

# Polk County

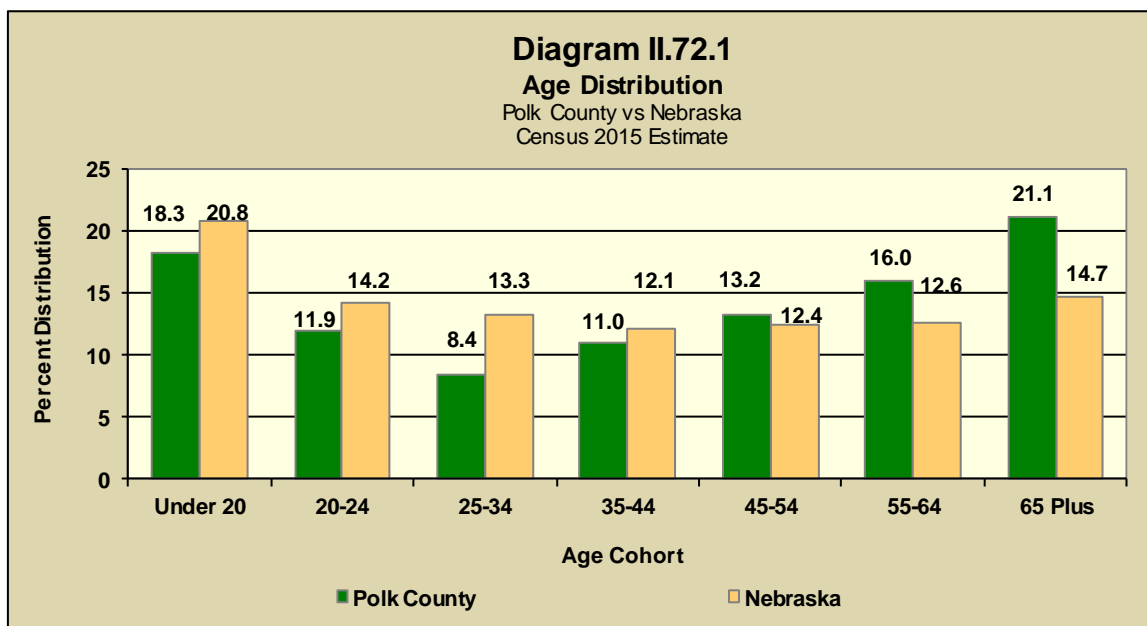
## Summary

- Between 2010 and 2015, the county’s population decreased by 3.8 percent or by 204 persons.
- Between 2010 and 2015, the Hispanic population increased by 46.8 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 58.
- In 2015, average earnings in the county was \$54,236 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.2 percent to 2.5 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 3 units.
- In 2015, the average real value of new single-family construction was \$198,600.
- In fiscal year 2016, the average price of an existing home was \$80,494.
- In a November 2016 rental survey, the average vacancy rate was 10.96 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Polk County’s population decreased by 3.8 percent, or from 5,406 people to 5,202 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 497 in 2010 to 620 in 2015, an increase of 24.7 percent. The number of people from 25 to 34 years of age decreased by 7.4 percent, and those aged between 35 and 44 decreased by 9.3 percent. As shown in Diagram II.72.1, people younger than 25 represented 30.2 percent of the population in 2015, while individuals aged 55 and older represented 37.1 percent of the population in Polk County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 4.4 percent, while the black population increased by 18.2 percent. The Hispanic population of any race changed from 156 to 229 or by 46.8 percent. Table II.72.1, below, presents the details of these population variations.

Subject	Nebraska			Polk County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	5,406	5,202	-3.8%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	1,077	952	-11.6%
15 to 24 years	258,206	268,848	4.1%	497	620	24.7%
25 to 34 years	245,176	252,533	3.0%	474	439	-7.4%
35 to 44 years	220,838	228,643	3.5%	633	574	-9.3%
45 to 54 years	258,726	234,477	-9.4%	826	689	-16.6%
55 to 64 years	213,176	238,715	12.0%	830	831	0.1%
65 & over	246,677	278,711	13.0%	1,069	1,097	0.1%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	5,324	5,088	-4.4%
Black	85,971	93,900	9.2%	11	13	18.2%
American Indian or Alaskan Native	23,418	26,492	13.1%	14	18	28.6%
Asian	33,322	44,479	33.5%	6	15	150.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	2	2	0.0%
Two or More Races	32,305	39,365	21.9%	49	66	34.7%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	156	229	46.8%

## 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.72.2, at right, from April 2000 to July 2009, Polk County’s natural decrease was estimated to be 13 people. Polk County experienced net out-migration from 2000–2009, with 547 persons having left the county during that period.<sup>174</sup> The 2015 population estimates showed a natural decrease of 59 persons and a net out-migration of 145 persons since the 2010 Census. In total, Polk County’s population decreased to 5,202 persons.

<b>1980 Population</b>	<b>6,320</b>
Natural Increase 80–90	-19
Net Migration 80–90	-626
<b>1990 Population</b>	<b>5,675</b>
Natural Increase 90–00	-137
Net Migration 90–00	101
<b>2000 Population</b>	<b>5,639</b>
Natural Increase 00–09	-13
Net Migration 00–09	-547
2009 Population Estimate	5,079
<b>2010 Population</b>	<b>5,406</b>
Natural Increase 10–15	-59
Net Migration 10–15	-145
<b>2015 Population Estimate</b>	<b>5,202</b>

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 Polk County decreased from 5 persons in 2014 to -6 persons in 2015, with an additional net movement of -4 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.72.3.

<sup>174</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.72.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Polk County			
2001–First half of 2016 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	33	58	-25
Calendar 2002	38	32	6
Calendar 2003	28	44	-16
Calendar 2004	43	32	11
Calendar 2005	33	30	3
Calendar 2006	35	40	-5
Calendar 2007	47	38	9
Calendar 2008	54	26	28
Calendar 2009	48	22	26
Calendar 2010	56	47	9
Calendar 2011	52	31	21
Calendar 2012	44	33	11
Calendar 2013	34	37	-3
Calendar 2014	36	31	5
Calendar 2015	44	50	-6
First Half of 2016	23	27	-4

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 2,354 in 2014 to 2,399 in 2015, as shown in Table II.72.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Polk County decreased by 1.8 percent from 990 in 2015 to 972 in 2016, as shown below in Table II.72.5. The number of school-age children 5 to 11 years of age increased from 464 in 2015 to 468 in 2016.

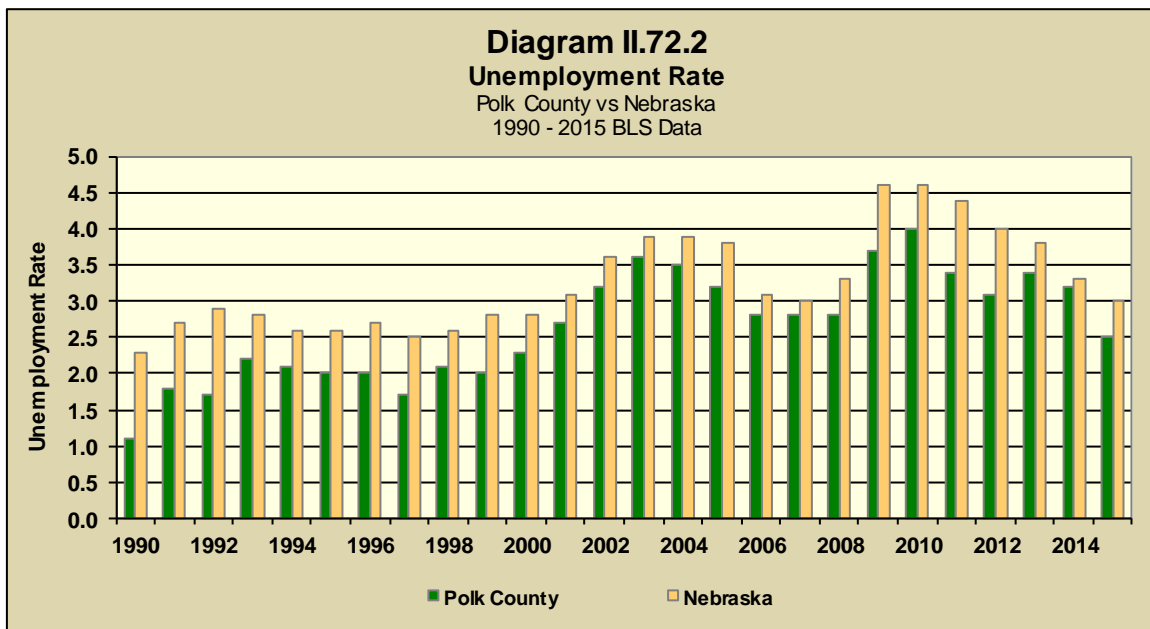
<b>Table II.72.4</b>	
<b>Income Tax Returns</b>	
Polk County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	2,681
1992	2,643
1993	2,648
1994	2,666
1995	2,646
1996	2,683
1997	2,725
1998	2,660
1999	2,579
2000	2,550
2001	2,489
2002	2,486
2003	2,457
2004	2,435
2005	2,282
2006	2,393
2007	2,438
2008	2,427
2009	2,399
2010	2,354
2011	2,340
2012	2,371
2013	2,366
2014	2,354
2015	2,399

<b>Table II.72.5</b>				
<b>School-Age Children</b>				
Polk County				
Academic Years 1992–2016 DOE Data				
<b>Year</b>	<b>Age Group</b>			<b>Total</b>
	<b>5–11</b>	<b>11–13</b>	<b>14–18</b>	
1992	614	183	435	1,232
1993	603	174	436	1,213
1994	603	178	432	1,213
1995	618	195	450	1,263
1996	614	193	464	1,271
1997	612	193	470	1,275
1998	574	203	488	1,265
1999	569	200	494	1,263
2000	562	167	502	1,231
2001	543	148	481	1,172
2002	524	154	453	1,131
2003	707	243	579	1,529
2004	712	240	570	1,522
2005	516	159	412	1,087
2006	523	176	402	1,101
2007	526	171	424	1,121
2008	538	147	412	1,097
2009	547	150	416	1,113
2010	534	145	395	1,074
2011	493	164	380	1,037
2012	522	169	385	1,076
2013	516	156	379	1,051
2014	489	145	398	1,032
2015	464	141	385	990
2016	468	140	364	972

## ECONOMICS

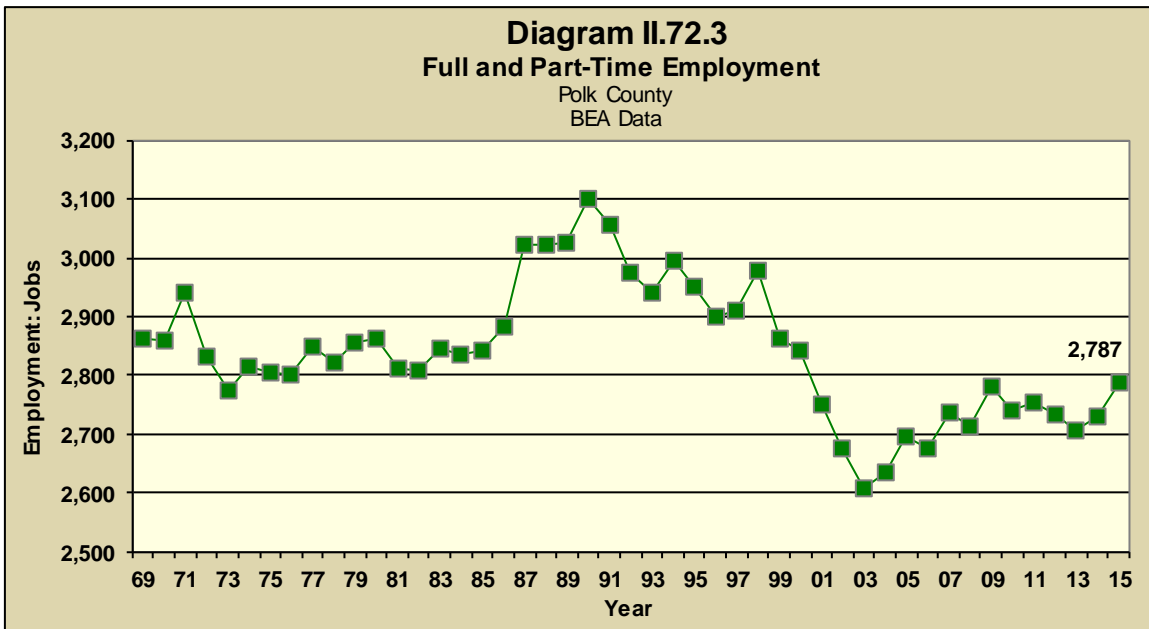
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Polk County, defined as the number of people working or actively seeking work, decreased from 2,967 in 2014 to 2,952 in 2015. The total number of people employed changed from 2,873 in 2014 to 2,878 in 2015. The unemployment rate for the county was 2.5 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.7 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.72.2, below.

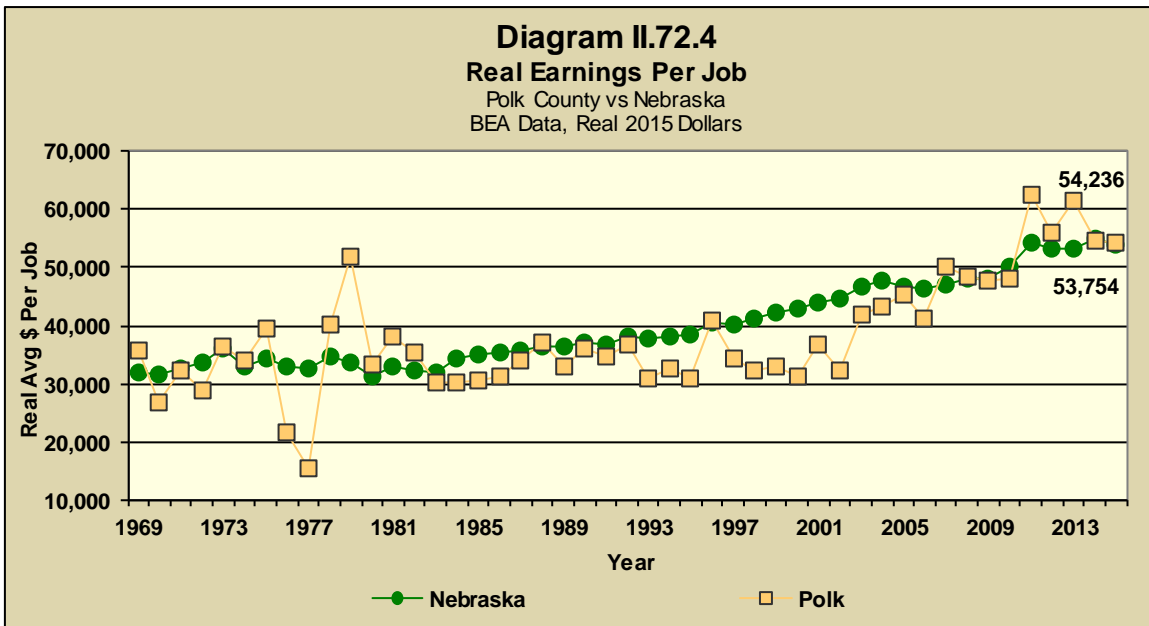


### Employment and Personal Income

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 2,787 jobs in Polk County, an increase of 58 jobs since 2014. Diagram II.72.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.72.4, below, real average earnings per job in the county was \$54,236 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 \$259,626,000, an increase of 1.7 percent between 2014 and 2015. Table II.72.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.72.6**  
**Total BEA Employment and Real Personal Income**  
 Polk 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	102,139	3,175	8,120	23,524	10,981	141,588	21,505	2,863	35,675
1970	76,611	3,209	7,944	25,346	12,054	118,747	18,365	2,860	26,787
1971	95,031	3,416	7,345	25,983	12,113	137,056	21,058	2,942	32,302
1972	81,897	3,335	8,143	28,969	12,713	128,387	20,395	2,832	28,918
1973	101,340	3,834	8,477	32,534	14,141	152,658	24,298	2,773	36,545
1974	95,556	4,260	8,517	34,078	15,232	149,122	23,836	2,814	33,957
1975	110,677	4,253	7,725	36,065	16,664	166,878	26,849	2,804	39,471
1976	60,254	4,383	8,371	35,897	17,326	117,465	19,002	2,803	21,496
1977	44,026	4,408	7,926	38,258	18,142	103,944	16,927	2,849	15,453
1978	113,790	4,487	7,990	39,193	17,886	174,371	28,488	2,822	40,322
1979	148,317	4,838	7,931	40,449	18,480	210,339	34,659	2,855	51,950
1980	95,695	4,848	7,186	45,211	19,395	162,638	25,809	2,864	33,413
1981	107,147	5,013	8,074	49,972	20,254	180,435	29,000	2,812	38,104
1982	99,909	4,976	8,418	55,416	22,186	180,953	29,509	2,810	35,555
1983	85,959	4,787	8,885	56,899	21,197	168,154	27,708	2,845	30,214
1984	85,669	5,258	10,057	56,910	21,551	168,929	28,329	2,837	30,197
1985	86,928	5,429	9,884	54,341	21,775	167,498	28,472	2,842	30,587
1986	89,913	5,741	10,263	52,480	22,799	169,715	29,363	2,884	31,177
1987	102,657	6,080	11,678	49,424	22,208	179,887	31,465	3,023	33,959
1988	112,131	6,503	12,896	44,345	21,682	184,551	31,874	3,024	37,080
1989	100,177	6,640	13,564	47,279	21,786	176,166	30,601	3,026	33,105
1990	111,837	6,740	14,105	44,035	23,090	186,326	32,960	3,101	36,065
1991	105,973	6,596	15,408	42,023	22,938	179,745	32,334	3,055	34,688
1992	108,941	6,701	17,376	42,388	24,239	186,243	33,497	2,975	36,619
1993	91,121	6,717	19,649	41,666	24,897	170,615	30,853	2,940	30,993
1994	97,309	6,996	22,492	40,519	25,049	178,373	31,677	2,996	32,480
1995	90,812	7,043	24,089	41,274	26,745	175,877	30,630	2,951	30,773
1996	118,123	6,626	26,154	41,834	27,385	206,870	36,414	2,901	40,718
1997	100,238	6,937	28,363	44,746	27,622	194,033	33,651	2,912	34,423
1998	96,546	7,107	31,095	44,504	28,397	193,435	33,466	2,978	32,420
1999	94,895	7,084	33,197	42,163	29,690	192,860	33,805	2,862	33,157
2000	88,711	7,173	34,973	43,729	29,560	189,800	33,832	2,844	31,192
2001	100,948	7,815	34,952	41,246	32,070	201,401	36,400	2,752	36,682
2002	86,852	7,729	34,359	38,085	33,056	184,622	33,230	2,677	32,444
2003	109,224	7,686	35,237	39,128	32,947	208,850	37,774	2,607	41,896
2004	114,308	7,619	36,208	33,917	33,268	210,081	38,434	2,636	43,364
2005	122,098	8,168	39,316	27,608	35,582	216,436	39,546	2,697	45,272
2006	110,259	8,702	41,273	28,335	36,400	207,564	38,373	2,676	41,203
2007	137,107	8,823	42,589	33,636	37,538	242,046	44,437	2,736	50,112
2008	131,798	8,642	43,547	38,540	39,414	244,656	45,290	2,714	48,562
2009	132,910	8,798	41,320	39,997	41,525	246,954	45,656	2,781	47,792
2010	131,771	8,749	40,868	34,978	42,255	241,123	44,752	2,739	48,109
2011	171,699	8,023	37,264	36,413	44,899	282,251	52,846	2,753	62,368
2012	153,123	8,237	43,412	36,660	41,337	266,295	50,378	2,733	56,028
2013	166,611	9,053	38,270	39,383	39,705	274,916	52,375	2,707	61,548
2014	149,260	9,434	36,525	40,828	38,070	255,249	48,370	2,729	54,694
2015	151,156	9,625	34,676	42,040	41,379	259,626	49,909	2,787	54,236

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 5.7 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 1.9 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 54.2 percent over the 2010 to 2015 period. Table II.72.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.72.7</b> <b>Income Tax Returns by Adjusted Gross Income</b> Polk 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 <sup>175</sup>
1991	884	268	564	396	358	159	21	16	0	2,681
1992	877	249	533	379	345	194	37	18	0	2,643
1993	866	246	516	384	360	201	33	21	0	2,648
1994	943	232	469	406	345	205	24	23	0	2,666
1995	867	226	467	349	389	265	35	32	0	2,646
1996	856	205	448	361	434	266	64	34	0	2,683
1997	809	205	460	392	375	349	59	61	0	2,725
1998	746	204	441	365	418	340	73	61	0	2,660
1999	687	186	447	334	401	355	60	86	0	2,579
2000	714	151	397	340	389	366	92	85	0	2,550
2001	680	154	379	334	411	359	89	66	0	2,489
2002	713	168	381	328	393	352	79	55	0	2,486
2003	625	225	366	302	408	368	97	55	11	2,457
2004	609	174	357	313	413	364	131	63	11	2,435
2005	515	181	330	247	373	392	147	85	12	2,282
2006	461	210	339	294	382	417	166	111	13	2,393
2007	473	186	333	277	355	429	225	144	16	2,438
2008	444	173	356	268	350	413	228	178	17	2,427
2009	479	159	293	279	346	401	226	193	23	2,399
2010	402	184	294	284	323	403	248	198	18	2,354
2011	402	143	278	277	316	401	250	247	26	2,340
2012	402	146	305	227	328	397	253	258	55	2,371
2013	407	153	299	222	319	409	245	270	42	2,366
2014	375	166	274	243	321	386	251	299	39	2,354
2015	379	169	300	225	336	384	273	291	42	2,399

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 450 in 2010 to 401 in 2015, with the poverty rate reaching 7.9 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.72.8, at right, presents poverty data for the county.

<b>Table II.72.8</b> <b>Persons in Poverty</b> Polk County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	464	8.5
1999	389	7.0
2000	395	7.3
2001	421	7.9
2002	445	8.3
2003	390	7.4
2004	393	7.4
2005	398	7.6
2006	411	8
2007	392	7.8
2008	385	7.8
2009	378	7.7
2010	450	8.6
2011	454	8.7
2012	442	8.5
2013	458	8.9
2014	410	8.0
2015	401	7.9

<sup>175</sup> 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 Polk County increased by 5 between 1980 and 2014, at an annual rate of change of 0.1 percent, as reported by the Census Bureau and as presented in Table II.72.9, at right.<sup>176</sup> This compared to an average annual rate of change of 1.03 percent statewide. Polk County lost 1 business establishment between 2013 and 2014, while statewide there was an increase of 406.

### HOUSING

#### Housing Development

The Census Bureau estimates that the total number of housing units decreased by 0.8 percent in Polk County between 2010 and 2015, from 2,731 to 2,710. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.72.10.

Year	Nebraska	Polk County
1980	37,727	144
1981	37,582	137
1982	37,500	141
1983	41,889	148
1984	43,151	152
1985	43,115	148
1986	42,538	148
1987	42,691	146
1988	43,134	150
1989	43,302	146
1990	43,749	150
1991	44,405	160
1992	45,269	153
1993	46,059	153
1994	46,640	146
1995	47,128	147
1996	47,607	145
1997	48,588	141
1998	48,655	139
1999	48,968	145
2000	49,623	147
2001	49,710	142
2002	50,259	139
2003	50,394	143
2004	50,928	138
2005	51,440	134
2006	51,906	140
2007	52,517	152
2008	52,152	150
2009	51,633	149
2010	51,886	144
2011	51,553	145
2012	52,294	143
2013	52,585	150
2014	52,991	149

Subject	Nebraska	% Growth Since Census	Polk County	% Growth Since Census
2000 Census	722,668	.	2,717	.
2010 Census	796,793	10.3%	2,731	0.5%
July 2011 Estimate	801,129	0.5%	2,727	-0.1%
July 2012 Estimate	804,659	1.0%	2,727	-0.1%
July 2013 Estimate	809,171	1.5%	2,722	-0.3%
July 2014 Estimate	814,970	2.3%	2,716	-0.5%
July 2015 Estimate	820,913	3.0%	2,710	-0.8%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Polk County. As shown in Table II.72.11 on the following page, 20.0 percent of housing units, or 544, were vacant in 2015. Of the 2,179 housing units that were occupied in 2015, 77.3 percent, or 1,684, were owner-occupied and the remaining 22.7 percent were renter-occupied.

<sup>176</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.72.11</b>				
<b>Housing Units by Tenure</b>				
Polk County				
2010 Census and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	2,212	81.0%	2,179	80.0%
Owner-Occupied	1,697	76.7%	1,684	77.3%
Renter-Occupied	515	23.3%	495	22.7%
Vacant Housing Units	519	19.0%	544	20.0%
<b>Total Housing Units</b>	<b>2,731</b>	<b>100.0%</b>	<b>2,723</b>	<b>100.0%</b>

As shown in Table II.72.12, below, there were 2,459 single family dwellings in 2015, which accounted for 90.3 percent of all housing units. Apartment units accounted for 3.2 percent of housing units, with 88 units. Mobile homes also accounted for an additional 4.7 percent of housing with 129 units.

<b>Table II.72.12</b>				
<b>Housing Units by Type</b>				
Polk County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>177</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	2,384	87%	2,459	90.3%
Duplex	13	0%	8	.3%
Tri- or Four-Plex	23	1%	39	1.4%
Apartment	129	5%	88	3.2%
Mobile Home	190	7%	129	4.7%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>2,739</b>	<b>100.0%</b>	<b>2,723</b>	<b>100.0%</b>

Table II.72.13, below, shows the disposition of vacant housing units in Polk County. The 2015 five-year ACS shows 2.4 percent of vacant units were for rent, 3.3 percent were for sale, and 6.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 139 “other vacant” units, or 26.8 percent; this compared to 34.6 percent “other vacant” units in 2015.

<b>Table II.72.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Polk County				
2010 Census and 2015 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	51	9.8%	13	2.4%
For Sale	30	5.8%	18	3.3%
Rented or Sold, Not Occupied	18	3.5%	35	6.4%
For Seasonal, Recreational, or Occasional Use	281	54.1%	290	53.3%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	139	26.8%	188	34.6%
<b>Total</b>	<b>519</b>	<b>100.0%</b>	<b>544</b>	<b>100.0%</b>

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.<sup>178</sup> In most years for which data are presented, single-

<sup>177</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Polk County increased from 2 in 2014 to 5 in 2015 and the average value of construction was \$198,600 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 2 in 2014 to 5 in 2015. These changes in residential permit activity in the county compared to a decline in population of 437 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.72.14.

**Table II.72.14**  
**Building Permits and Valuation**  
Polk 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	9	.	.	8	17	95.00	.	.	55.70
1981	4	.	.	.	4	144.30	.	.	.
1982	2	.	12	.	14	93.10	.	41.40	.
1983	1	.	.	.	1	92.20	.	.	.
1984	5	.	.	.	5	101.20	.	.	.
1985	.	.	.	.	.	.	.	.	.
1986	1	.	.	.	1	94.00	.	.	.
1987	4	.	.	.	4	85.50	.	.	.
1988	5	.	.	.	5	118.40	.	.	.
1989	4	.	.	.	4	96.80	.	.	.
1990	7	.	.	.	7	144.90	.	.	.
1991	7	.	.	.	7	126.40	.	.	.
1992	8	.	.	.	8	98.80	.	.	.
1993	9	2	.	.	11	168.20	91.20	.	.
1994	10	2	.	.	12	185.90	89.30	.	.
1995	6	.	.	.	6	110.70	.	.	.
1996	2	.	.	.	2	143.10	.	.	.
1997	8	.	.	.	8	122.30	.	.	.
1998	6	.	.	.	6	134.60	.	.	.
1999	2	4	.	.	6	163.80	75.40	.	.
2000	2	8	.	.	10	187.00	77.10	.	.
2001	4	.	.	.	4	168.40	.	.	.
2002	4	.	.	10	14	146.8	.	.	87.0
2003	2	.	.	.	2	199.4	.	.	.
2004	2	.	.	.	2	203.2	.	.	.
2005	7	.	.	.	7	164.3	.	.	.
2006	4	.	.	.	4	183.2	.	.	.
2007	.	.	.	.	.	.	.	.	.
2008	.	.	.	.	.	.	.	.	.
2009	.	.	.	.	.	.	.	.	.
2010	2	.	.	.	2	257.6	.	.	.
2011	3	.	.	.	3	143.4	.	.	.
2012	3	.	.	.	3	144.3	.	.	.
2013	2	.	.	.	2	200.2	.	.	.
2014	2	.	.	.	2	202.0	.	.	.
2015	5	.	.	.	5	198.6	.	.	.

<sup>178</sup> 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 964 property transactions in Polk County. Of these, 942 were for single-family homes during this 18-year period, as shown in Table II.72.15.

<b>Table II.72.15</b>						
<b>Residential Property Transactions</b>						
Polk County						
Fiscal Years 1999–2016 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	62	1	0	0	0	63
2000	63	0	0	0	0	63
2001	73	2	0	1	0	76
2002	52	4	0	0	0	56
2003	56	1	0	0	0	57
2004	52	1	0	0	0	53
2005	51	1	0	0	0	52
2006	62	1	0	0	0	63
2007	45	4	0	0	0	49
2008	43	1	1	1	0	46
2009	48	3	0	0	0	51
2010	25	0	0	0	0	25
2011	35	0	0	0	0	35
2012	44	0	0	0	0	44
2013	50	0	0	0	0	50
2014	44	0	0	0	0	44
2015	75	0	0	0	0	75
2016	62	0	0	0	0	62
<b>Total</b>	<b>942</b>	<b>19</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>964</b>

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 509 single-family home property transactions for units built before 1930, .8 percent of units were of low quality and 3.7 percent were of fair quality. Conversely, of the 16 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 12.5 percent of fair quality. Table II.72.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.72.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Polk County										
Fiscal Years 1999–2016 PAD Data										
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2016</b>	<b>Missing</b>	<b>Total</b>
Low	4	0	0	0	0	1	0	0	0	5
Fair	19	6	13	6	3	4	2	0	0	53
Average	407	101	96	81	28	17	8	4	0	742
Good	76	8	12	23	4	8	6	0	0	137
Very Good	3	0	0	0	0	2	0	0	0	5
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>509</b>	<b>115</b>	<b>121</b>	<b>110</b>	<b>35</b>	<b>32</b>	<b>16</b>	<b>4</b>	<b>0</b>	<b>942</b>

In regard to the current condition of residential dwellings, of the same 509 single-family homes built before 1930, 18.7 percent of the homes were worn out or badly worn, and 34.6 percent

were in average condition. Table II.72.17 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	15	3	4	0	1	0	0	0	0	23
Badly Worn	80	11	4	5	1	1	0	0	0	102
Average	176	53	52	59	31	25	13	4	0	413
Good	164	44	59	43	2	3	1	0	0	316
Very Good	68	4	2	3	0	1	2	0	0	80
Excellent	6	0	0	0	0	2	0	0	0	8
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>509</b>	<b>115</b>	<b>121</b>	<b>110</b>	<b>35</b>	<b>32</b>	<b>16</b>	<b>4</b>	<b>0</b>	<b>942</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$67,236 to \$80,494, a total increase of 19.7 percent, as shown in Table II.72.18, 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 Polk County ranged from \$51,638 for homes built before 1930 to \$193,818 for homes built from 2001 to 2010, and \$214,657 for the newest homes built between 2011 and 2016.<sup>179</sup> Homes built from 2011 through 2016 were also larger, averaging 1,547 square feet per unit. Table II.72.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	46,784
2000	50,329
2001	45,036
2002	55,789
2003	61,259
2004	74,107
2005	67,278
2006	71,652
2007	63,960
2008	69,843
2009	63,270
2010	67,236
2011	72,781
2012	92,690
2013	79,428
2014	94,605
2015	89,664
2016	80,494
<b>Average</b>	<b>68,463</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>180</sup> (\$)
Before 1930	51,638	1,574	32.8
1931-1960	66,635	1,374	48.5
1961-1970	70,451	1,354	52.0
1971-1980	87,152	1,499	58.1
1981-1990	101,323	1,616	62.7
1991-2000	115,261	1,640	70.3
2001-2010	193,818	1,555	124.7
2011-2016	214,657	1,547	139
<b>Average</b>	<b>67,849</b>	<b>1,516</b>	<b>45</b>

<sup>179</sup> 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.

<sup>180</sup> 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.72.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Polk County. The number of completed surveys increased from 7 in 2015 to 8 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 2.3 percentage points and was at 10.96 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	20	15.0	36.0
2003	3	24	16.7	127.9
2004	4	64	17.2	178.7
2005	7	91	19.8	168.7
2006	7	98	20.4	70.7
2007	8	94	12.8	34.1
2008	10	97	9.3	41.5
2009	12	95	9.5	49.0
2010	11	115	25.2	40.6
2011	10	92	17.4	65.2
2012	7	76	9.2	34.0
2013	13	214	10.3	131.0
2014	12	210	6.2	21.0
2015	7	127	8.7	30
2016	8	73	11.0	26.7

Table II.72.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 11 single family units in Polk County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Polk County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 59 apartment units reported in the survey, with 8 of them available, which resulted in a vacancy rate of 13.6 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 9.1 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	11	0	.0%	4.9%
Apartments	59	8	13.6%	16.8%
Mobile Homes	3	0	.0%	.0%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	1.4%
<b>Total</b>	<b>73</b>	<b>8</b>	<b>10.96%</b>	<b>9.1%</b>

Table II.72.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 4 units. The most common apartment units were one bedroom units, with 38 units. Details for additional unit types are reported on the following page.

<b>Table II.72.22</b> <b>Rental Units by Number of Bedrooms</b> Polk County 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	38	0	0	.	38
Two	4	21	3	0	.	28
Three	2	0	0	0	.	2
Four	0	0	0	0	.	0
Don't Know	5	0	0	0	0	5
<b>Total</b>	<b>11</b>	<b>59</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>73</b>

Table II.72.23, 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.

<b>Table II.72.23</b> <b>Single Family Units by Number of Bedrooms</b> Polk County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	4	0	.0%
Three	2	0	.0%
Four	0	0	%
Don't know	5	0	.0%
<b>Total</b>	<b>11</b>	<b>0</b>	<b>.0%</b>

Table II.72.24, 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 10.5 percent.

<b>Table II.72.24</b> <b>Apartment Units by Number of Bedrooms</b> Polk County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	38	4	10.5%
Two	21	4	19.0%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
<b>Total</b>	<b>59</b>	<b>8</b>	<b>13.6%</b>

Average market-rate rents by unit type are shown in Table II.72.25, 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.

<b>Table II.72.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Polk County 2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$
One	\$	\$417	\$	\$	\$417
Two	\$400	\$533	\$625	\$	\$504
Three	\$425	\$	\$	\$	\$425
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$416</b>	<b>\$482</b>	<b>\$625</b>	<b>\$</b>	<b>\$484</b>

Table II.72.26, below, shows vacancy rates for single family units by average rental rates for Polk County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 0.0 percent.

<b>Table II.72.26</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Polk County 2016 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	6	0	.0%
\$500 to \$750	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	5	0	.0%
<b>Total</b>	<b>11</b>	<b>0</b>	<b>.0%</b>



The average rent and availability of apartment units is displayed in Table II.72.27, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 17.8 percent.

<b>Table II.72.27</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Polk County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	0	.0%
\$500 to \$750	45	8	17.8%
\$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	8	0	.0%
<b>Total</b>	<b>59</b>	<b>8</b>	<b>13.6%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.72.28 below, 5 respondents, or 71.4 percent, included some sort of utility in the rent.

<b>Table II.72.28</b> <b>Are there any utilities included with the rent?</b> Polk County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	2
<b>% Offering Utilities</b>	<b>71.4%</b>

The type of utility included in the rent is shown in Table II.72.29, below. There were 3 respondents who included electricity, 2 respondents who included natural gas, 5 respondents who included water and sewer and 5 respondents included trash collection in the rent.

<b>Table II.72.29</b> <b>Which utilities are included with the rent?</b> Polk County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	2
Water/Sewer	5
Trash Collection	5

Table II.72.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 3 respondents said they keep a waitlist, with an estimated 14 number of persons on the wait list.

<b>Table II.72.30</b> <b>Do you keep a waiting list?</b> Polk County 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	4
<b>Waitlist Size</b>	<b>14</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.72.31 below, most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

<b>Table II.72.31</b> <b>How would you rate the need for renovation of existing units in the city?</b> Polk County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	1	1	1	
Moderate Need	3	3	3	1
High Need	0	0		
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.72.32 below, most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

<b>Table II.72.32</b> <b>How would you rate the need for construction of new units in the city?</b> Polk County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need	0	0		
Moderate Need	2	2	2	1
High Need	1	1	1	
Extreme Need	1	1	1	

