

Platte County

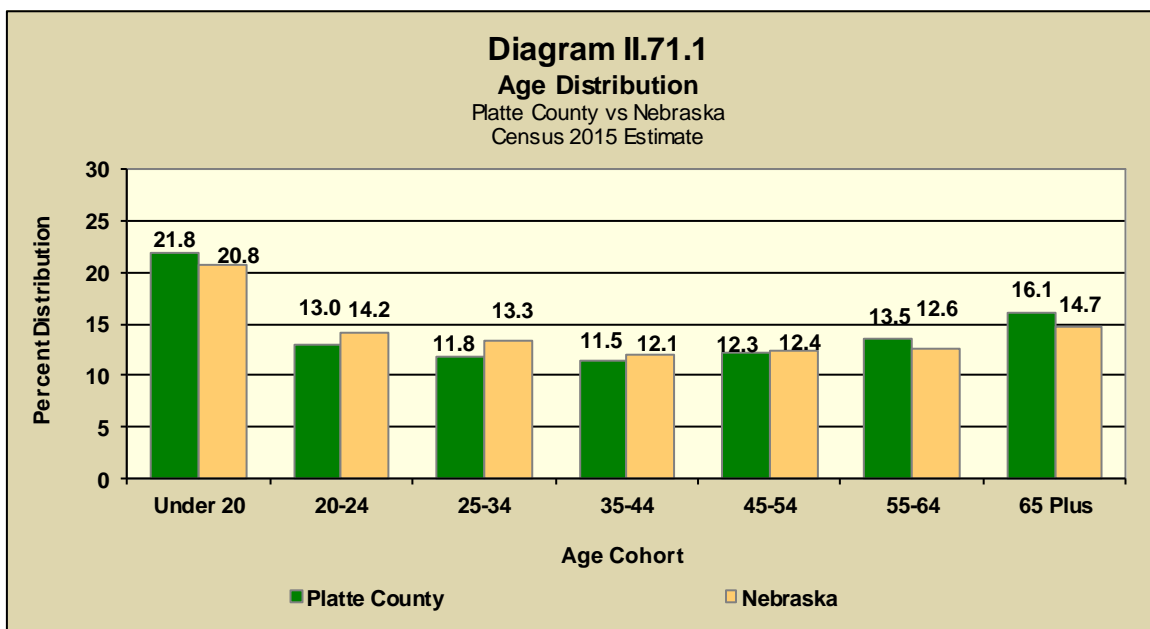
Summary

- Between 2010 and 2015, the county’s population increased by 1.9 percent or by 610 persons.
- Between 2010 and 2015, the Hispanic population increased by 24.7 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 171.
- In 2015, average earnings in the county was \$51,176 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate remained at 3.0 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 10 units.
- In 2015, the average real value of new single-family construction was \$241,330.
- In fiscal year 2016, the average price of an existing home was \$145,430.
- In a November 2016 rental survey, the average vacancy rate was 1.48 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Platte County’s population increased by 1.9 percent, or from 32,237 people to 32,847 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 3,992 in 2010 to 4,268 in 2015, an increase of 6.9 percent. The number of people from 25 to 34 years of age increased by 0.5 percent, and those aged between 35 and 44 increased by 0.1 percent. As shown in Diagram II.71.1, people younger than 25 represented 34.8 percent of the population in 2015, while individuals aged 55 and older represented 29.6 percent of the population in Platte 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 0.8 percent, while the black population increased by 45.5 percent. The Hispanic population of any race changed from 4,452 to 5,551 or by 24.7 percent. Table II.71.1, below, presents the details of these population variations.

Subject	Nebraska			Platte County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	32,237	32,847	1.9%
Age						
Under 14 years	383,542	394,263	2.8%	7,068	7,162	1.3%
15 to 24 years	258,206	268,848	4.1%	3,992	4,268	6.9%
25 to 34 years	245,176	252,533	3.0%	3,860	3,881	0.5%
35 to 44 years	220,838	228,643	3.5%	3,782	3,787	.1%
45 to 54 years	258,726	234,477	-9.4%	4,881	4,030	-17.4%
55 to 64 years	213,176	238,715	12.0%	3,852	4,443	15.3%
65 & over	246,677	278,711	13.0%	4,802	5,276	15.3%
Race						
White	1,649,264	1,689,616	2.4%	31,173	31,420	0.8%
Black	85,971	93,900	9.2%	189	275	45.5%
American Indian or Alaskan Native	23,418	26,492	13.1%	374	415	11.0%
Asian	33,322	44,479	33.5%	169	301	78.1%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	47	54	14.9%
Two or More Races	32,305	39,365	21.9%	285	382	34.0%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	4,452	5,551	24.7%

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.71.2, at right, from April 2000 to July 2009, Platte County’s natural increase was estimated to be 1,989 people. Platte County experienced net out-migration from 2000-2009, with 1,136 persons having left the county during that period.¹⁶⁷ The 2015 population estimates showed a natural increase of 1,133 persons and a net out-migration of 523 persons since the 2010 Census. In total, Platte County’s population increased to 32,847 persons.

1980 Population	28,852
Natural Increase 80–90	2,906
Net Migration 80–90	-1,938
1990 Population	29,820
Natural Increase 90–00	2,103
Net Migration 90–00	-261
2000 Population	31,662
Natural Increase 00–09	1,989
Net Migration 00–09	-1,136
2009 Population Estimate	32,515
2010 Population	32,237
Natural Increase 10–15	1,133
Net Migration 10–15	-523
2015 Population Estimate	32,847

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 Platte County increased from 38 persons in 2014 to 43 persons in 2015, with an additional net movement of 39 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.71.3.

¹⁶⁷ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.71.3			
Driver's Licenses Exchanged and Surrendered			
Platte County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	333	341	-8
Calendar 2002	283	304	-21
Calendar 2003	279	275	4
Calendar 2004	290	308	-18
Calendar 2005	244	254	-10
Calendar 2006	273	312	-39
Calendar 2007	316	288	28
Calendar 2008	435	255	180
Calendar 2009	371	229	142
Calendar 2010	514	346	168
Calendar 2011	408	229	179
Calendar 2012	370	267	103
Calendar 2013	384	249	135
Calendar 2014	357	319	38
Calendar 2015	389	346	43
First Half of 2016	215	176	39

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 16,379 in 2014 to 16,429 in 2015, as shown in Table II.71.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Platte County increased by 1.7 percent from 6,330 in 2015 to 6,438 in 2016, as shown below in Table II.71.5. The number of school-age children 5 to 11 years of age increased from 3,198 in 2015 to 3,209 in 2016.

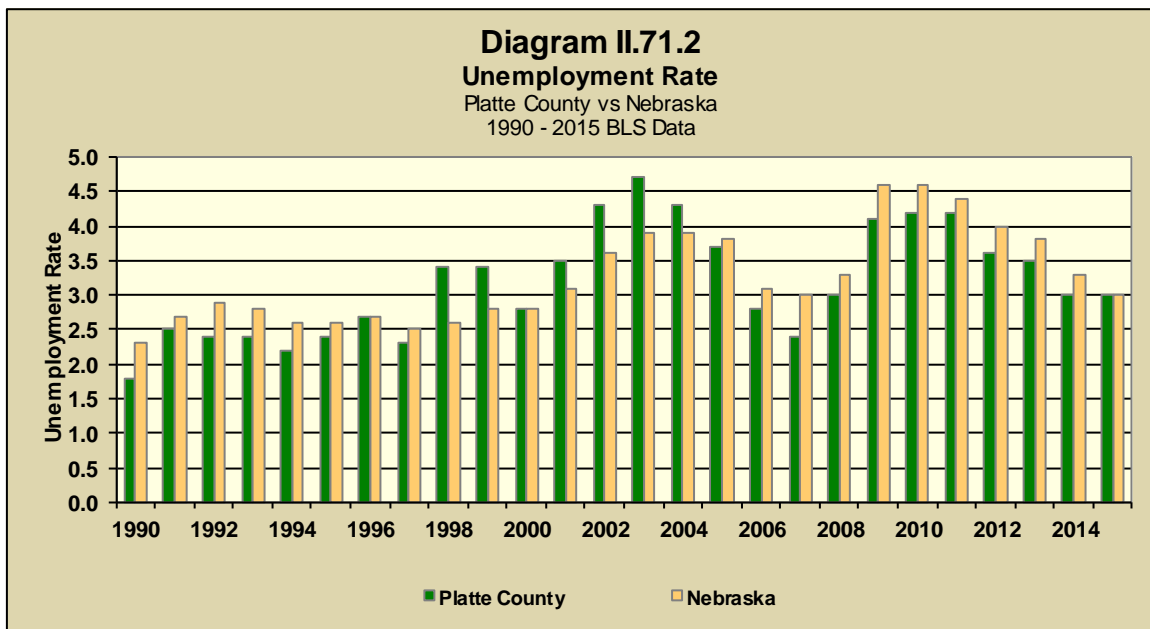
Table II.71.4	
Income Tax Returns	
Platte County	
1991–2015 DOR Data	
Year	Returns
1991	13,560
1992	13,785
1993	13,999
1994	14,260
1995	14,357
1996	14,563
1997	14,960
1998	14,835
1999	14,981
2000	15,168
2001	14,820
2002	14,598
2003	14,470
2004	14,438
2005	13,533
2006	15,003
2007	15,205
2008	15,765
2009	15,669
2010	15,698
2011	15,928
2012	16,225
2013	16,264
2014	16,379
2015	16,429

Table II.71.5				
School-Age Children				
Platte County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	3,840	1,050	2,318	7,208
1993	3,975	1,159	2,389	7,523
1994	3,810	1,184	2,429	7,423
1995	3,939	1,156	2,596	7,691
1996	3,812	1,158	2,694	7,664
1997	3,752	1,160	2,704	7,616
1998	3,667	1,106	2,702	7,475
1999	3,495	1,121	2,729	7,345
2000	3,441	1,059	2,663	7,163
2001	3,197	980	2,667	6,844
2002	3,211	1,102	2,784	7,097
2003	3,178	977	2,483	6,638
2004	3,060	1,022	2,433	6,515
2005	3,182	993	2,536	6,711
2006	3,163	1,003	2,580	6,746
2007	3,126	988	2,573	6,687
2008	3,203	934	2,453	6,590
2009	3,212	934	2,496	6,642
2010	3,168	929	2,397	6,494
2011	3,218	949	2,369	6,536
2012	3,282	946	2,383	6,611
2013	3,243	937	2,278	6,458
2014	3,324	967	2,199	6,490
2015	3,198	911	2,221	6,330
2016	3,209	974	2,255	6,438

ECONOMICS

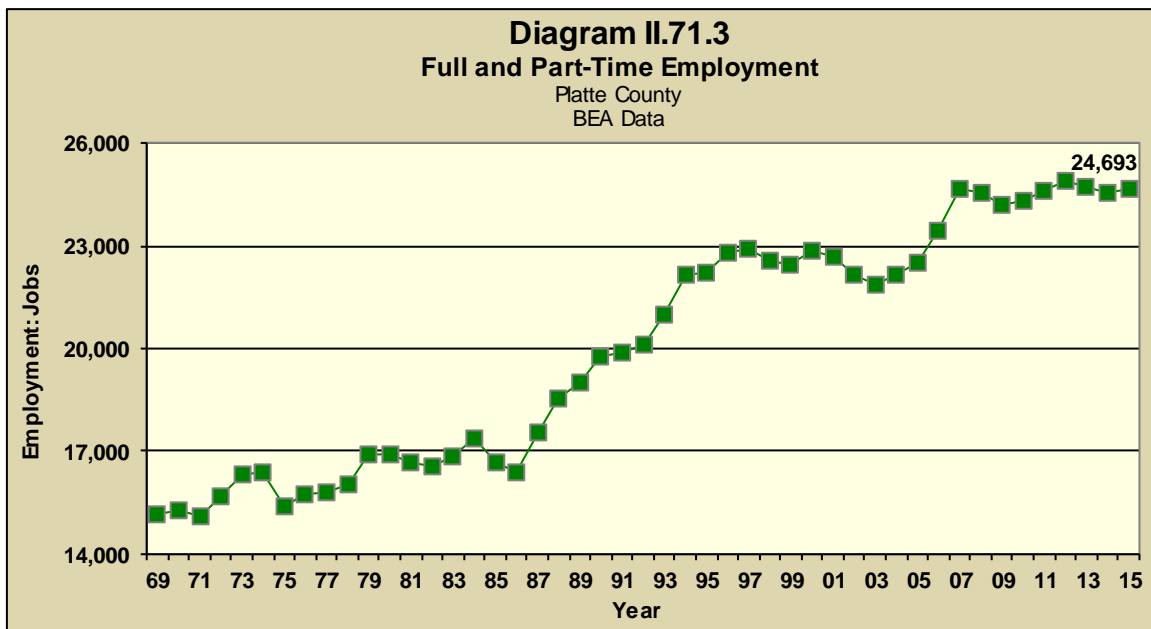
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Platte County, defined as the number of people working or actively seeking work, decreased from 17,341 in 2014 to 17,236 in 2015. The total number of people employed changed from 16,827 in 2014 to 16,727 in 2015. The unemployment rate for the county was 3.0 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a change of 0.0 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.71.2, below.

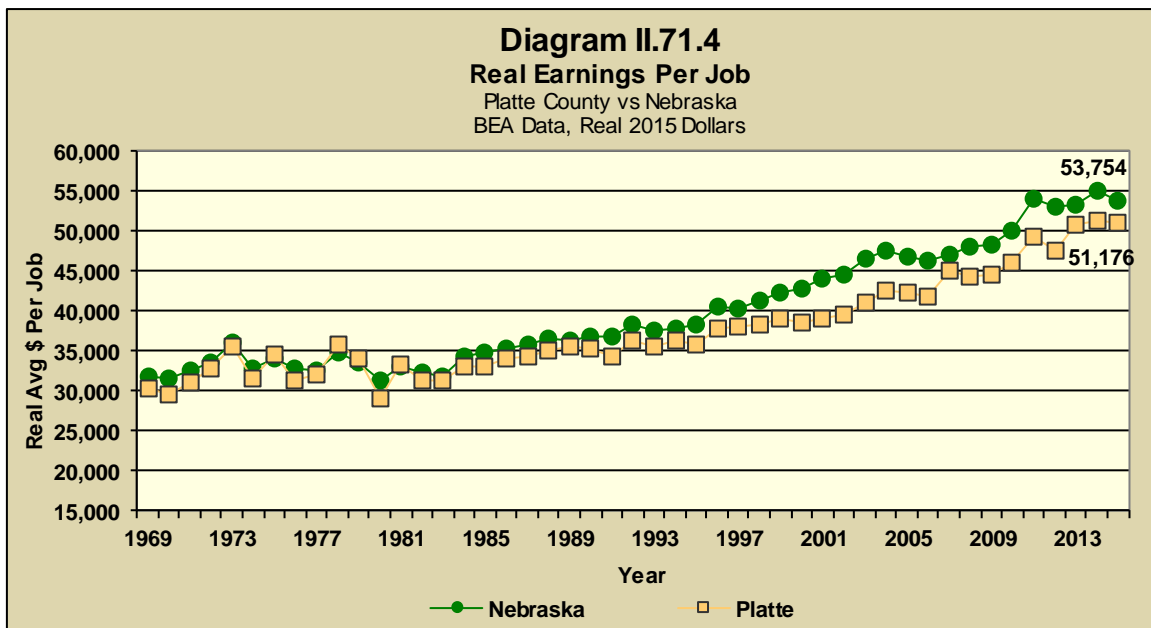


Employment and Personal Income

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 24,693 jobs in Platte County, an increase of 171 jobs since 2014. Diagram II.71.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.71.4, below, real average earnings per job in the county was \$51,176 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 \$1,484,467,000, an increase of 1.0 percent between 2014 and 2015. Table II.71.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.71.6
Total BEA Employment and Real Personal Income
 Platte 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	462,110	26,831	-20,207	77,712	30,746	523,531	20,095	15,173	30,456
1970	453,897	27,162	-18,977	84,503	34,114	526,375	19,786	15,287	29,692
1971	470,649	27,867	-19,234	87,732	37,532	548,812	20,343	15,112	31,144
1972	516,118	31,685	-23,880	95,959	39,138	595,650	21,946	15,685	32,905
1973	583,411	39,494	-28,641	102,723	44,483	662,482	24,244	16,333	35,720
1974	519,694	41,589	-29,053	107,220	47,749	604,023	21,813	16,386	31,716
1975	531,341	37,668	-24,585	110,873	56,597	636,558	22,492	15,361	34,590
1976	493,664	41,033	-28,342	111,081	55,260	590,631	21,046	15,757	31,330
1977	508,312	41,904	-29,386	116,893	56,100	610,015	21,460	15,820	32,131
1978	574,535	44,958	-33,296	121,508	57,984	675,773	23,628	16,026	35,850
1979	577,486	50,564	-40,160	129,627	59,015	675,404	23,218	16,929	34,112
1980	492,533	47,692	-37,382	147,033	63,923	618,415	21,379	16,893	29,156
1981	558,205	50,232	-37,785	165,854	68,527	704,570	24,157	16,696	33,433
1982	520,958	49,807	-35,646	183,975	73,292	692,772	23,781	16,572	31,436
1983	527,084	51,026	-44,286	192,757	78,047	702,576	24,001	16,862	31,259
1984	574,510	55,643	-42,058	193,223	78,200	748,233	25,446	17,350	33,113
1985	549,265	52,847	-31,212	193,114	81,109	739,430	25,131	16,647	32,995
1986	560,732	54,614	-29,044	192,496	83,203	752,773	26,047	16,382	34,229
1987	601,698	58,943	-35,017	186,623	81,706	776,067	26,802	17,534	34,316
1988	651,509	66,055	-38,338	181,960	81,545	810,622	27,313	18,530	35,160
1989	675,229	70,173	-40,060	197,481	79,981	842,459	28,258	18,985	35,566
1990	697,245	73,848	-37,915	185,844	85,074	856,401	28,676	19,737	35,327
1991	684,316	74,223	-39,708	185,897	88,706	844,989	28,112	19,890	34,405
1992	730,438	76,175	-45,800	187,308	95,052	890,822	29,384	20,100	36,340
1993	745,093	80,371	-52,108	187,422	97,971	898,007	29,204	20,968	35,535
1994	806,038	85,863	-61,043	190,743	100,316	950,191	30,583	22,129	36,425
1995	793,386	85,540	-64,153	207,940	105,293	956,926	30,741	22,190	35,754
1996	863,621	88,495	-69,596	210,617	110,822	1,026,969	32,863	22,825	37,837
1997	870,870	92,317	-75,134	219,814	112,597	1,035,830	32,936	22,915	38,004
1998	866,815	92,915	-78,294	231,615	116,913	1,044,135	33,002	22,593	38,367
1999	876,263	93,909	-83,144	226,821	124,476	1,050,507	33,289	22,458	39,018
2000	883,047	95,699	-90,958	240,046	129,346	1,065,783	33,835	22,832	38,676
2001	884,360	95,260	-84,635	230,169	136,808	1,071,443	34,210	22,680	38,993
2002	875,236	95,801	-90,702	229,070	144,426	1,062,229	34,334	22,154	39,507
2003	899,187	95,087	-95,651	232,058	147,083	1,087,590	35,362	21,835	41,181
2004	944,324	96,960	-102,128	198,132	152,930	1,096,298	35,759	22,137	42,658
2005	951,552	100,178	-107,937	180,768	156,512	1,080,718	35,014	22,518	42,257
2006	980,088	111,769	-117,535	190,281	165,647	1,106,713	35,586	23,443	41,807
2007	1,109,975	122,323	-135,065	218,018	172,537	1,243,143	39,580	24,670	44,993
2008	1,092,173	118,882	-136,865	232,721	188,961	1,258,108	39,906	24,577	44,439
2009	1,079,395	117,834	-130,707	213,082	196,058	1,239,994	38,729	24,226	44,555
2010	1,121,921	122,552	-127,450	206,989	208,166	1,287,074	39,850	24,311	46,149
2011	1,214,258	108,520	-126,902	234,134	207,810	1,420,781	43,769	24,604	49,352
2012	1,184,246	107,846	-135,019	249,919	203,340	1,394,640	42,761	24,910	47,541
2013	1,258,544	120,374	-123,351	233,752	202,258	1,450,829	44,565	24,697	50,959
2014	1,257,275	123,669	-120,748	245,308	211,705	1,469,870	44,903	24,522	51,271
2015	1,263,700	126,959	-122,809	251,388	219,147	1,484,467	45,193	24,693	51,176

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 7.2 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 7.8 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 58.4 percent over the 2010 to 2015 period. Table II.71.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.71.7 Income Tax Returns by Adjusted Gross Income Platte 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 ¹⁶⁸
1991	4,228	1,371	2,593	2,003	1,908	1,060	203	170	24	13,560
1992	4,167	1,296	2,659	1,926	2,094	1,161	261	187	34	13,785
1993	4,184	1,323	2,637	1,841	2,160	1,335	292	190	37	13,999
1994	4,277	1,248	2,695	1,885	2,143	1,431	329	210	42	14,260
1995	4,128	1,213	2,735	1,855	2,220	1,540	375	245	46	14,357
1996	4,185	1,164	2,690	1,867	2,228	1,652	439	281	57	14,563
1997	4,138	1,114	2,741	1,901	2,206	1,915	513	364	68	14,960
1998	3,915	1,148	2,655	1,904	2,170	1,962	585	421	75	14,835
1999	3,880	1,127	2,478	1,899	2,165	2,193	649	499	91	14,981
2000	3,974	1,022	2,356	1,968	2,175	2,306	748	528	91	15,168
2001	3,804	1,012	2,337	1,990	2,059	2,295	727	524	72	14,820
2002	3,716	1,049	2,292	1,912	2,073	2,189	785	513	69	14,598
2003	3,527	1,065	2,308	1,935	1,988	2,199	812	564	72	14,470
2004	3,446	1,032	2,187	1,864	1,989	2,286	919	639	76	14,438
2005	3,067	963	1,830	1,755	1,885	2,280	966	693	94	13,533
2006	2,952	1,180	2,159	1,997	2,084	2,512	1,142	853	124	15,003
2007	2,859	1,120	1,977	2,008	2,058	2,667	1,326	1,039	151	15,205
2008	2,901	1,131	2,037	2,122	2,174	2,645	1,470	1,136	149	15,765
2009	2,791	1,197	2,141	2,022	2,262	2,592	1,365	1,166	133	15,669
2010	2,623	1,203	2,099	1,958	2,301	2,622	1,502	1,255	135	15,698
2011	2,652	1,256	2,069	1,907	2,280	2,645	1,529	1,416	174	15,928
2012	2,615	1,219	2,078	1,891	2,331	2,625	1,643	1,583	240	16,225
2013	2,578	1,135	2,055	1,896	2,382	2,603	1,675	1,702	238	16,264
2014	2,497	1,137	1,959	1,910	2,367	2,605	1,771	1,864	269	16,379
2015	2,433	1,073	1,973	1,884	2,496	2,593	1,775	1,956	246	16,429

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 2,681 in 2010 to 2,670 in 2015, with the poverty rate reaching 8.3 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.71.8, at right, presents poverty data for the county.

Table II.71.8 Persons in Poverty Platte County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	2,733	8.9
1999	2,534	8.0
2000	2,273	7.3
2001	2,365	7.6
2002	2,527	8.1
2003	2,661	8.6
2004	2,682	8.6
2005	2,744	8.9
2006	2,815	8.9
2007	2,796	8.9
2008	2,446	7.7
2009	2,839	8.9
2010	2,681	8.4
2011	3,322	10.4
2012	2,852	8.9
2013	3,262	10.2
2014	2,687	8.4
2015	2,670	8.3

¹⁶⁸ 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 Platte County increased by 258 between 1980 and 2014, at an annual rate of change of 0.9 percent, as reported by the Census Bureau and as presented in Table II.71.9, at right.¹⁶⁹ This compared to an average annual rate of change of 1.03 percent statewide. Platte County added 2 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 2.0 percent in Platte County between 2010 and 2015, from 13,378 to 13,641. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.71.10.

Year	Nebraska	Platte County
1980	37,727	756
1981	37,582	748
1982	37,500	706
1983	41,889	794
1984	43,151	826
1985	43,115	830
1986	42,538	779
1987	42,691	770
1988	43,134	792
1989	43,302	829
1990	43,749	832
1991	44,405	844
1992	45,269	883
1993	46,059	911
1994	46,640	927
1995	47,128	959
1996	47,607	977
1997	48,588	973
1998	48,655	992
1999	48,968	998
2000	49,623	993
2001	49,710	997
2002	50,259	1,001
2003	50,394	996
2004	50,928	999
2005	51,440	1,026
2006	51,906	1,037
2007	52,517	1,040
2008	52,152	1,044
2009	51,633	1,019
2010	51,886	1,033
2011	51,553	1,023
2012	52,294	1,028
2013	52,585	1,012
2014	52,991	1,014

Subject	Nebraska	% Growth Since Census	Platte County	% Growth Since Census
2000 Census	722,668	-	12,916	-
2010 Census	796,793	10.3%	13,378	3.6%
July 2011 Estimate	801,129	0.5%	13,452	0.6%
July 2012 Estimate	804,659	1.0%	13,490	0.8%
July 2013 Estimate	809,171	1.5%	13,570	1.4%
July 2014 Estimate	814,970	2.3%	13,603	1.7%
July 2015 Estimate	820,913	3.0%	13,641	2.0%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Platte County. As shown in Table II.71.11 on the following page, 6.2 percent of housing units, or 834, were vacant in 2015. Of the 12,707 housing units that were occupied in 2015, 72.8 percent, or 9,251, were owner-occupied and the remaining 27.2 percent were renter-occupied.

¹⁶⁹ Totals may not add due to rounding-off of county totals.

Table II.71.11				
Housing Units by Tenure				
Platte 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	12,658	94.6%	12,707	93.8%
Owner-Occupied	9,213	72.8%	9,251	72.8%
Renter-Occupied	3,445	27.2%	3,456	27.2%
Vacant Housing Units	720	5.4%	834	6.2%
Total Housing Units	13,378	100.0%	13,541	100.0%

As shown in Table II.71.12, below, there were 10,807 single family dwellings in 2015, which accounted for 79.8 percent of all housing units. Apartment units accounted for 10.4 percent of housing units, with 1,411 units. Mobile homes also accounted for an additional 5.1 percent of housing with 685 units.

Table II.71.12				
Housing Units by Type				
Platte County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹⁷⁰		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	10,536	79%	10,807	79.8%
Duplex	275	2%	359	2.7%
Tri- or Four-Plex	516	4%	279	2.1%
Apartment	1,261	9%	1,411	10.4%
Mobile Home	692	5%	685	5.1%
Boat, RV, Van, Etc.	8	0%	0	.0%
Total	13,288	100.0%	13,541	100.0%

Table II.71.13, below, shows the disposition of vacant housing units in Platte County. The 2015 five-year ACS shows 17.5 percent of vacant units were for rent, 3.5 percent were for sale, and 2.2 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 218 “other vacant” units, or 30.3 percent; this compared to 51.3 percent “other vacant” units in 2015.

Table II.71.13				
Disposition of Vacant Housing Units				
Platte County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	223	31.0%	146	17.5%
For Sale	100	13.9%	29	3.5%
Rented or Sold, Not Occupied	46	6.4%	18	2.2%
For Seasonal, Recreational, or Occasional Use	133	18.5%	196	23.5%
For Migrant Workers	0	0.0%	17	2.0%
Other Vacant	218	30.3%	428	51.3%
Total	720	100.0%	834	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁷¹ In most years for which data are presented, single-

¹⁷⁰ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Platte County increased from 49 in 2014 to 55 in 2015 and the average value of construction was \$241,330 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 61 in 2014 to 71 in 2015. These changes in residential permit activity in the county compared to an increase in population of 1,185 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.71.14.

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	111	2	10	60	183	129.50	74.20	49.50	24.70
1981	59	8	.	53	120	149.40	65.90	.	27.50
1982	52	8	8	12	80	153.90	69.50	55.90	48.80
1983	57	14	12	8	91	132.60	54.20	48.80	36.60
1984	65	6	4	8	83	111.40	58.50	39.60	37.80
1985	38	12	8	8	66	99.80	37.70	53.40	40.30
1986	34	2	.	.	36	109.60	42.80	.	.
1987	79	2	.	.	81	102.00	38.70	.	.
1988	103	4	8	5	120	106.70	39.80	40.50	32.40
1989	89	2	.	103	194	102.20	38.40	.	50.30
1990	71	2	8	111	192	128.20	78.10	39.00	44.20
1991	64	4	4	60	132	122.90	39.80	33.80	67.40
1992	94	2	7	52	155	139.70	31.10	24.40	36.50
1993	85	4	4	.	93	140.60	53.60	52.20	.
1994	100	.	15	120	235	144.90	.	35.70	41.60
1995	63	4	11	17	95	120.30	63.80	65.80	56.60
1996	49	18	4	.	71	185.20	93.50	42.90	.
1997	54	6	4	.	64	184.70	100.80	52.80	.
1998	66	6	.	10	82	164.70	150.10	.	35.50
1999	61	.	.	.	61	176.30	.	.	.
2000	60	8	.	48	116	201.50	134.40	.	67.20
2001	49	10	.	24	83	240.90	134.30	.	60.10
2002	53	12	3	.	68	214.4	159.3	58.1	.
2003	44	8	.	.	52	217.2	143.2	.	.
2004	43	12	.	.	55	243.7	189.7	.	.
2005	53	16	.	.	69	222.2	122.7	.	.
2006	67	.	4	.	71	263.9	.	97.0	.
2007	64	10	.	.	74	263.8	203.5	.	.
2008	80	12	.	.	92	249.4	117.6	.	.
2009	77	10	.	.	87	227.3	101.4	.	.
2010	80	8	.	.	88	237.7	176.5	.	.
2011	52	8	.	.	60	243.0	159.1	.	.
2012	62	42	.	.	104	258.3	147.9	.	.
2013	52	6	.	.	58	242.5	152.0	.	.
2014	49	12	.	.	61	237.0	171.0	.	.
2015	55	16	.	.	71	241.3	112.4	.	.

¹⁷¹ 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 7,276 property transactions in Platte County. Of these, 7,024 were for single-family homes during this 18-year period, as shown in Table II.71.15.

Table II.71.15						
Residential Property Transactions						
Platte County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	418	12	5	4	0	439
2000	430	3	10	4	2	449
2001	465	6	7	6	1	485
2002	415	3	5	7	1	431
2003	404	5	4	3	0	416
2004	415	6	6	15	0	442
2005	400	9	2	9	0	420
2006	399	9	2	6	1	417
2007	360	8	7	10	1	386
2008	343	9	0	0	1	353
2009	353	3	0	0	1	357
2010	384	4	0	1	0	389
2011	292	7	0	0	1	300
2012	352	8	0	0	0	360
2013	427	8	0	3	0	438
2014	367	10	0	0	0	377
2015	394	13	0	0	0	407
2016	406	3	0	1	0	410
Total	7,024	126	48	69	9	7,276

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 1,558 single-family home property transactions for units built before 1930, .6 percent of units were of low quality and 15.6 percent were of fair quality. Conversely, of the 423 homes built from 2001 through 2010, 0.0 percent of units were of low quality and .7 percent of fair quality. Table II.71.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.71.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Platte 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	10	8	0	0	1	0	0	0	0	19
Fair	243	254	16	36	15	34	3	1	1	603
Average	1,287	1,625	757	935	453	290	296	56	7	5,706
Good	14	40	40	121	128	173	119	13	0	648
Very Good	4	3	5	7	4	17	4	0	0	44
Excellent	0	1	0	0	0	1	1	0	0	3
Missing	0	0	0	0	0	0	0	0	1	1
Total	1,558	1,931	818	1,099	601	515	423	70	9	7,024

In regard to the current condition of residential dwellings, of the same 1,558 single-family homes built before 1930, 10.9 percent of the homes were worn out or badly worn, and 74.3

percent were in average condition. Table II.71.17 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	4	1	2	0	0	0	0	0	0	7
Badly Worn	166	65	12	19	7	4	0	0	1	274
Average	1,158	1,442	579	747	325	204	48	0	8	4,511
Good	227	421	221	326	267	291	351	70	0	2,174
Very Good	3	1	4	6	2	15	24	0	0	55
Excellent	0	0	0	0	0	1	0	0	0	1
Missing	0	1	0	1	0	0	0	0	0	2
Total	1,558	1,931	818	1,099	601	515	423	70	9	7,024

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$124,783 to \$145,430, a total increase of 16.5 percent, as shown in Table II.71.18, 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 Platte County ranged from \$69,361 for homes built before 1930 to \$217,184 for homes built from 2001 to 2010, and \$241,454 for the newest homes built between 2011 and 2016.¹⁷² Homes built from 2011 through 2016 were also larger, averaging 1,602 square feet per unit. Table II.71.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	80,273
2000	83,701
2001	93,885
2002	91,159
2003	97,875
2004	102,527
2005	107,206
2006	111,858
2007	117,770
2008	114,369
2009	121,196
2010	124,783
2011	128,605
2012	134,249
2013	136,317
2014	143,370
2015	146,215
2016	145,430
Average	114,642

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁷³ (\$)
Before 1930	69,361	1,366	50.8
1931-1960	86,468	1,138	76.0
1961-1970	109,510	1,309	83.6
1971-1980	121,042	1,393	86.9
1981-1990	150,094	1,517	98.9
1991-2000	177,813	1,657	107.3
2001-2010	217,184	1,688	128.6
2011-2016	241,454	1,602	151
Average	113,577	1,362	83

¹⁷² 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.

¹⁷³ 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.71.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Platte County. The number of completed surveys decreased from 45 in 2015 to 42 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 1.2 percentage points and was at 1.48 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	9	563	3.0	17.5
2003	10	468	6.2	23.4
2004	13	724	15.5	19.7
2005	21	859	6.8	28.9
2006	27	822	4.3	23.6
2007	30	975	3.9	16.8
2008	35	1,086	2.1	14.7
2009	35	927	1.8	17.1
2010	28	710	1.8	28.6
2011	42	1,044	1.1	19.2
2012	49	1,064	1.6	15.8
2013	49	1,198	4.1	36.3
2014	46	964	2.1	85.6
2015	45	1,250	2.7	42
2016	42	1,082	1.5	20.4

Table II.71.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 42 single family units in Platte County, with 2 of them available. This translates into a vacancy rate of 4.8 percent in Platte County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 923 apartment units reported in the survey, with 14 of them available, which resulted in a vacancy rate of 1.5 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 2.4 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	42	2	4.8%	4.0%
Apartments	923	14	1.5%	2.0%
Mobile Homes	0	0	%	.0%
“Other” Units	0	0	.0%	.
Don't Know	117	0	.0%	4.7%
Total	1,082	16	1.48%	2.4%

Table II.71.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 15 units. The most common apartment units were two bedroom units, with 337 units. Details for additional unit types are reported on the following page.

Table II.71.22 Rental Units by Number of Bedrooms Platte County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	8	0	0	.	8
One	0	222	0	0	.	222
Two	15	337	0	0	.	352
Three	15	69	0	0	.	84
Four	2	4	0	0	.	6
Don’t Know	10	283	0	0	117	410
Total	42	923	0	0	117	1,082

Table II.71.23, 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 6.7 percent.

Table II.71.23 Single Family Units by Number of Bedrooms Platte County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	15	0	.0%
Three	15	1	6.7%
Four	2	0	.0%
Don’t know	10	1	10.0%
Total	42	2	4.8%

Table II.71.24, 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 .3 percent.

Table II.71.24 Apartment Units by Number of Bedrooms Platte County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	8	1	12.5%
One	222	2	.9%
Two	337	1	.3%
Three	69	0	.0%
Four	4	0	.0%
Don’t know	283	10	3.5%
Total	923	14	1.5%

Average market-rate rents by unit type are shown in Table II.71.25, 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.71.25					
Average Market Rate Rents by Number of Bedrooms					
Platte County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$594	\$	\$	\$594
Two	\$890	\$649	\$	\$	\$699
Three	\$815	\$790	\$	\$	\$801
Four	\$955	\$1,200	\$	\$	\$1,077
Don't know	\$800	\$623	\$	\$	
Total	\$890	\$646	\$	\$	\$722

Table II.71.26, 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.71.26					
Average Assisted Rate Rents by Number of Bedrooms					
Platte County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$187	\$	\$	\$187
Two	\$	\$252	\$	\$	\$252
Three	\$	\$229	\$	\$	\$229
Four	\$	\$	\$	\$	\$
Total	\$	\$236	\$	\$	\$236

Table II.71.27, on the following page, shows vacancy rates for single family units by average rental rates for Platte County. 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 0.0 percent.

Table II.71.27 Single Family Market Rate Rents by Vacancy Status Platte County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	5	1	20.0%
\$750 to \$1,000	29	0	.0%
\$1,000 to \$1,250	2	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	2	0	.0%
Missing	4	1	25.0%
Total	42	2	4.8%

The average rent and availability of apartment units is displayed in Table II.71.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of .3 percent.

Table II.71.28 Apartment Market Rate Rents by Vacancy Status Platte County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	11	1	9.1%
\$500 to \$750	613	2	.3%
\$750 to \$1,000	92	0	.0%
\$1,000 to \$1,250	12	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	195	11	5.6%
Total	923	14	1.5%

Respondents were asked if utilities are included in the rent and, as shown in Table II.71.29 below, 27 respondents, or 77.1 percent, included some sort of utility in the rent.

Table II.71.29 Are there any utilities included with the rent? Platte County 2016 Survey of Rental Properties	
Period	Respondent
Yes	27
No	8
% Offering Utilities	77.1%

The type of utility included in the rent is shown in Table II.71.30, below. There were 7 respondents who included electricity, 4 respondents who included natural gas, 26 respondents who included water and sewer and 25 respondents included trash collection in the rent.

Table II.71.30 Which utilities are included with the rent? Platte County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	7
Natural Gas	4
Water/Sewer	26
Trash Collection	25

Table II.71.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 14 respondents said they keep a waitlist, with an estimated 218 number of persons on the wait list.

Table II.71.31 Do you keep a waiting list? Platte County 2016 Survey of Rental Properties	
Period	Respondent
Yes	14
No	20
Waitlist Size	218

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.71.32 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.71.32 How would you rate the need for renovation of existing units in the city? Platte County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	7	7	7	
Low Need	8	8	8	
Moderate Need	9	9	9	
High Need	3	3	3	2
Extreme Need	3	3	3	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.71.33 below, most respondents indicated there was extreme need for the construction of new single-family units and extreme need for the construction of new apartment units.

Table II.71.33				
How would you rate the need for construction of new units in the city?				
Platte County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	9	10	10	
Low Need	2	3	3	
Moderate Need	0	0		
High Need	5	5	5	1
Extreme Need	13	11	11	1