

City of Plattsmouth

Summary

- From 2010 to 2015, population decreased by 0.6 percent, or by 40 persons.
- In 2015, 10 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$178,000.
- The vacancy rate in the Fall 2016 Rental Survey was 5.9 percent, which compared to a vacancy rate of 2.5 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Plattsmouth's population decreased by 6.17 percent between 2000 and 2015, from 6,887 to 6,462 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 23 persons in Plattsmouth between 2014 and 2015, as shown below in Table III.23.1.

Subject	Nebraska	% Growth Since 2000	Plattsmouth	% Growth Since 2000
2000 Census	1,711,263		6,887	.
July 2001 Estimate	1,719,836	0.5%	6,832	-8
July 2002 Estimate	1,728,292	1.0%	6,808	-1.1
July 2003 Estimate	1,738,643	1.6%	6,819	-1.0
July 2004 Estimate	1,749,370	2.2%	6,811	-1.1
July 2005 Estimate	1,761,497	2.9%	6,774	-1.6
July 2006 Estimate	1,772,693	3.6%	6,731	-2.3
July 2007 Estimate	1,783,440	4.2%	6,674	-3.1
July 2008 Estimate	1,796,378	5.0%	6,630	-3.7
July 2009 Estimate	1,812,683	5.9%	6,516	-5.4
2010 Census	1,826,341	6.7%	6,502	-5.6
July 2011 Estimate	1,842,383	7.7%	6,498	-5.6
July 2012 Estimate	1,855,973	8.5%	6,450	-6.3
July 2013 Estimate	1,869,300	9.2%	6,471	-6.0
July 2014 Estimate	1,882,980	10.0%	6,485	-5.8
July 2015 Estimate	1,896,190	10.8%	6,462	-6.2

Table III.23.2, on the following page, shows the population of Plattsmouth by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 96.3 percent of the population, with a total of 6,234 persons. There were also 120 black, and 0 Native American persons residing in the City of Plattsmouth. In 2010 the Hispanic population accounted for 4.0 percent of the population, with 260 persons, which compared to a population share of 3.1 percent in 2015 and a Hispanic population of 203.

Table III.23.2				
Population by Race and Ethnicity				
City of Plattsmouth				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,195	95.3%	6,234	96.3%
Black	37	.6%	120	1.9%
American Indian	28	.4%	0	.0%
Asian	13	.2%	0	.0%
Native Hawaiian/ Pacific Islander	10	.2%	0	.0%
Other	68	1.0%	9	.1%
Two or More Races	151	2.3%	112	1.7%
Total	6,502	100.0%	6,475⁸³	100.0%
Hispanic	260	4.0%	203	3.1%

Table III.23.3, below, shows the population of Plattsmouth 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 12.3 percent of the total population in 2010 to 14.9 percent in 2015. The number of people from 25 to 34 years of age accounted for 9.6 percent of the population in 2015, or 624 persons. The percentage of people aged 65 or Older changed from 14.7 percent of the total population in 2010 to 14.9 percent in 2015. Additional age details are shown below.

Table III.23.3				
Population by Age				
City of Plattsmouth				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	1,441	22.2%	1,279	19.8%
15 - 24	800	12.3%	966	14.9%
25 - 34	862	13.3%	624	9.6%
35 - 44	861	13.2%	780	12.0%
45 - 54	882	13.6%	783	12.1%
55 - 64	701	10.8%	1,078	16.6%
65 or Older	955	14.7%	965	14.9%
Total	6,502	100.0%	6,475	100.0%

⁸³ 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 Plattsmouth decreased by 4.7 percent. Over the same period the school enrollment for those aged 15 to 18 fell by .4 percent to 548 persons, while the enrollment for those aged 5 to 10 decreased by 12.2 percent, to 796 persons. Between 2015 and 2016, school enrollment rose by 2.8 percent or from 1,848 to 1,900 persons. These results can be seen in Table III.23.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	903	568	561	2,032
2001	900	607	524	2,031
2002	857	621	527	2,005
2003	931	639	502	2,072
2004	918	668	500	2,086
2005	975	670	511	2,156
2006	894	627	565	2,086
2007	941	612	607	2,160
2008	916	548	570	2,034
2009	912	541	569	2,022
2010	907	536	550	1,993
2011	922	581	534	2,037
2012	893	572	517	1,982
2013	874	574	517	1,965
2014	822	590	528	1,940
2015	786	533	529	1,848
2016	796	556	548	1,900

HOUSING

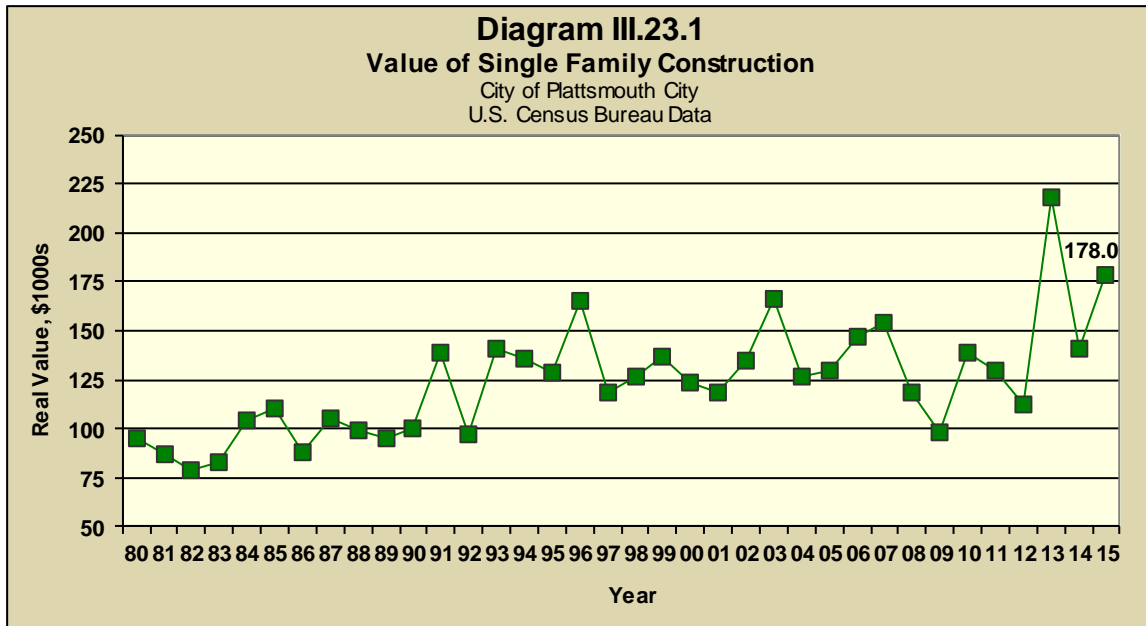
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁸⁴ 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 Plattsmouth numbering 20 in 1980, 21 in 1990, 17 in 2000, and 15 in 2008. Between 2014 and 2015, single-family permits increased to 10 units. Additional details of permit activity and per-unit valuations are shown in Table III.23.5.

⁸⁴ 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.

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	20	2	4	0	26	95	84	37	0
1981	22	0	0	22	44	87	0	0	26
1982	7	0	4	0	11	79	0	32	0
1983	32	2	0	0	34	83	51	0	0
1984	22	0	0	0	22	105	0	0	0
1985	15	2	0	0	17	111	49	0	0
1986	21	0	0	0	21	88	0	0	0
1987	24	0	3	0	27	105	0	123	0
1988	27	0	6	0	33	99	0	119	0
1989	19	0	3	0	22	95	0	114	0
1990	21	0	0	0	21	101	0	0	0
1991	21	2	0	20	43	139	36	0	68
1992	21	0	0	0	21	97	0	0	0
1993	31	0	0	0	31	141	0	0	0
1994	24	2	0	0	26	135	70	0	0
1995	29	4	0	0	33	129	85	0	0
1996	27	0	0	96	123	165	0	0	48
1997	30	2	0	8	40	119	72	0	47
1998	22	2	0	6	30	127	71	0	46
1999	31	0	0	0	31	137	0	0	0
2000	17	6	0	11	34	124	71	0	67
2001	19	2	0	0	21	118	77	0	0
2002	28	4	0	0	32	134	83	0	0
2003	18	4	0	0	22	166	115	0	0
2004	17	2	0	0	19	127	112	0	0
2005	22	2	0	0	24	130	109	0	0
2006	18	4	0	0	22	147	96	0	0
2007	10	0	0	0	10	154	0	0	0
2008	15	0	0	0	15	119	0	0	0
2009	4	0	0	0	4	98	0	0	0
2010	15	0	0	0	15	139	0	0	0
2011	4	0	0	0	4	130	0	0	0
2012	5	0	0	0	5	112	0	0	0
2013	6	0	0	0	6	218	0	0	0
2014	4	0	0	0	4	141	0	0	0
2015	10	0	0	0	10	178	0	0	.0

As shown in Diagram III.23.1, on the following page, the average value of newly constructed single-family units in 2000 was \$123,717, \$129,796 in 2005, and \$138,807 in 2010. In 2015, the value of single family units rose to \$178,000 from \$140,887 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Plattsmouth. As shown in Table III.23.6, below, 11.3 percent, or 325 housing units were vacant in 2015. Of the 2,558 housing units that were occupied in 2015, 65.9 percent, or 1,685 units, were owner-occupied, and the remaining 34.1 percent were renter-occupied. This compares to 2,525 housing units that were occupied in 2010 with 1,645 units, or 65.1 percent, being owner-occupied, and the remaining 34.9 percent being renter-occupied.

Table III.23.6
Housing Units by Tenure
 City of Plattsmouth
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,525	88.2%	2,558	88.7%
Owner-Occupied	1,645	65.1%	1,685	65.9%
Renter-Occupied	880	34.9%	873	34.1%
Vacant Housing Units	338	11.8%	325	11.3%
Total Housing Units	2,863	100.0%	2,883	100.0%

As shown in Table III.23.7, on the following page, there were 2,179 single family dwellings in 2015, which accounted for 75.6 percent of all housing units. Apartment units accounted for 12.1 percent of housing units, with 350 units. Mobile homes also accounted for an additional 5.1 percent of housing with 146 units.

Table III.23.7				
Housing Units by Type				
City of Plattsmouth				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,006	72%	2,179	75.6%
Duplex	132	5%	71	2.5%
Tri- or Four-Plex	66	2%	137	4.8%
Apartment	343	12%	350	12.1%
Mobile Home	255	9%	146	5.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,802	100.0%	2,883	100.0%

Table III.23.8, below, shows the disposition of vacant housing units in Plattsmouth. At the time of the 2015 five-year ACS, 27.1 percent of vacant units were for rent, 25.2 percent were for sale, and 0.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 72 “other vacant” units, representing 21.3 percent of vacant units, which compared to 47.7 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.23.8				
Disposition of Vacant Housing Units				
City of Plattsmouth				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	130	38.5%	88	27.1%
For Sale	90	26.6%	82	25.2%
Rented or Sold, Not Occupied	37	10.9%	0	.0%
For Seasonal, Recreational, or Occasional Use	9	2.7%	0	.0%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	72	21.3%	155	47.7%
Total	338	100.0%	325	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.23.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of Plattsmouth. The number of completed surveys remained unchanged from 7 in 2015 to 7 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 3.5 percentage points and was at 5.9 percent in 2016.

Table III.23.9				
Survey of Rental Properties				
City of Plattsmouth				
2012–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2012	20	161	7.5	26.3
2013	18	264	6.1	37.5
2014	13	243	3.7	
2015	7	243	2.5	30.0
2016	7	101	5.9	

Table III.23.10 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 25 single family units in City of Plattsmouth, with 0 of them available. This translates into a vacancy rate of 0.0 percent in City of Plattsmouth, which compares to a single family vacancy rate of 3.6 percent

for the State of Nebraska. There were 76 apartment units reported in the survey, with 6 of them available, which resulted in a vacancy rate of 7.9 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 5.1 percent.

Table III.23.10				
Rental Vacancy Survey by Type				
City of Plattsmouth				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	25	0	.0%	4.6%
Apartments	76	6	7.9%	3.9%
Mobile Homes	0	0	0	17.0%
“Other” Units		0	.0%	.
Don't Know	0	0	0	13.4%
Total	101	6	5.9%	5.1%

Table III.23.11, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 18 units. The most common apartment units were two bedroom units, with 30 units. Details for additional unit types are reported below.

Table III.23.11						
Rental Units by Number of Bedrooms						
City of Plattsmouth						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	24	0	0	.	24
Two	3	30	0	0	.	33
Three	18	0	0	0	.	18
Four	4	0	0	0	.	4
Don't Know	0	22	0		0	22
Total	25	76	0		0	101

Table III.23.12, 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.23.12 Single Family Units by Number of Bedrooms City of Plattsmouth 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	0	0	0
Two	3	0	.0%
Three	18	0	.0%
Four	4	0	.0%
Don't know	0	0	0
Total	25	0	.0%

Table III.23.13, 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 10.0 percent.

Table III.23.13 Apartment Units by Number of Bedrooms City of Plattsmouth 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	24	1	4.2%
Two	30	3	10.0%
Three	0	0	0
Four	0	0	0
Don't know	22	2	9.1%
Total	76	6	7.9%

Average market-rate rents by unit type are shown in Table III.23.14, 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.23.14 Average Market Rate Rents by Number of Bedrooms City of Plattsmouth 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$500	\$	\$	\$500
Two	\$625	\$600	\$	\$	\$612
Three	\$750	\$	\$	\$	\$750
Four	\$	\$	\$	\$	\$
Average	\$865	\$587	\$	\$	\$765

Table III.23.15, below, shows vacancy rates for single family units by average rental rates for the City of Plattsmouth. The most common rent for single family units was \$1,000 to \$1,250 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table III.23.15			
Single Family Market Rate Rents by Vacancy Status			
City of Plattsmouth			
2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	5	0	.0%
\$750 to \$1,000	1	0	.0%
\$1,000 to \$1,250	18	0	.0%
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	1	0	.0%
Total	25	0	.0%

The average rent and availability of apartment units is displayed in Table III.23.16, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 7.4 percent.

Table III.23.16			
Apartment Market Rate Rents by Vacancy Status			
City of Plattsmouth			
2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	54	4	7.4%
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	22	2	9.1%
Total	76	6	7.9%

Respondents were asked if utilities are included in the rent and as shown in Table III.23.17, on the following page, 2 respondents, or 40.0 percent, included some sort of utility in the rent.

Table III.23.17 Are there any utilities included with the rent? City of Plattsmouth 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	3
% Offering Utilities	40.0%

The type of utility included in the rent is shown in Table III.23.18, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 2 respondents who included water and sewer and 2 respondents included trash collection in the rent.

Table III.23.18 Which utilities are included with the rent? City of Plattsmouth 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	2
Trash Collection	2

Table III.23.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 3 respondents said they keep a waiting list, with an estimated 10 number of persons on the waiting list.

Table III.23.19 Do you keep a waiting list? City of Plattsmouth 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	2
Waiting list Size	10

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.23.20, below, 0 respondents said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table III.23.20 How would you rate the need for renovation of existing units in the city? City of Plattsmouth 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need				
Low Need	1	1	1	
Moderate Need				
High Need	2	2	2	
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.23.21, below, 1 respondent said there was no need for new single family units, with 2 respondents saying there was extreme need for constructing new single family units. Likewise, 1 respondent indicated no need for constructing new apartment units, with 2 respondents saying there was extreme need for constructing new apartment units.

Table II.23.21 How would you rate the need for construction of new units in the city? City of Plattsmouth 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need				
Moderate Need				
High Need	1	1	1	
Extreme Need	2	2	2	

Local Commentary

Plattsmouth is the county seat of Cass County. It is a hub of east-west and north-south transportation facilities with major highways, two main line railroads, barge transportation on the Missouri River, and a municipal airport large enough to accommodate corporate jet aircraft.⁸⁵

In 2016, many new businesses opened including DJ’s Dugout restaurant, Woodhouse Ford South, and Bomgaars Retail Farm South. Southeast Community College just opened a satellite learning facility at 527/537 Main Street and Herban Coffee plans to open in the facility in November of 2016. The Highway 75 improvements are currently underway (Bellevue to Plattsmouth) and planned for 2019-2021 (Plattsmouth to Murray) which will improve access to Plattsmouth and southeast Nebraska. There are several projects slated for 2017 including Caseys is building a new gas station/convenience store at the intersection of U.S. Highway 75 & Oakhill Road and a Little Caesars Pizza franchise restaurant is currently under construction.

Plattsmouth obtained a Community Development Block Grant for Downtown Revitalization that authorizes up to \$350,000 for building façades, life safety improvements (code compliance, ingress/egress) and to improve the opportunity for second floor developments in the Main Street historic district. CDBG funds will be matched by \$115,000 local funds.

There is a need for new single family homes and apartments. Plattsmouth issued tax increment financing to Sudbeck Homes who will develop Meadow Heights Estates; this development will be up to 60 single family homes with minimum assessed valuation of \$218,000. Additionally, Plattsmouth is seeking an investor to redevelop the former high school football stadium on Washington Avenue.⁸⁶

⁸⁵ Nebraska Community “Fast Facts” Profile Plattsmouth, Nebraska <http://sites.nppd.com/aedc/fastfacts.asp?city=Plattsmouth>

⁸⁶ Email interview with City of Plattsmouth staff, 11/7/16

