

City of North Platte

Summary

- From 2010 to 2015, population decreased by 2.2 percent, or by 539 persons.
- Between 2014 and 2015, the unemployment rate decreased to 2.9 percent.
- In 2015, 46 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$160,419.
- The vacancy rate in the Fall 2016 Rental Survey was 6.2 percent, which compared to a vacancy rate of 5.0 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, North Platte's population increased by 1.32 percent between 2000 and 2015, from 23,878 to 24,194 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 68 persons in North Platte between 2014 and 2015, as shown below in Table III.20.1.

Subject	Nebraska	% Growth Since 2000	North Platte	% Growth Since 2000
2000 Census	1,711,263		23,878	.
July 2001 Estimate	1,719,836	0.5%	23,974	.4
July 2002 Estimate	1,728,292	1.0%	23,834	-.2
July 2003 Estimate	1,738,643	1.6%	23,966	.4
July 2004 Estimate	1,749,370	2.2%	24,201	1.4
July 2005 Estimate	1,761,497	2.9%	24,435	2.3
July 2006 Estimate	1,772,693	3.6%	24,665	3.3
July 2007 Estimate	1,783,440	4.2%	24,651	3.2
July 2008 Estimate	1,796,378	5.0%	24,809	3.9
July 2009 Estimate	1,812,683	5.9%	24,756	3.7
2010 Census	1,826,341	6.7%	24,733	3.6
July 2011 Estimate	1,842,383	7.7%	24,565	2.9
July 2012 Estimate	1,855,973	8.5%	24,528	2.7
July 2013 Estimate	1,869,300	9.2%	24,522	2.7
July 2014 Estimate	1,882,980	10.0%	24,262	1.6
July 2015 Estimate	1,896,190	10.8%	24,194	1.3

Table III.20.2, on the following page, shows the population of North Platte by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 95.9 percent of the population, with a total of 23,408 persons. There were also 289 black and 90 Native American persons residing in the City of North Platte. In 2010 the Hispanic population accounted for 8.8 percent of the population, with 2,170 persons, which compared to a population share of 9.7 percent in 2015 and a Hispanic population of 2,366.

Table III.20.2				
Population by Race and Ethnicity				
City of North Platte				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	23,025	93.1%	23,408	95.9%
Black	250	1.0%	289	1.2%
American Indian	172	.7%	90	.4%
Asian	167	.7%	99	.4%
Native Hawaiian/ Pacific Islander	5	.0%	11	.0%
Other	690	2.8%	270	1.1%
Two or More Races	424	1.7%	253	1.0%
Total	24,733	100.0%	24,420⁷³	100.0%
Hispanic	2,170	8.8%	2,366	9.7%

Table III.20.3, below, shows the population of North Platte by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 12.8 percent of the total population in 2010 to 12.0 percent in 2015. The number of people from 25 to 34 years of age accounted for 14.0 percent of the population in 2015, or 3,418 persons. The percentage of people aged 65 or Older changed from 15.5 percent of the total population in 2010 to 15.9 percent in 2015. Additional age details are shown below.

Table III.20.3				
Population by Age				
City of North Platte				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	5,224	21.1%	5,161	21.1%
15 - 24	3,167	12.8%	2,919	12.0%
25 - 34	3,369	13.6%	3,418	14.0%
35 - 44	2,818	11.4%	2,839	11.6%
45 - 54	3,285	13.3%	2,878	11.8%
55 - 64	3,037	12.3%	3,316	13.6%
65 or Older	3,833	15.5%	3,889	15.9%
Total	24,733	100.0%	24,420	100.0%

⁷³ The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of North Platte decreased by 1.0 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 6.0 percent to 1,331 persons, while the enrollment for those aged 5 to 10 decreased by 6.7 percent, to 2,063 persons. Between 2015 and 2016, school enrollment fell by 2.0 percent or from 4,846 to 4,747 persons. These results can be seen in Table III.20.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	1,930	1,491	1,547	4,968
2001	1,864	1,476	1,500	4,840
2002	1,908	1,470	1,446	4,824
2003	1,816	1,453	1,434	4,703
2004	1,904	1,439	1,388	4,731
2005	1,912	1,364	1,405	4,681
2006	2,047	1,366	1,414	4,827
2007	2,098	1,362	1,377	4,837
2008	2,121	1,380	1,307	4,808
2009	2,131	1,352	1,258	4,741
2010	2,210	1,331	1,256	4,797
2011	2,164	1,357	1,243	4,764
2012	2,126	1,374	1,288	4,788
2013	2,129	1,364	1,273	4,766
2014	2,169	1,380	1,295	4,844
2015	2,129	1,395	1,322	4,846
2016	2,063	1,353	1,331	4,747

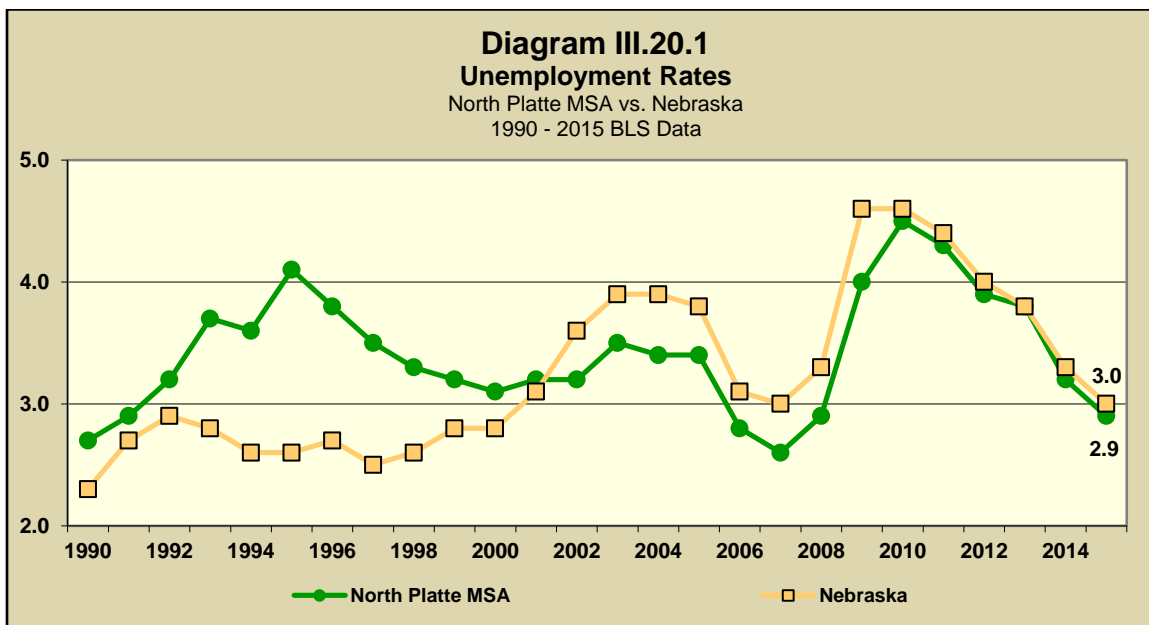
ECONOMICS

Labor Force

Every year, the Bureau of Labor Statistics (BLS) collects data on the size and employment status of the labor force in North Platte. As shown in Table III.20.5, on the following page, the labor force, defined as people working or seeking work, increased by 2,587 persons between 1990 and 2015, to 19,564 persons. Between 2014 and 2015, the total labor force decreased by 130 individuals. Between 2014 and 2015 the number of people working decreased by 60 persons. This translated to a decrease in the unemployment rate from 3.2 percent in 2014 to 2.9 percent in 2015.

Table III.20.5 Labor Force Statistics City of North Platte Bureau of Labor Statistics				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	16,977	16,517	460	2.7
1991	17,690	17,176	514	2.9
1992	18,165	17,591	574	3.2
1993	18,115	17,438	677	3.7
1994	18,633	17,963	670	3.6
1995	19,098	18,316	782	4.1
1996	18,428	17,731	697	3.8
1997	18,858	18,194	664	3.5
1998	19,514	18,863	651	3.3
1999	18,425	17,840	585	3.2
2000	19,080	18,479	601	3.1
2001	20,317	19,676	641	3.2
2002	20,618	19,948	670	3.2
2003	21,196	20,455	741	3.5
2004	21,640	20,896	744	3.4
2005	21,813	21,066	747	3.4
2006	21,911	21,298	613	2.8
2007	22,526	21,934	592	2.6
2008	22,755	22,089	666	2.9
2009	22,570	21,674	896	4.0
2010	20,246	19,337	909	4.5
2011	20,296	19,418	878	4.3
2012	20,154	19,367	787	3.9
2013	20,142	19,379	763	3.8
2014	19,694	19,063	631	3.2
2015	19,564	19,003	561	2.9

Diagram III.20.1, below, shows the unemployment rates for Nebraska and the City of North Platte.



HOUSING

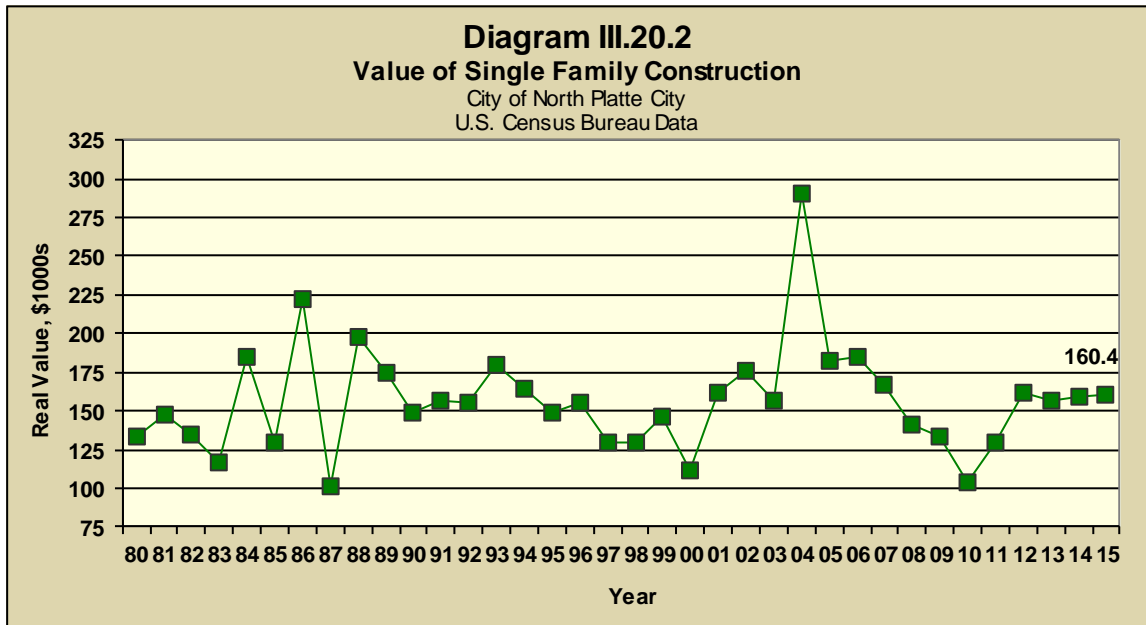
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁷⁴ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in North Platte numbering 65 in 1980, 21 in 1990, 51 in 2000, and 29 in 2008. Between 2014 and 2015, single-family permits increased to 34 units. Additional details of permit activity and per-unit valuations are shown in Table III.20.6.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	65	8	4	82	159	134	68	43	72
1981	44	0	4	56	104	148	0	40	53
1982	10	4	0	0	14	135	42	0	0
1983	28	0	0	0	28	116	0	0	0
1984	21	2	6	0	29	186	49	40	0
1985	16	2	0	20	38	130	48	0	46
1986	5	0	0	0	5	222	0	0	0
1987	10	0	0	0	10	101	0	0	0
1988	11	4	0	0	15	198	137	0	0
1989	8	0	0	0	8	175	0	0	0
1990	21	2	0	0	23	150	41	0	0
1991	24	8	0	0	32	157	119	0	0
1992	35	10	0	0	45	155	103	0	0
1993	52	0	0	0	52	180	0	0	0
1994	53	6	0	0	59	165	109	0	0
1995	52	8	0	8	68	149	89	0	64
1996	58	2	0	0	60	156	68	0	0
1997	44	12	0	148	204	130	70	0	66
1998	53	2	0	50	105	130	52	0	52
1999	66	0	0	0	66	147	0	0	0
2000	51	2	0	48	101	112	27	0	64
2001	52	2	0	0	54	161	213	0	0
2002	26	2	0	32	60	176	226	0	31
2003	38	0	0	65	103	157	0	0	65
2004	29	58	0	0	87	290	101	0	0
2005	45	4	0	0	49	182	48	0	0
2006	53	0	0	0	53	185	0	0	0
2007	37	2	0	0	39	167	226	0	0
2008	29	2	0	0	31	141	221	0	0
2009	20	0	0	0	20	134	0	0	0
2010	20	16	18	0	54	104	87	130	0
2011	26	0	0	0	26	129	0	0	0
2012	13	0	0	0	13	162	0	0	0
2013	19	0	0	0	19	157	0	0	0
2014	16	0	0	0	16	160	0	0	0
2015	34	12	0	0	46	160	108	0	.0

⁷⁴ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

As shown in Diagram III.20.2, below, the average value of newly constructed single-family units in 2000 was \$111,585, \$181,988 in 2005, and \$103,888 in 2010. In 2015, the value of single family units rose to \$160,419 from \$159,836 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in North Platte. As shown in Table III.20.7, below, 8.0 percent, or 914 housing units were vacant in 2015. Of the 10,467 housing units that were occupied in 2015, 59.9 percent, or 6,270 units, were owner-occupied, and the remaining 40.1 percent were renter-occupied. This compares to 10,560 housing units that were occupied in 2010 with 6,457 units, or 61.1 percent, being owner-occupied, and the remaining 38.9 percent being renter-occupied.

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	10,560	92.2%	10,467	92.0%
Owner-Occupied	6,457	61.1%	6,270	59.9%
Renter-Occupied	4,103	38.9%	4,197	40.1%
Vacant Housing Units	890	7.8%	914	8.0%
Total Housing Units	11,450	100.0%	11,381	100.0%

As shown in Table III.20.8, on the following page, there were 7,583 single family dwellings in 2015, which accounted for 66.6 percent of all housing units. Apartment units accounted for 17.3 percent of housing units, with 1,972 units. Mobile homes also accounted for an additional 9.4 percent of housing with 1,074 units.

Table III.20.8				
Housing Units by Type				
City of North Platte				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	8,145	71%	7,583	66.6%
Duplex	536	5%	391	3.4%
Tri- or Four-Plex	406	4%	361	3.2%
Apartment	1,350	12%	1,972	17.3%
Mobile Home	1,033	9%	1,074	9.4%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	11,470	100.0%	11,381	100.0%

Table III.20.9, below, shows the disposition of vacant housing units in North Platte. At the time of the 2015 five-year ACS, 39.4 percent of vacant units were for rent, 3.9 percent were for sale, and 2.1 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 259 “other vacant” units, representing 29.1 percent of vacant units, which compared to 44.3 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.20.9				
Disposition of Vacant Housing Units				
City of North Platte				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	380	42.7%	360	39.4%
For Sale	121	13.6%	36	3.9%
Rented or Sold, Not Occupied	58	6.5%	19	2.1%
For Seasonal, Recreational, or Occasional Use	72	8.1%	94	10.3%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	259	29.1%	405	44.3%
Total	890	100.0%	914	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.20.10 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of North Platte. The number of completed surveys decreased from 53 in 2015 to 48 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 1.3 percentage points and was at 6.2 percent in 2016.

Table III.20.11 on the following page, shows the amount of total and vacant units with

Table III.20.10				
Survey of Rental Properties				
City of North Platte				
2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	10	951	2.6	24.4
2003	6	228	14.5	36.2
2004	10	1,015	3.7	33.6
2005	12	1,104	6.3	30.9
2006	17	1,406	7.6	16.6
2007	18	1,615	16.5	21.6
2008	19	1,088	5.1	19.3
2009	37	1,872	7.3	18.0
2010	37	1,545	5.3	27.0
2011	48	1,879	5.1	24.6
2012	62	2,184	9.1	18.0
2013	51	1,932	4.8	38.3
2014	66	2,603	4.0	28.5
2015	53	2,603	5.0	26.7
2016	48	2,091	6.2	34.1

their associated vacancy rates. At the time of the survey, there were an estimated 282 single family units in City of North Platte, with 13 of them available. This translates into a vacancy rate of 4.6 percent in City of North Platte, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 1,663 apartment units reported in the survey, with 109 of them available, which resulted in a vacancy rate of 6.6 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 5.8 percent.

Table III.20.11				
Rental Vacancy Survey by Type				
City of North Platte				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	282	13	4.6%	4.5%
Apartments	1,663	109	6.6%	6.4%
Mobile Homes	69	0	.0%	1.8%
“Other” Units		0	.0%	.
Don't Know	77	8	10.4%	5.3%
Total	2,091	130	6.2%	5.8%

Table III.20.12, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 72 units. The most common apartment units were two bedroom units, with 436 units. Details for additional unit types are reported below.

Table III.20.12						
Rental Units by Number of Bedrooms						
City of North Platte						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	61	0	0	.	61
One	12	401	0	0	.	413
Two	34	436	1	0	.	471
Three	72	135	0	0	.	207
Four	7	5	0	0	.	12
Don't Know	157	625	68		77	927
Total	282	1,663	69		77	2,091

Table III.20.13, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table III.20.13 Single Family Units by Number of Bedrooms City of North Platte 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	12	2	16.7%
Two	34	0	.0%
Three	72	0	.0%
Four	7	0	.0%
Don't know	157	11	7.0%
Total	282	13	4.6%

Table III.20.14, below displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 8.3 percent.

Table III.20.14 Apartment Units by Number of Bedrooms City of North Platte 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	61	2	3.3%
One	401	20	5.0%
Two	436	36	8.3%
Three	135	5	3.7%
Four	5	0	.0%
Don't know	625	46	7.4%
Total	1,663	109	6.6%

Average market-rate rents by unit type are shown in Table III.20.15, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.20.15 Average Market Rate Rents by Number of Bedrooms City of North Platte 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$418	\$	\$	\$418
One	\$510	\$530	\$	\$	\$523
Two	\$583	\$586	\$	\$	\$585
Three	\$843	\$730	\$550	\$	\$786
Four	\$850	\$650	\$	\$	\$716
Average	\$681	\$600	\$550	\$550	\$636

Table III.20.16, below, shows vacancy rates for single family units by average rental rates for the City of North Platte. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 6.0 percent.

Table III.20.16 Single Family Market Rate Rents by Vacancy Status City of North Platte 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	6	0	.0%
\$500 to \$750	55	1	1.8%
\$750 to \$1,000	183	11	6.0%
\$1,000 to \$1,250	1	0	.0%
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	37	1	2.7%
Total	282	13	4.6%

The average rent and availability of apartment units is displayed in Table III.20.17, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 6.5 percent.

Table III.20.17 Apartment Market Rate Rents by Vacancy Status City of North Platte 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	161	16	9.9%
\$500 to \$750	1,269	82	6.5%
\$750 to \$1,000	122	8	6.6%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	111	3	2.7%
Total	1,663	109	6.6%

Respondents were asked if utilities are included in the rent and as shown in Table III.20.18, on the following page, 27 respondents, or 75.0 percent, included some sort of utility in the rent.

Table III.20.18 Are there any utilities included with the rent? City of North Platte 2016 Survey of Rental Properties	
Period	Respondent
Yes	27
No	9
% Offering Utilities	75.0%

The type of utility included in the rent is shown in Table III.20.19, below. There were 6 respondents who included electricity, 7 respondents who included natural gas, 27 respondents who included water and sewer and 24 respondents included trash collection in the rent.

Table III.20.19 Which utilities are included with the rent? City of North Platte 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	6
Natural Gas	7
Water/Sewer	27
Trash Collection	24

Table III.20.20, at right, shows the number of survey respondents who keep a waiting list. As can be seen 22 respondents said they keep a waiting list, with an estimated 324 number of persons on the waiting list.

Table III.20.20 Do you keep a waiting list? City of North Platte 2016 Survey of Rental Properties	
Period	Respondent
Yes	22
No	14
Waiting list Size	324

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.20.21, below, respondents said there was no need for renovating single family units, with 9 respondents saying there was extreme need for renovating single family units. Likewise, zero respondents indicated no need for renovating existing apartment units, with 9 respondents saying there was extreme need for renovating existing apartment units.

Table III.20.21 How would you rate the need for renovation of existing units in the city? City of North Platte 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need				
Low Need	5	5	5	
Moderate Need	8	8	8	1
High Need	6	6	6	
Extreme Need	9	9	9	1

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.20.22, below, 5 respondents said there was no need for new single family units, with 8 respondents saying there was extreme need for constructing new single family units. Likewise, 6 respondents indicated no need for constructing new apartment units, with 7 respondents saying there was extreme need for constructing new apartment units.

Table II.20.22				
How would you rate the need for construction of new units in the city?				
City of North Platte				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	5	6	6	1
Low Need	4	4	4	
Moderate Need	4	4	4	
High Need	8	8	8	1
Extreme Need	8	7	7	

Local Commentary

North Platte is the county seat of Lincoln County. Union Pacific Railroad is the largest employer in the city, with 3,000 employees, although hundreds more work in the local medical and educational fields. A Wal-Mart store and distribution center also employ approximately 988 people.⁷⁵ The strong railroad presence in North Platte not only employs many residents but also allows distribution of manufactured goods and agricultural products; these and many other industries are growing.

⁷⁵ Nebraska Community Fast Facts, North Platte, <http://sites.nppd.com/aedc/fastfacts.asp?city=North+Platte>