1%	1,265	1,160	-8.3%
25 to 34 years	245,176	252,533	3.0%	701	829	18.3%
35 to 44 years	220,838	228,643	3.5%	696	667	-4.2%
45 to 54 years	258,726	234,477	-9.4%	1,037	818	-21.1%
55 to 64 years	213,176	238,715	12.0%	975	981	0.6%
65 & over	246,677	278,711	13.0%	1,303	1,329	0.6%
Race						
White	1,649,264	1,689,616	2.4%	7,054	6,783	-3.8%
Black	85,971	93,900	9.2%	64	82	28.1%
American Indian or Alaskan Native	23,418	26,492	13.1%	23	30	30.4%
Asian	33,322	44,479	33.5%	33	41	24.2%
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%	72	108	50.0%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	133	175	31.6%

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.64.2, at right, from April 2000 to July 2009, Nemaha County’s natural decrease was estimated to be 67 people. Nemaha County experienced net out-migration from 2000-2009, with 653 persons having left the county during that period.¹¹⁸ The 2015 population estimates showed a natural decrease of 15 persons and a net out-migration of 187 persons since the 2010 Census. In total, Nemaha County’s population decreased to 7,046 persons.

Table II.64.2	
Population Change	
Nemaha County	
1980–2010 Census and Intercensal Data	
1980 Population	8,367
Natural Increase 80–90	120
Net Migration 80–90	-507
1990 Population	7,980
Natural Increase 90–00	-150
Net Migration 90–00	-254
2000 Population	7,576
Natural Increase 00–09	-67
Net Migration 00–09	-653
2009 Population Estimate	6,856
2010 Population	7,248
Natural Increase 10–15	-15
Net Migration 10–15	-187
2015 Population Estimate	7,046

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 Nemaha County decreased from 13 persons in 2014 to -13 persons in 2015, with an additional net movement of 0 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.64.3.

¹¹⁸ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.64.3			
Driver's Licenses Exchanged and Surrendered			
Nemaha County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	144	121	23
Calendar 2002	128	133	-5
Calendar 2003	120	111	9
Calendar 2004	121	117	4
Calendar 2005	107	90	17
Calendar 2006	101	96	5
Calendar 2007	138	88	50
Calendar 2008	107	109	-2
Calendar 2009	96	66	30
Calendar 2010	166	98	68
Calendar 2011	119	70	49
Calendar 2012	130	89	41
Calendar 2013	95	91	4
Calendar 2014	96	83	13
Calendar 2015	100	113	-13
First Half of 2016	41	41	0

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 2,990 in 2014 to 2,985 in 2015, as shown in Table II.64.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Nemaha County decreased by 3.0 percent from 1,152 in 2015 to 1,117 in 2016, as shown below in Table II.64.5. The number of school-age children 5 to 11 years of age decreased from 591 in 2015 to 553 in 2016.

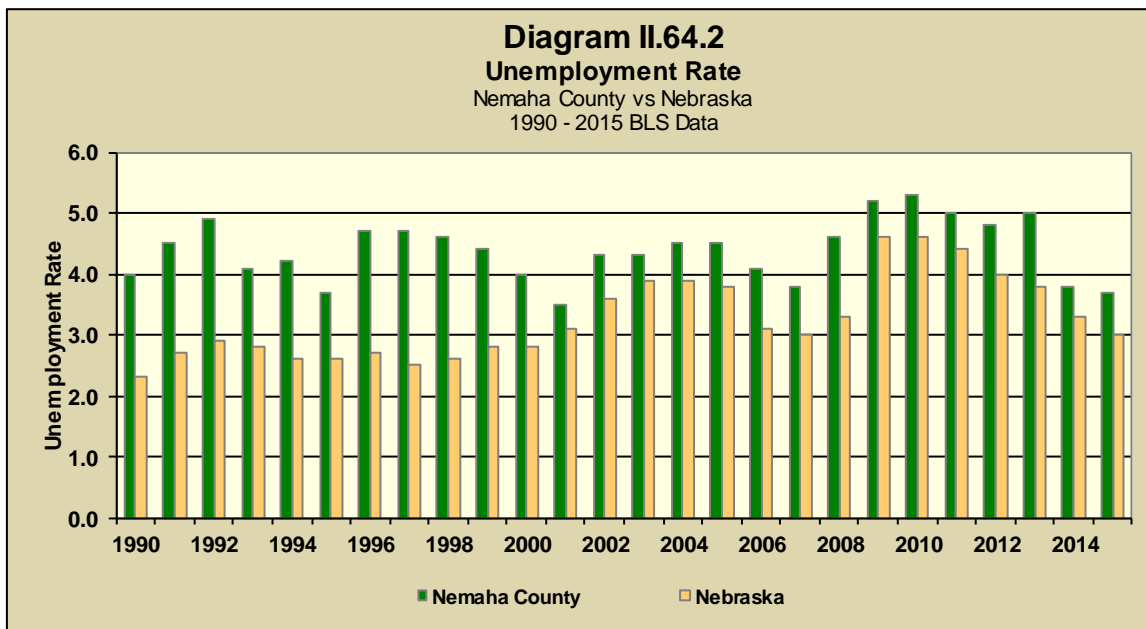
Table II.64.4	
Income Tax Returns	
Nemaha County	
1991–2015 DOR Data	
Year	Returns
1991	3,117
1992	3,124
1993	3,148
1994	3,131
1995	3,147
1996	3,165
1997	3,219
1998	3,228
1999	3,228
2000	3,158
2001	3,108
2002	3,076
2003	3,033
2004	2,980
2005	2,804
2006	3,148
2007	3,232
2008	3,040
2009	2,926
2010	2,937
2011	2,938
2012	2,978
2013	2,951
2014	2,990
2015	2,985

Table II.64.5				
School-Age Children				
Nemaha County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	886	250	506	1,642
1993	878	251	536	1,665
1994	823	269	531	1,623
1995	790	267	556	1,613
1996	778	263	603	1,644
1997	741	240	596	1,577
1998	733	227	605	1,565
1999	713	227	602	1,542
2000	717	216	595	1,528
2001	695	218	587	1,500
2002	657	220	571	1,448
2003	581	196	497	1,274
2004	579	188	525	1,292
2005	556	214	523	1,293
2006	560	205	544	1,309
2007	571	186	535	1,292
2008	592	184	538	1,314
2009	527	156	483	1,166
2010	517	157	477	1,151
2011	542	161	471	1,174
2012	564	153	447	1,164
2013	577	176	416	1,169
2014	597	170	408	1,175
2015	591	159	402	1,152
2016	553	157	407	1,117

ECONOMICS

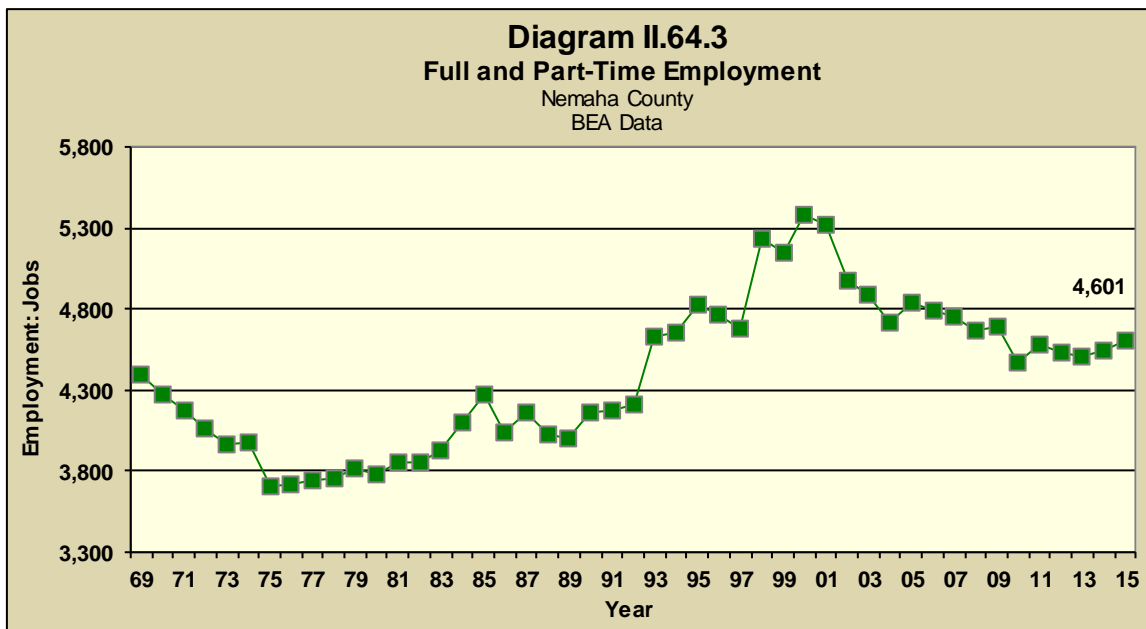
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Nemaha County, defined as the number of people working or actively seeking work, decreased from 3,732 in 2014 to 3,723 in 2015. The total number of people employed changed from 3,589 in 2014 to 3,586 in 2015. The unemployment rate for the county was 3.7 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.64.2, below.

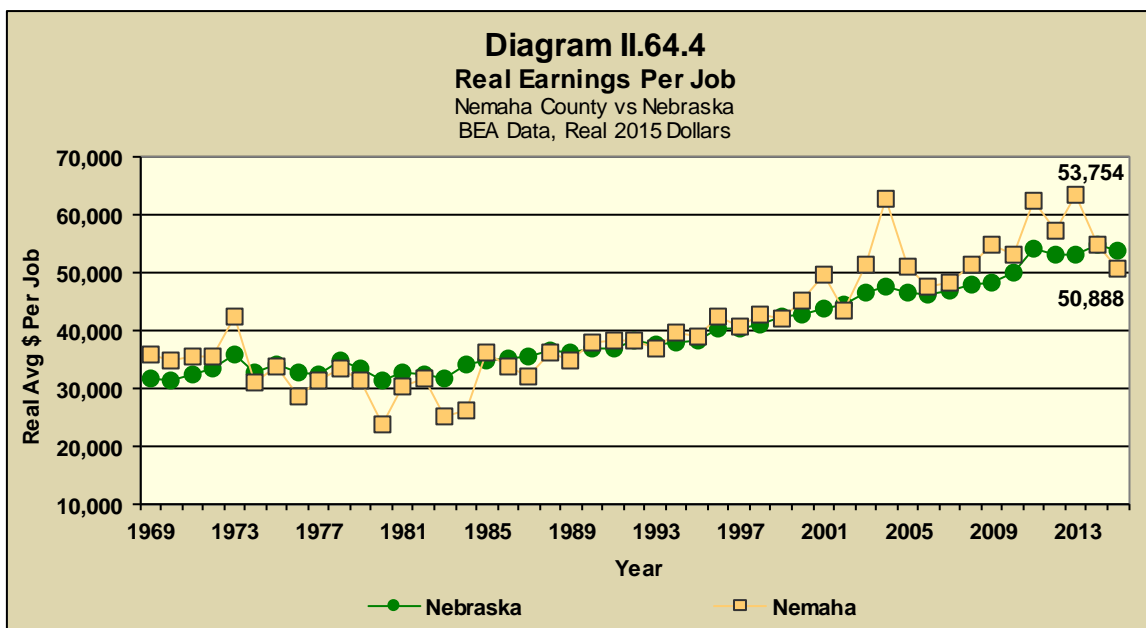


Employment and Personal Income

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 4,601 jobs in Nemaha County, an increase of 62 jobs since 2014. Diagram II.64.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.64.4, below, real average earnings per job in the county was \$50,888 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 \$302,075,000, a decline of 3.4 percent between 2014 and 2015. Table II.64.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.64.6 Total BEA Employment and Real Personal Income Nemaha 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	158,052	8,962	-20,942	24,432	14,359	166,938	18,903	4,391	35,995
1970	149,388	8,523	-17,782	25,963	15,956	165,002	18,399	4,274	34,953
1971	149,257	8,354	-15,570	26,556	16,964	168,853	18,757	4,172	35,776
1972	144,545	7,752	-8,112	28,543	17,776	175,000	19,437	4,059	35,611
1973	168,329	8,256	-3,734	30,408	19,705	206,451	23,348	3,960	42,507
1974	123,519	9,159	-5,400	31,233	20,743	160,935	19,091	3,973	31,090
1975	126,102	7,417	3,658	32,460	23,426	178,229	21,148	3,703	34,054
1976	106,821	7,319	6,082	32,094	24,188	161,865	18,869	3,716	28,746
1977	117,796	7,454	7,401	33,881	24,990	176,614	20,941	3,748	31,429
1978	125,840	7,873	9,286	35,488	25,484	188,226	22,230	3,760	33,468
1979	119,623	8,518	7,111	38,445	25,984	182,645	21,643	3,815	31,356
1980	90,704	8,200	8,499	43,484	28,082	162,569	19,437	3,778	24,008
1981	117,248	8,696	7,502	48,119	29,188	193,361	23,189	3,851	30,446
1982	122,548	8,480	7,781	56,336	28,695	206,881	25,034	3,849	31,839
1983	100,007	8,769	6,553	55,835	29,773	183,400	21,628	3,931	25,440
1984	107,618	10,734	-1,702	58,343	29,990	183,514	21,466	4,101	26,242
1985	154,738	13,378	-11,264	56,847	30,959	217,902	25,777	4,272	36,221
1986	136,423	12,105	56	55,623	30,672	210,669	25,406	4,042	33,751
1987	133,414	11,894	-7	51,776	30,211	203,499	24,595	4,157	32,094
1988	145,434	14,518	-4,068	51,733	29,642	208,223	25,464	4,023	36,151
1989	139,171	14,597	-4,204	53,707	30,732	204,809	25,505	3,998	34,810
1990	158,727	16,161	-7,128	50,051	32,388	217,877	27,330	4,163	38,128
1991	160,653	16,722	-8,230	50,634	33,330	219,664	27,661	4,173	38,498
1992	162,091	15,861	-7,659	47,255	35,046	220,872	28,390	4,217	38,438
1993	171,144	19,073	-16,749	49,935	37,653	222,910	28,501	4,630	36,964
1994	185,905	19,054	-16,540	50,503	37,004	237,819	30,458	4,659	39,902
1995	187,610	21,476	-24,482	60,654	39,342	241,648	30,468	4,821	38,915
1996	202,548	19,403	-20,809	61,098	40,209	263,643	33,208	4,769	42,472
1997	191,148	19,794	-21,950	64,824	40,948	255,176	32,420	4,684	40,809
1998	223,753	24,383	-33,720	66,877	41,572	274,099	35,418	5,238	42,717
1999	216,941	23,762	-33,397	64,325	41,423	265,530	34,805	5,143	42,182
2000	244,314	26,208	-42,402	65,982	43,911	285,598	37,687	5,376	45,445
2001	264,465	27,943	-46,522	62,128	46,864	298,992	40,155	5,318	49,730
2002	217,038	25,395	-40,935	58,404	47,969	257,082	35,072	4,976	43,617
2003	251,437	26,099	-40,624	62,955	45,714	293,382	40,663	4,886	51,461
2004	296,835	29,155	-43,713	53,945	47,328	325,240	45,285	4,712	62,996
2005	247,506	26,106	-36,240	46,126	50,343	281,628	38,835	4,845	51,085
2006	228,988	26,145	-33,248	43,996	52,166	265,758	36,351	4,794	47,766
2007	229,896	24,204	-28,402	47,553	54,656	279,499	38,712	4,756	48,338
2008	240,738	25,155	-27,581	55,459	59,654	303,115	41,637	4,672	51,528
2009	257,963	26,189	-29,088	52,178	61,636	316,500	44,093	4,692	54,979
2010	237,375	24,345	-23,358	49,874	63,430	302,976	41,813	4,466	53,152
2011	285,867	23,000	-35,556	53,326	65,308	345,946	47,572	4,582	62,389
2012	259,731	21,872	-31,587	58,033	64,283	328,588	45,663	4,533	57,298
2013	287,051	24,390	-28,976	55,553	61,344	350,582	48,889	4,507	63,690
2014	249,325	24,327	-27,001	52,895	61,750	312,643	43,701	4,539	54,930
2015	234,135	24,180	-25,595	53,949	63,766	302,075	42,872	4,601	50,888

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 3.4 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 11.4 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 34.9 percent over the 2010 to 2015 period. Table II.64.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.64.7 Income Tax Returns by Adjusted Gross Income Nemaha 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 ¹¹⁹
1991	1,051	328	580	381	392	293	50	31	0	3,117
1992	1,026	343	592	391	411	291	26	22	0	3,124
1993	1,054	278	601	368	375	337	89	34	0	3,148
1994	1,078	290	551	359	366	329	94	47	0	3,131
1995	957	295	564	404	372	381	98	54	0	3,147
1996	976	268	561	392	405	392	101	52	0	3,165
1997	967	249	561	364	424	417	131	80	0	3,219
1998	938	252	547	372	414	394	187	114	10	3,228
1999	931	246	529	400	379	417	176	137	13	3,228
2000	869	208	498	377	407	421	217	147	14	3,158
2001	843	213	456	379	384	439	229	153	12	3,108
2002	830	203	463	392	376	440	244	116	12	3,076
2003	757	203	443	426	374	389	274	155	12	3,033
2004	727	209	393	393	380	367	200	298	13	2,980
2005	660	184	363	333	382	402	266	198	16	2,804
2006	673	256	445	412	387	413	293	245	24	3,148
2007	715	244	407	384	417	481	285	270	29	3,232
2008	574	234	373	376	353	458	306	342	24	3,040
2009	544	230	355	361	376	392	309	336	23	2,926
2010	503	228	376	353	351	426	342	330	28	2,937
2011	509	241	381	323	335	406	314	391	38	2,938
2012	481	217	368	321	363	402	319	451	56	2,978
2013	495	193	376	321	361	420	322	424	39	2,951
2014	528	234	320	308	352	432	324	449	43	2,990
2015	486	190	345	334	382	437	328	445	38	2,985

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 896 in 2010 to 853 in 2015, with the poverty rate reaching 13.1 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.64.8, at right, presents poverty data for the county.

Table II.64.8 Persons in Poverty Nemaha County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	890	12.1
1999	853	11.9
2000	724	10.3
2001	744	10.8
2002	756	11.2
2003	752	11.2
2004	761	11.4
2005	774	11.8
2006	959	14.2
2007	883	13.3
2008	790	11.8
2009	963	15.1
2010	896	13.2
2011	861	12.7
2012	915	13.7
2013	874	13.2
2014	900	13.6
2015	853	13.1

¹¹⁹ 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 Nemaha County increased by 5 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.64.9, at right.¹²⁰ This compared to an average annual rate of change of 1.03 percent statewide. Nemaha County lost 3 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 0.1 percent in Nemaha County between 2010 and 2015, from 3,498 to 3,496. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.64.10.

Year	Nebraska	Nemaha County
1980	37,727	183
1981	37,582	181
1982	37,500	187
1983	41,889	200
1984	43,151	212
1985	43,115	204
1986	42,538	206
1987	42,691	192
1988	43,134	201
1989	43,302	194
1990	43,749	202
1991	44,405	205
1992	45,269	203
1993	46,059	201
1994	46,640	204
1995	47,128	194
1996	47,607	202
1997	48,588	199
1998	48,655	198
1999	48,968	202
2000	49,623	204
2001	49,710	206
2002	50,259	209
2003	50,394	215
2004	50,928	208
2005	51,440	211
2006	51,906	207
2007	52,517	215
2008	52,152	211
2009	51,633	202
2010	51,886	199
2011	51,553	195
2012	52,294	190
2013	52,585	191
2014	52,991	188

Subject	Nebraska	% Growth Since Census	Nemaha County	% Growth Since Census
2000 Census	722,668	-	3,439	-
2010 Census	796,793	10.3%	3,498	1.7%
July 2011 Estimate	801,129	0.5%	3,499	0.0%
July 2012 Estimate	804,659	1.0%	3,499	0.0%
July 2013 Estimate	809,171	1.5%	3,498	0.0%
July 2014 Estimate	814,970	2.3%	3,499	0.0%
July 2015 Estimate	820,913	3.0%	3,496	-0.1%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Nemaha County. As shown in Table II.64.11 on the following page, 17.8 percent of housing units, or 621, were vacant in 2015. Of the 2,877 housing units that were occupied in 2015, 71.0 percent, or 2,044, were owner-occupied and the remaining 29.0 percent were renter-occupied.

¹²⁰ Totals may not add due to rounding-off of county totals.

Table II.64.11 Housing Units by Tenure Nemaha 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	2,952	84.4%	2,877	82.2%
Owner-Occupied	2,097	71.0%	2,044	71.0%
Renter-Occupied	855	29.0%	833	29.0%
Vacant Housing Units	546	15.6%	621	17.8%
Total Housing Units	3,498	100.0%	3,498	100.0%

As shown in Table II.64.12, below, there were 2,850 single family dwellings in 2015, which accounted for 81.5 percent of all housing units. Apartment units accounted for 10.7 percent of housing units, with 373 units. Mobile homes also accounted for an additional 3.4 percent of housing with 119 units.

Table II.64.12 Housing Units by Type Nemaha County 2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹²¹		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,840	81%	2,850	81.5%
Duplex	50	1%	39	1.1%
Tri- or Four-Plex	143	4%	117	3.3%
Apartment	292	8%	373	10.7%
Mobile Home	168	5%	119	3.4%
Boat, RV, Van, Etc.	11	0%	0	.0%
Total	3,504	100.0%	3,498	100.0%

Table II.64.13, below, shows the disposition of vacant housing units in Nemaha County. The 2015 five-year ACS shows 12.9 percent of vacant units were for rent, 6.0 percent were for sale, and 18.2 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 222 “other vacant” units, or 40.7 percent; this compared to 44.3 percent “other vacant” units in 2015.

Table II.64.13 Disposition of Vacant Housing Units Nemaha County 2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	169	31.0%	80	12.9%
For Sale	59	10.8%	37	6.0%
Rented or Sold, Not Occupied	53	9.7%	113	18.2%
For Seasonal, Recreational, or Occasional Use	43	7.9%	116	18.7%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	222	40.7%	275	44.3%
Total	546	100.0%	621	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹²² In most years for which data are presented, single-

¹²¹ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Nemaha County decreased from 4 in 2014 to 2 in 2015 and the average value of construction was \$214,807 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 4 in 2014 to 2 in 2015. These changes in residential permit activity in the county compared to a decline in population of 530 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.64.14.

Table II.64.14
Building Permits and Valuation
Nemaha 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	6	2	.	.	8	150.10	49.50	.	.
1981	11	.	.	.	11	95.10	.	.	.
1982	9	.	.	.	9	93.50	.	.	.
1983	14	.	.	.	14	109.40	.	.	.
1984	7	.	.	.	7	100.70	.	.	.
1985	4	.	.	.	4	131.40	.	.	.
1986	3	.	.	.	3	105.60	.	.	.
1987	7	.	.	.	7	114.10	.	.	.
1988	4	.	.	.	4	116.40	.	.	.
1989	5	.	.	.	5	85.20	.	.	.
1990	10	.	.	.	10	112.90	.	.	.
1991	10	.	.	.	10	104.90	.	.	.
1992	17	.	.	.	17	106.10	.	.	.
1993	15	.	.	16	31	127.40	.	.	52.90
1994	20	2	4	.	26	126.80	115.30	35.30	.
1995	15	2	.	.	17	140.30	112.90	.	.
1996	10	.	.	.	10	129.40	.	.	.
1997	8	.	.	.	8	155.10	.	.	.
1998	8	.	8	.	16	151.40	.	69.60	.
1999	10	.	.	16	26	109.40	.	.	80.00
2000	9	.	.	.	9	129.20	.	.	.
2001	10	.	.	.	10	144.00	.	.	.
2002	12	.	.	.	12	63.3	.	.	.
2003	5	.	16	.	21	127.1	.	77.1	.
2004	12	.	.	.	12	136.7	.	.	.
2005	34	.	.	.	34	97.0	.	.	.
2006	14	2	.	.	16	149.4	101.3	.	.
2007	13	.	8	.	21	148.4	.	77.5	.
2008	5	.	.	8	13	203.5	.	.	76.0
2009	5	.	.	.	5	228.1	.	.	.
2010	9	.	.	.	9	126.5	.	.	.
2011	7	.	.	.	7	221.6	.	.	.
2012	6	.	.	.	6	116.8	.	.	.
2013	9	.	.	.	9	137.6	.	.	.
2014	4	.	.	.	4	220.9	.	.	.
2015	2	.	.	.	2	214.8	.	.	.

¹²² 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 1,946 property transactions in Nemaha County. Of these, 1,894 were for single-family homes during this 18-year period, as shown in Table II.64.15.

Table II.64.15						
Residential Property Transactions						
Nemaha County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	135	3	0	0	2	140
2000	111	4	0	2	1	118
2001	113	5	0	1	1	120
2002	109	7	0	0	1	117
2003	114	5	0	0	0	119
2004	109	2	0	0	0	111
2005	113	3	0	0	0	116
2006	105	2	0	1	0	108
2007	89	0	0	0	0	89
2008	119	0	0	0	2	121
2009	91	4	0	0	0	95
2010	92	1	0	0	0	93
2011	101	0	0	0	2	103
2012	98	0	0	0	0	98
2013	110	0	0	0	0	110
2014	110	0	0	0	0	110
2015	91	0	0	0	0	91
2016	84	2	0	1	0	87
Total	1,894	38	0	5	9	1,946

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 999 single-family home property transactions for units built before 1930, 3.1 percent of units were of low quality and 34.4 percent were of fair quality. Conversely, of the 52 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 15.4 percent of fair quality. Table II.64.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.64.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Nemaha County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	31	6	1	4	1	1	0	0	0	44
Fair	344	95	43	40	12	10	8	1	0	553
Average	590	190	133	91	59	70	37	0	1	1,171
Good	33	3	12	17	16	34	6	2	0	123
Very Good	0	0	0	0	0	1	1	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	0	0	0	0	1
Total	999	294	189	152	88	116	52	3	1	1,894

In regard to the current condition of residential dwellings, of the same 999 single-family homes built before 1930, 34.5 percent of the homes were worn out or badly worn, and 51.2 percent

were in average condition. Table II.64.17 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	63	4	3	1	0	0	0	0	0	71
Badly Worn	282	43	20	15	3	2	0	0	0	365
Average	511	192	108	89	38	31	8	1	1	979
Good	138	55	57	47	44	42	35	2	0	420
Very Good	4	0	1	0	3	41	9	0	0	58
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	0	0	0	0	1
Total	999	294	189	152	88	116	52	3	1	1,894

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$68,704 to \$89,971, a total increase of 31.0 percent, as shown in Table II.64.18, 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 Nemaha County ranged from \$46,891 for homes built before 1930 to \$205,266 for homes built from 2001 to 2010, and \$209,843 for the newest homes built between 2011 and 2016.¹²³ Homes built from 2011 through 2016 were also larger, averaging 1,451 square feet per unit. Table II.64.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	59,062
2000	60,138
2001	58,118
2002	57,402
2003	66,085
2004	61,713
2005	67,863
2006	71,317
2007	74,189
2008	89,844
2009	74,919
2010	68,704
2011	68,982
2012	77,549
2013	82,777
2014	82,115
2015	92,089
2016	89,971
Average	71,787

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹²⁴ (\$)
Before 1930	46,891	1,317	35.6
1931-1960	65,509	1,225	53.5
1961-1970	83,636	1,306	64.0
1971-1980	96,815	1,461	66.3
1981-1990	110,871	1,492	74.3
1991-2000	137,304	1,614	85.1
2001-2010	205,266	1,740	118.0
2011-2016	209,843	1,451	145
Average	70,982	1,351	53

¹²³ 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.

¹²⁴ 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.64.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Nemaha County. The number of completed surveys increased from 14 in 2015 to 21 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 5.9 percentage points and was at 7.83 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	7	200	5.5	56.0
2003	6	140	17.9	22.0
2004	4	123	3.3	23.1
2005	15	207	13.5	54.5
2006	16	288	6.6	34.6
2007	14	351	6.8	25.4
2008	16	413	10.4	81.8
2009	17	472	12.7	49.9
2010	16	608	11.4	47.5
2011	21	450	9.8	30.2
2012	22	357	3.9	31.9
2013	21	475	10.1	45.0
2014	16	306	11.8	22.0
2015	14	211	1.9	50
2016	21	230	7.8	18.7

Table II.64.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 38 single family units in Nemaha County, with 2 of them available. This translates into a vacancy rate of 5.3 percent in Nemaha County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 185 apartment units reported in the survey, with 13 of them available, which resulted in a vacancy rate of 7.0 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 7.1 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	38	2	5.3%	8.1%
Apartments	185	13	7.0%	6.0%
Mobile Homes	0	0	%	25.0%
“Other” Units	0	0	.0%	.
Don't Know	7	3	42.9%	23.1%
Total	230	18	7.83%	7.1%

Table II.64.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 19 units. The most common apartment units were one bedroom units, with 105 units. Details for additional unit types are reported on the following page.

Table II.64.22						
Rental Units by Number of Bedrooms						
Nemaha County						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	2	0	0	·	2
One	2	105	0	0	·	107
Two	19	72	0	0	·	91
Three	16	6	0	0	·	22
Four	1	0	0	0	·	1
Don’t Know	0	0	0	0	7	7
Total	38	185	0	0	7	230

Table II.64.23, 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 5.3 percent.

Table II.64.23			
Single Family Units by Number of Bedrooms			
Nemaha County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	2	0	.0%
Two	19	1	5.3%
Three	16	1	6.3%
Four	1	0	.0%
Don’t know	0	0	%
Total	38	2	5.3%

Table II.64.24, 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 6.7 percent.

Table II.64.24			
Apartment Units by Number of Bedrooms			
Nemaha County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	2	0	.0%
One	105	7	6.7%
Two	72	5	6.9%
Three	6	0	.0%
Four	0	0	%
Don’t know	0	1	%
Total	185	13	7.0%

Average market-rate rents by unit type are shown in Table II.64.25, 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.

Table II.64.25					
Average Market Rate Rents by Number of Bedrooms					
Nemaha County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$300	\$	\$	\$300
One	\$375	\$429	\$	\$	\$423
Two	\$469	\$509	\$	\$	\$488
Three	\$550	\$566	\$	\$	\$556
Four	\$525	\$	\$	\$	\$525
Don't know	\$400	\$	\$	\$	
Total	\$477	\$463	\$	\$	\$469

Table II.64.26, below, shows vacancy rates for single family units by average rental rates for Nemaha 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.

Table II.64.26			
Single Family Market Rate Rents by Vacancy Status			
Nemaha County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	21	0	.0%
\$500 to \$750	16	2	12%
\$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	1	0	.0%
Total	38	2	5%

The average rent and availability of apartment units is displayed in Table II.64.27, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 7.7 percent.

Table II.64.27 Apartment Market Rate Rents by Vacancy Status Nemaha County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	169	13	7.7%
\$500 to \$750	16	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	%
Total	185	13	7.0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.64.28 below, 8 respondents, or 44.4 percent, included some sort of utility in the rent.

Table II.64.28 Are there any utilities included with the rent? Nemaha County 2016 Survey of Rental Properties	
Period	Respondent
Yes	8
No	10
% Offering Utilities	44.4%

The type of utility included in the rent is shown in Table II.64.29, below. There were 2 respondents who included electricity, 1 respondent who included natural gas, 8 respondents who included water and sewer and 8 respondents included trash collection in the rent.

Table II.64.29 Which utilities are included with the rent? Nemaha County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	8
Trash Collection	8

Table II.64.30, 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 18 number of persons on the wait list.

Table II.64.30 Do you keep a waiting list? Nemaha County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	13
Waitlist Size	18

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.64.31 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.

Table II.64.31 How would you rate the need for renovation of existing units in the city? Nemaha County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	3	3	3	
Moderate Need	4	4	4	
High Need	3	3	3	
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.64.32 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.

Table II.64.32 How would you rate the need for construction of new units in the city? Nemaha County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	6	6	6	
Low Need	3	3	3	
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need	2	2	2	

