

Phelps County

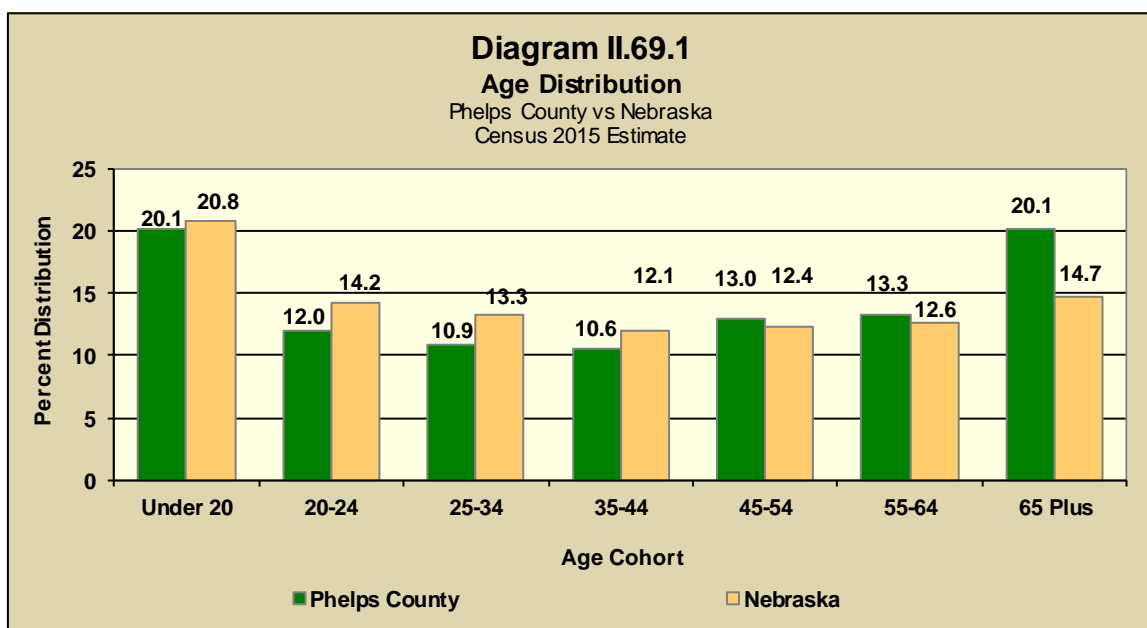
Summary

- Between 2010 and 2015, the county’s population increased by 1.2 percent or by 108 persons.
- Between 2010 and 2015, the Hispanic population increased by 36.7 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 110.
- In 2015, average earnings in the county was \$61,873 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.6 percent to 2.4 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 14 units.
- In 2015, the average real value of new single-family construction was \$231,722.
- In fiscal year 2016, the average price of an existing home was \$101,968.
- In a November 2016 rental survey, the average vacancy rate was 5.35 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Phelps County’s population increased by 1.2 percent, or from 9,188 people to 9,296 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 969 in 2010 to 1,112 in 2015, an increase of 14.8 percent. The number of people from 25 to 34 years of age increased by 8.4 percent, and those aged between 35 and 44 decreased by 5.8 percent. As shown in Diagram II.69.1, people younger than 25 represented 32.1 percent of the population in 2015, while individuals aged 55 and older represented 33.4 percent of the population in Phelps 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 278.6 percent. The Hispanic population of any race changed from 373 to 510 or by 36.7 percent. Table II.69.1, below, presents the details of these population variations.

Subject	Nebraska			Phelps County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	9,188	9,296	1.2%
Age						
Under 14 years	383,542	394,263	2.8%	1,868	1,872	0.2%
15 to 24 years	258,206	268,848	4.1%	969	1,112	14.8%
25 to 34 years	245,176	252,533	3.0%	934	1,012	8.4%
35 to 44 years	220,838	228,643	3.5%	1,043	982	-5.8%
45 to 54 years	258,726	234,477	-9.4%	1,412	1,212	-14.2%
55 to 64 years	213,176	238,715	12.0%	1,216	1,233	1.4%
65 & over	246,677	278,711	13.0%	1,746	1,873	1.4%
Race						
White	1,649,264	1,689,616	2.4%	9,045	9,070	0.3%
Black	85,971	93,900	9.2%	14	53	278.6%
American Indian or Alaskan Native	23,418	26,492	13.1%	35	45	28.6%
Asian	33,322	44,479	33.5%	23	37	60.9%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	4	5	25.0%
Two or More Races	32,305	39,365	21.9%	67	86	28.4%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	373	510	36.7%

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.69.2, at right, from April 2000 to July 2009, Phelps County’s natural increase was estimated to be 44 people. Phelps County experienced net out-migration from 2000–2009, with 759 persons having left the county during that period.¹⁵³ The 2015 population estimates showed a natural increase of 38 persons and a net in-migration of 70 persons since the 2010 Census. In total, Phelps County’s population increased to 9,296 persons.

1980 Population	9,769
Natural Increase 80–90	278
Net Migration 80–90	-332
1990 Population	9,715
Natural Increase 90–00	73
Net Migration 90–00	-41
2000 Population	9,747
Natural Increase 00–09	44
Net Migration 00–09	-759
2009 Population Estimate	9,032
2010 Population	9,188
Natural Increase 10–15	38
Net Migration 10–15	70
2015 Population Estimate	9,296

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 Phelps County decreased from 42 persons in 2014 to 21 persons in 2015, with an additional net movement of 3 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.69.3.

¹⁵³ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.69.3			
Driver's Licenses Exchanged and Surrendered			
Phelps County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	115	147	-32
Calendar 2002	118	102	16
Calendar 2003	92	91	1
Calendar 2004	119	122	-3
Calendar 2005	125	92	33
Calendar 2006	112	103	9
Calendar 2007	95	73	22
Calendar 2008	91	93	-2
Calendar 2009	100	88	12
Calendar 2010	154	142	12
Calendar 2011	128	73	55
Calendar 2012	111	72	39
Calendar 2013	122	96	26
Calendar 2014	111	69	42
Calendar 2015	88	67	21
First Half of 2016	50	47	3

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 increased from 4,385 in 2014 to 4,426 in 2015, as shown in Table II.69.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Phelps County increased by 0.9 percent from 1,761 in 2015 to 1,776 in 2016, as shown below in Table II.69.5. The number of school-age children 5 to 11 years of age increased from 845 in 2015 to 847 in 2016.

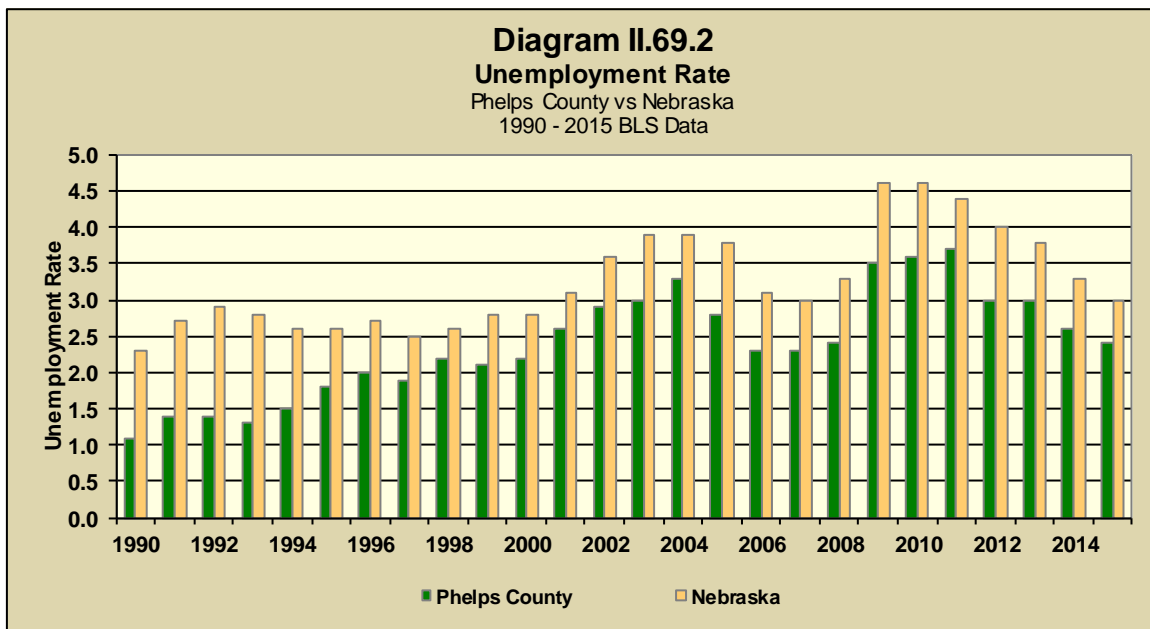
Table II.69.4	
Income Tax Returns	
Phelps County	
1991–2015 DOR Data	
Year	Returns
1991	4,549
1992	4,540
1993	4,546
1994	4,549
1995	4,581
1996	4,556
1997	4,526
1998	4,499
1999	4,463
2000	4,542
2001	4,415
2002	4,386
2003	4,349
2004	4,320
2005	3,924
2006	4,313
2007	4,258
2008	4,298
2009	4,233
2010	4,208
2011	4,293
2012	4,319
2013	4,340
2014	4,385
2015	4,426

Table II.69.5				
School-Age Children				
Phelps County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,089	290	693	2,072
1993	1,076	299	649	2,024
1994	1,052	318	663	2,033
1995	1,073	322	677	2,072
1996	1,124	332	751	2,207
1997	1,113	329	729	2,171
1998	1,080	339	756	2,175
1999	1,058	320	760	2,138
2000	1,041	337	821	2,199
2001	1,016	308	793	2,117
2002	1,019	277	794	2,090
2003	946	297	715	1,958
2004	952	279	667	1,898
2005	829	286	704	1,819
2006	667	256	584	1,507
2007	821	240	654	1,715
2008	807	259	645	1,711
2009	841	241	637	1,719
2010	880	251	670	1,801
2011	887	255	639	1,781
2012	877	258	617	1,752
2013	862	293	637	1,792
2014	823	278	599	1,700
2015	845	256	660	1,761
2016	847	258	671	1,776

ECONOMICS

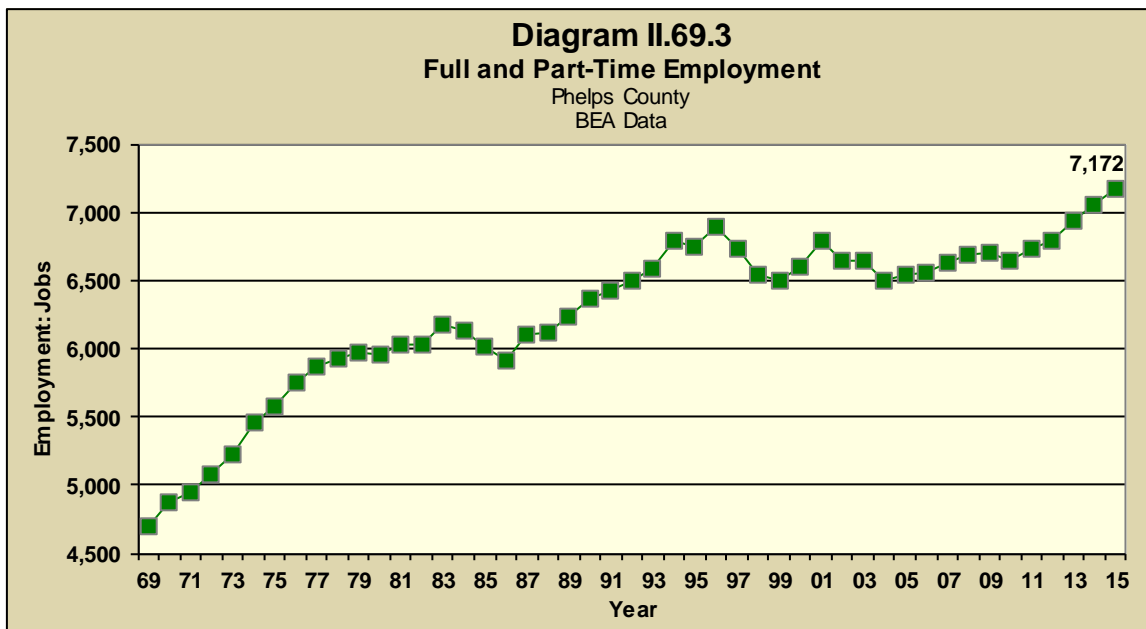
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Phelps County, defined as the number of people working or actively seeking work, decreased from 5,061 in 2014 to 5,025 in 2015. The total number of people employed changed from 4,931 in 2014 to 4,906 in 2015. The unemployment rate for the county was 2.4 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.69.2, below.

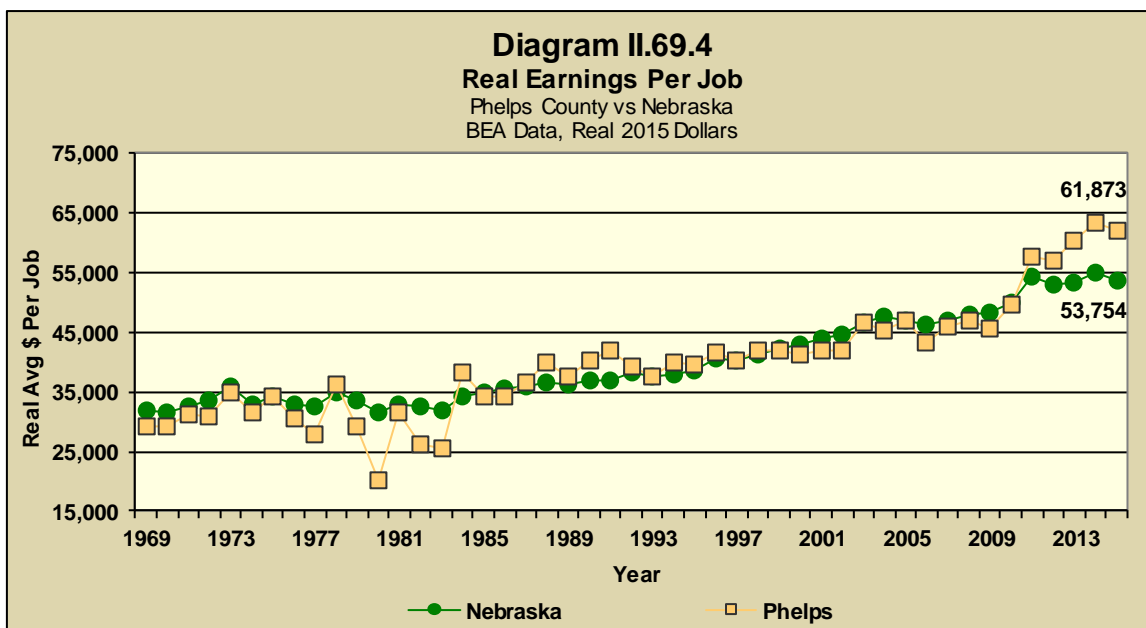


Employment and Personal Income

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 7,172 jobs in Phelps County, an increase of 110 jobs since 2014. Diagram II.69.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.69.4, below, real average earnings per job in the county was \$61,873 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 \$538,992,000, a decline of 0.2 percent between 2014 and 2015. Table II.69.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.69.6 Total BEA Employment and Real Personal Income Phelps 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	137,084	6,979	-3,606	35,676	16,306	178,482	18,579	4,705	29,136
1970	142,566	7,448	-4,596	39,115	17,406	187,043	19,584	4,869	29,280
1971	154,520	7,909	-4,585	40,572	18,596	201,194	21,095	4,948	31,229
1972	157,399	8,512	-4,197	45,255	19,134	209,079	21,907	5,073	31,027
1973	181,220	10,519	-4,226	50,809	20,806	238,089	24,607	5,218	34,730
1974	172,389	11,798	-4,692	53,742	21,611	231,251	24,051	5,456	31,596
1975	190,928	12,009	-4,928	57,255	23,920	255,165	25,782	5,579	34,223
1976	175,784	13,000	-4,546	56,939	24,373	239,551	24,297	5,747	30,587
1977	162,599	13,446	-4,483	60,115	24,834	229,619	22,872	5,863	27,733
1978	213,722	14,202	-4,084	61,735	25,499	282,670	28,672	5,922	36,089
1979	174,118	14,990	-3,206	62,628	26,548	245,098	24,854	5,974	29,146
1980	120,482	14,829	-2,990	71,873	28,215	202,751	20,664	5,958	20,222
1981	190,481	15,761	-4,943	81,538	29,231	280,546	28,161	6,029	31,594
1982	158,166	16,443	-6,282	89,633	30,689	255,764	25,268	6,038	26,195
1983	158,246	16,416	-7,045	91,535	31,919	258,238	25,644	6,172	25,639
1984	233,822	17,190	-8,074	93,232	32,551	334,342	33,344	6,128	38,156
1985	206,597	17,368	-9,145	88,464	33,342	301,890	29,860	6,020	34,319
1986	202,635	17,876	-10,427	85,387	33,841	293,560	29,501	5,907	34,304
1987	223,145	18,557	-11,837	79,358	33,419	305,527	31,034	6,098	36,593
1988	244,853	19,349	-12,344	75,805	33,129	322,095	32,950	6,122	39,996
1989	233,251	19,960	-13,421	81,568	35,987	317,426	32,554	6,236	37,404
1990	255,443	21,001	-14,703	74,742	37,824	332,306	34,255	6,366	40,126
1991	269,335	21,376	-14,469	75,831	39,860	349,181	35,624	6,424	41,926
1992	255,065	21,807	-14,097	74,411	41,865	335,437	34,302	6,497	39,259
1993	248,528	22,367	-13,637	74,951	43,361	330,836	33,669	6,586	37,736
1994	270,495	23,737	-14,093	73,593	45,124	351,382	35,634	6,787	39,855
1995	267,103	23,614	-13,786	76,406	47,204	353,314	35,652	6,745	39,600
1996	286,342	24,085	-13,509	78,557	49,276	376,582	37,882	6,893	41,541
1997	271,819	24,567	-12,261	81,789	51,228	368,008	37,169	6,735	40,359
1998	273,891	24,889	-11,186	83,262	54,056	375,133	38,111	6,544	41,854
1999	273,280	25,186	-10,685	77,522	56,263	371,194	38,051	6,500	42,043
2000	271,717	25,264	-10,516	81,366	57,930	375,234	38,553	6,605	41,138
2001	285,662	25,943	-11,285	78,796	60,954	388,184	40,003	6,796	42,034
2002	278,553	26,163	-13,915	73,497	65,075	377,047	38,935	6,639	41,957
2003	309,994	26,345	-16,827	76,502	64,320	407,645	42,569	6,646	46,644
2004	293,056	25,826	-19,045	67,006	65,311	380,502	39,906	6,494	45,127
2005	307,040	25,858	-21,380	56,578	64,652	381,032	40,527	6,546	46,905
2006	283,092	26,928	-23,851	60,544	66,305	359,162	38,188	6,552	43,207
2007	303,844	27,895	-27,048	67,107	69,075	385,084	41,758	6,629	45,836
2008	313,578	28,700	-30,538	79,396	75,174	408,910	44,470	6,693	46,852
2009	306,393	29,321	-31,363	71,181	77,881	394,770	43,154	6,703	45,710
2010	330,243	29,712	-29,758	70,886	79,912	421,571	45,888	6,650	49,661
2011	388,170	26,094	-30,327	73,771	80,792	486,313	53,079	6,738	57,609
2012	387,821	26,570	-32,033	77,625	78,795	485,639	52,661	6,790	57,117
2013	418,172	30,185	-32,385	72,806	77,569	505,976	54,992	6,932	60,325
2014	447,345	31,849	-34,694	79,159	79,919	539,880	58,676	7,062	63,345
2015	443,754	32,019	-34,821	80,591	81,487	538,992	57,981	7,172	61,873

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by .1 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 14.5 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 49.6 percent over the 2010 to 2015 period. Table II.69.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.69.7										
Income Tax Returns by Adjusted Gross Income										
Phelps 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	Total¹⁵⁴
1991	1,413	468	871	668	635	331	81	65	0	4,549
1992	1,390	465	840	647	652	367	77	84	0	4,540
1993	1,418	427	825	624	671	403	84	77	0	4,546
1994	1,489	422	802	617	643	397	81	79	0	4,549
1995	1,414	415	800	619	614	486	108	102	0	4,581
1996	1,370	379	759	613	647	514	143	116	15	4,556
1997	1,310	352	733	568	687	562	159	133	22	4,526
1998	1,348	298	723	564	633	596	177	142	18	4,499
1999	1,246	298	663	541	660	650	211	168	26	4,463
2000	1,272	289	646	562	640	717	222	164	30	4,542
2001	1,216	278	595	605	647	675	209	159	31	4,415
2002	1,231	305	622	537	644	672	204	149	22	4,386
2003	1,221	310	584	518	620	669	241	160	26	4,349
2004	1,141	326	580	511	573	681	284	195	29	4,320
2005	980	259	519	471	534	659	275	198	29	3,924
2006	931	356	605	526	585	686	319	270	35	4,313
2007	868	325	589	465	586	685	369	318	53	4,258
2008	824	296	570	477	618	722	403	327	61	4,298
2009	804	299	563	462	613	688	380	360	64	4,233
2010	712	346	552	451	564	680	427	397	79	4,208
2011	768	325	547	413	588	684	440	427	101	4,293
2012	735	319	516	431	557	661	433	509	158	4,319
2013	734	302	513	461	589	666	438	504	133	4,340
2014	682	309	517	477	581	654	457	592	116	4,385
2015	711	295	473	508	587	677	463	596	116	4,426

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 894 in 2010 to 936 in 2015, with the poverty rate reaching 10.4 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.69.8, at right, presents poverty data for the county.

Table II.69.8		
Persons in Poverty		
Phelps County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	961	9.8
1999	902	9.4
2000	833	8.8
2001	878	9.2
2002	915	9.7
2003	900	9.5
2004	897	9.7
2005	937	10.2
2006	898	9.8
2007	897	10.1
2008	922	10.4
2009	961	11.0
2010	894	10.0
2011	873	9.8
2012	931	10.4
2013	784	8.7
2014	845	9.5
2015	936	10.4

¹⁵⁴ 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 Phelps County increased by 44 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.69.9, at right.¹⁵⁵ This compared to an average annual rate of change of 1.03 percent statewide. Phelps County added 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 increased by 0.9 percent in Phelps County between 2010 and 2015, from 4,175 to 4,213. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.69.10.

Year	Nebraska	Phelps County
1980	37,727	289
1981	37,582	307
1982	37,500	304
1983	41,889	342
1984	43,151	348
1985	43,115	339
1986	42,538	316
1987	42,691	317
1988	43,134	325
1989	43,302	317
1990	43,749	328
1991	44,405	341
1992	45,269	325
1993	46,059	325
1994	46,640	320
1995	47,128	324
1996	47,607	336
1997	48,588	327
1998	48,655	343
1999	48,968	325
2000	49,623	323
2001	49,710	321
2002	50,259	328
2003	50,394	341
2004	50,928	346
2005	51,440	348
2006	51,906	356
2007	52,517	357
2008	52,152	350
2009	51,633	334
2010	51,886	332
2011	51,553	333
2012	52,294	334
2013	52,585	330
2014	52,991	333

Subject	Nebraska	% Growth Since Census	Phelps County	% Growth Since Census
2000 Census	722,668	-	4,191	-
2010 Census	796,793	10.3%	4,175	-0.4%
July 2011 Estimate	801,129	0.5%	4,194	0.5%
July 2012 Estimate	804,659	1.0%	4,198	0.6%
July 2013 Estimate	809,171	1.5%	4,205	0.7%
July 2014 Estimate	814,970	2.3%	4,208	0.8%
July 2015 Estimate	820,913	3.0%	4,213	0.9%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Phelps County. As shown in Table II.69.11 on the following page, 11.2 percent of housing units, or 469, were vacant in 2015. Of the 3,728 housing units that were occupied in 2015, 72.0 percent, or 2,684, were owner-occupied and the remaining 28.0 percent were renter-occupied.

¹⁵⁵ Totals may not add due to rounding-off of county totals.

Table II.69.11				
Housing Units by Tenure				
Phelps 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	3,779	90.5%	3,728	88.8%
Owner-Occupied	2,719	72.0%	2,684	72.0%
Renter-Occupied	1,060	28.0%	1,044	28.0%
Vacant Housing Units	396	9.5%	469	11.2%
Total Housing Units	4,175	100.0%	4,197	100.0%

As shown in Table II.69.12, below, there were 3,574 single family dwellings in 2015, which accounted for 85.2 percent of all housing units. Apartment units accounted for 6.8 percent of housing units, with 285 units. Mobile homes also accounted for an additional 4.5 percent of housing with 187 units.

Table II.69.12				
Housing Units by Type				
Phelps County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁵⁶		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,455	82%	3,574	85.2%
Duplex	116	3%	60	1.4%
Tri- or Four-Plex	145	3%	91	2.2%
Apartment	260	6%	285	6.8%
Mobile Home	217	5%	187	4.5%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	4,193	100.0%	4,197	100.0%

Table II.69.13, below, shows the disposition of vacant housing units in Phelps County. The 2015 five-year ACS shows 20.5 percent of vacant units were for rent, 8.3 percent were for sale, and 4.3 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 161 "other vacant" units, or 40.7 percent; this compared to 55.0 percent "other vacant" units in 2015.

Table II.69.13				
Disposition of Vacant Housing Units				
Phelps County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	115	29.0%	96	20.5%
For Sale	47	11.9%	39	8.3%
Rented or Sold, Not Occupied	48	12.1%	20	4.3%
For Seasonal, Recreational, or Occasional Use	22	5.6%	56	11.9%
For Migrant Workers	3	0.8%	0	.0%
Other Vacant	161	40.7%	258	55.0%
Total	396	100.0%	469	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁵⁷ In most years for which data are presented, single-

¹⁵⁶ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Phelps County increased from 14 in 2014 to 28 in 2015 and the average value of construction was \$231,722 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 increased from 14 in 2014 to 28 in 2015. These changes in residential permit activity in the county compared to a decline in population of 451 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.69.14.

Table II.69.14
Building Permits and Valuation
Phelps 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	16	2	.	.	18	127.60	120.00	.	.
1981	24	2	.	.	26	126.70	84.80	.	.
1982	13	.	.	.	13	149.80	.	.	.
1983	21	12	6	16	55	141.90	123.80	123.80	66.60
1984	19	.	.	.	19	133.40	.	.	.
1985	4	.	.	.	4	84.40	.	.	.
1986	9	.	.	.	9	121.60	.	.	.
1987	3	.	.	.	3	125.30	.	.	.
1988	5	.	.	.	5	111.60	.	.	.
1989	3	.	.	.	3	113.10	.	.	.
1990	5	.	.	.	5	126.60	.	.	.
1991	4	.	4	.	8	177.00	.	62.80	.
1992	6	.	.	26	32	118.00	.	.	53.80
1993	9	.	.	.	9	144.80	.	.	.
1994	12	8	.	.	20	136.50	61.40	.	.
1995	11	.	.	.	11	114.60	.	.	.
1996	24	.	.	.	24	158.70	.	.	.
1997	23	.	.	32	55	129.90	.	.	68.60
1998	21	.	.	.	21	171.60	.	.	.
1999	17	.	.	.	17	142.20	.	.	.
2000	3	.	.	5	8	201.30	.	.	72.60
2001	12	2	.	16	30	177.00	104.80	.	45.50
2002	3	.	.	.	3	184.2	.	.	.
2003	24	2	.	.	26	160.8	126.6	.	.
2004	25	.	.	.	25	160.7	.	.	.
2005	25	2	.	.	27	177.2	77.6	.	.
2006	8	.	.	.	8	223.7	.	.	.
2007	8	.	.	.	8	208.1	.	.	.
2008	30	.	.	.	30	171.7	.	.	.
2009	9	.	.	.	9	228.6	.	.	.
2010	34	.	.	.	34	151.3	.	.	.
2011	14	.	.	.	14	243.7	.	.	.
2012	17	.	.	.	17	206.5	.	.	.
2013	14	.	.	.	14	232.1	.	.	.
2014	14	.	.	.	14	233.4	.	.	.
2015	28	.	.	.	28	231.7	.	.	.

¹⁵⁷ 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 2,585 property transactions in Phelps County. Of these, 2,525 were for single-family homes during this 18-year period, as shown in Table II.69.15.

Table II.69.15						
Residential Property Transactions						
Phelps County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	170	9	0	1	2	182
2000	147	1	0	1	1	150
2001	156	2	1	0	0	159
2002	155	0	0	4	0	159
2003	152	5	0	1	0	158
2004	140	0	0	1	1	142
2005	139	3	0	3	0	145
2006	151	1	0	3	0	155
2007	137	1	0	0	0	138
2008	111	2	0	0	0	113
2009	136	1	0	0	0	137
2010	110	2	0	0	0	112
2011	109	2	0	0	0	111
2012	125	0	0	0	0	125
2013	149	1	0	0	0	150
2014	138	3	0	0	0	141
2015	148	3	0	1	0	152
2016	152	2	0	2	0	156
Total	2,525	38	1	17	4	2,585

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 1,070 single-family home property transactions for units built before 1930, 5.2 percent of units were of low quality and 76.6 percent were of fair quality. Conversely, of the 32 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.69.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.69.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Phelps 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	56	13	0	1	0	0	0	0	0	70
Fair	820	461	68	60	23	3	0	0	2	1,437
Average	188	166	168	180	113	51	21	1	3	891
Good	6	13	5	29	15	44	10	2	0	124
Very Good	0	0	0	0	0	2	1	0	0	3
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
Total	1,070	653	241	270	151	100	32	3	5	2,525

In regard to the current condition of residential dwellings, of the same 1,070 single-family homes built before 1930, 20.5 percent of the homes were worn out or badly worn, and 75.8

percent were in average condition. Table II.69.17 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	55	5	0	0	0	0	0	0	0	60
Badly Worn	164	43	8	9	2	0	0	0	0	226
Average	811	578	218	231	132	47	22	0	5	2,044
Good	39	27	15	30	16	51	10	3	0	191
Very Good	0	0	0	0	0	2	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	1	0	0	0	0	2
Total	1,070	653	241	270	151	100	32	3	5	2,525

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$88,358 to \$101,968, a total increase of 15.4 percent, as shown in Table II.69.18, 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 Phelps County ranged from \$59,085 for homes built before 1930 to \$221,376 for homes built from 2001 to 2010, and \$276,333 for the newest homes built between 2011 and 2016.¹⁵⁸ Homes built from 2011 through 2016 were also larger, averaging 2,137 square feet per unit. Table II.69.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	63,845
2000	68,285
2001	61,086
2002	72,626
2003	73,599
2004	75,837
2005	75,405
2006	83,256
2007	85,337
2008	84,468
2009	81,834
2010	88,358
2011	94,584
2012	96,558
2013	100,663
2014	103,713
2015	99,522
2016	101,968
Average	83,315

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁵⁹ (\$)
Before 1930	59,085	1,303	45.4
1931-1960	70,055	1,175	59.6
1961-1970	100,245	1,385	72.4
1971-1980	118,824	1,614	73.6
1981-1990	113,857	1,428	79.8
1991-2000	159,640	1,703	93.7
2001-2010	221,376	1,720	128.7
2011-2016	276,333	2,137	129
Average	82,820	1,344	62

¹⁵⁸ 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.

¹⁵⁹ 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.69.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Phelps County. The number of completed surveys decreased from 17 in 2015 to 14 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by .5 percentage points and was at 5.35 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	4	70	1.4	24.7
2003	7	132	5.3	34.4
2004	4	35	.0	14.4
2005	15	169	13.0	20.7
2006	16	249	11.2	23.5
2007	13	128	3.9	25.8
2008	16	336	5.1	12.5
2009	20	258	4.7	25.1
2010	19	284	3.9	18.0
2011	17	306	2.9	28.3
2012	21	323	1.6	20.4
2013	20	330	6.4	55.0
2014	20	351	3.7	61.0
2015	17	289	4.8	39
2016	14	243	5.4	26.3

Table II.69.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 16 single family units in Phelps County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Phelps County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 215 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 5.1 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 4.4 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	16	0	.0%	1.3%
Apartments	215	11	5.1%	4.3%
Mobile Homes	0	0	%	.0%
“Other” Units	0	0	.0%	.
Don't Know	12	2	16.7%	14.2%
Total	243	13	5.35%	4.4%

Table II.69.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 9 units. The most common apartment units were one bedroom units, with 129 units. Details for additional unit types are reported on the following page.

Table II.69.22 Rental Units by Number of Bedrooms Phelps County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	7	0	0	.	7
One	1	129	0	0	.	130
Two	9	50	0	0	.	59
Three	6	5	0	0	.	11
Four	0	14	0	0	.	14
Don’t Know	0	10	0	0	12	22
Total	16	215	0	0	12	243

Table II.69.23, 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 0.0 percent.

Table II.69.23 Single Family Units by Number of Bedrooms Phelps County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	1	0	.0%
Two	9	0	.0%
Three	6	0	.0%
Four	0	0	%
Don’t know	0	0	%
Total	16	0	.0%

Table II.69.24, 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 3.9 percent.

Table II.69.24 Apartment Units by Number of Bedrooms Phelps County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	7	0	.0%
One	129	5	3.9%
Two	50	0	.0%
Three	5	0	.0%
Four	14	0	.0%
Don’t know	10	6	60.0%
Total	215	11	5.1%

Average market-rate rents by unit type are shown in Table II.69.25, 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.69.25					
Average Market Rate Rents by Number of Bedrooms					
Phelps County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$350	\$	\$	\$350
One	\$500	\$463	\$	\$	\$469
Two	\$550	\$470	\$	\$	\$523
Three	\$476	\$737	\$	\$	\$581
Four	\$	\$645	\$	\$	\$645
Don't know	\$	\$	\$	\$	
Total	\$532	\$470	\$	\$	\$489

Table II.69.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.69.26					
Average Assisted Rate Rents by Number of Bedrooms					
Phelps County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$523	\$	\$	\$523
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$	\$523	\$	\$	\$523

Table II.69.27, on the following page, shows vacancy rates for single family units by average rental rates for Phelps County. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.69.27 Single Family Market Rate Rents by Vacancy Status Phelps 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	8	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	16	0	.0%

The average rent and availability of apartment units is displayed in Table II.69.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 5.2 percent.

Table II.69.28 Apartment Market Rate Rents by Vacancy Status Phelps County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	20	0	.0%
\$500 to \$750	172	9	5.2%
\$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	23	2	8.7%
Total	215	11	5.1%

Respondents were asked if utilities are included in the rent and, as shown in Table II.69.29 below, 8 respondents, or 66.7 percent, included some sort of utility in the rent.

Table II.69.29 Are there any utilities included with the rent? Phelps County 2016 Survey of Rental Properties	
Period	Respondent
Yes	8
No	4
% Offering Utilities	66.7%

The type of utility included in the rent is shown in Table II.69.30, below. There were 2 respondents who included electricity, 0 respondents who included natural gas, 8 respondents who included water and sewer and 8 respondents included trash collection in the rent.

Table II.69.30 Which utilities are included with the rent? Phelps County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	0
Water/Sewer	8
Trash Collection	8

Table II.69.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 6 respondents said they keep a waitlist, with an estimated 33 number of persons on the wait list.

Table II.69.31 Do you keep a waiting list? Phelps County 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	6
Waitlist Size	33

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.69.32 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.69.32 How would you rate the need for renovation of existing units in the city? Phelps County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	2	2	2	
Moderate Need	3	3	3	
High Need	1	1	1	
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.69.33 below, most respondents indicated there was no to low need for the construction of new single-family units and no to low need for the construction of new apartment units.

Table II.69.33 How would you rate the need for construction of new units in the city? Phelps County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need	3	3	3	
Moderate Need	1	1	1	
High Need	2	2	2	
Extreme Need	1	1	1	

