

Richardson County

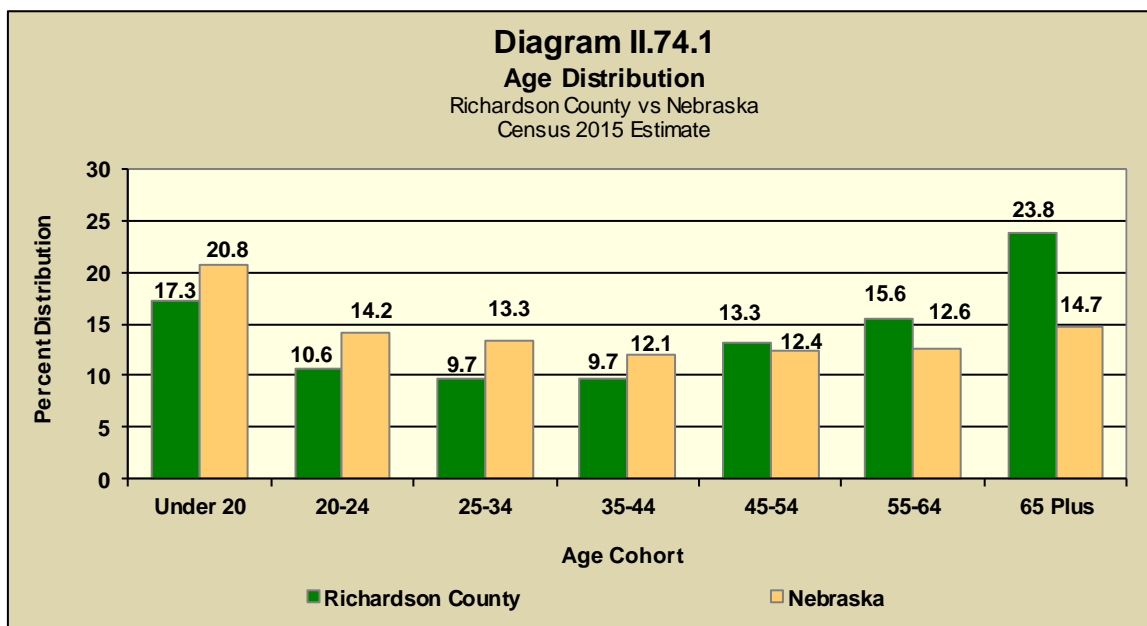
Summary

- Between 2010 and 2015, the county’s population decreased by 3.2 percent or by 269 persons.
- Between 2010 and 2015, the Hispanic population increased by 45.5 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 134.
- In 2015, average earnings in the county was \$34,751 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.6 percent to 3.2 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 41 units.
- In 2015, the average real value of new single-family construction was \$61,933.
- In fiscal year 2016, the average price of an existing home was \$48,488.
- In a November 2016 rental survey, the average vacancy rate was 12.38 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Richardson County’s population decreased by 3.2 percent, or from 8,363 people to 8,094 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 867 in 2010 to 861 in 2015, a decline of 0.7 percent. The number of people from 25 to 34 years of age increased by 4.1 percent, and those aged between 35 and 44 decreased by 9.7 percent. As shown in Diagram II.74.1, people younger than 25 represented 28.0 percent of the population in 2015, while individuals aged 55 and older represented 39.4 percent of the population in Richardson 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 4.5 percent, while the black population increased by 133.3 percent. The Hispanic population of any race changed from 112 to 163 or by 45.5 percent. Table II.74.1, below, presents the details of these population variations.

Subject	Nebraska			Richardson County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	8,363	8,094	-3.2%
Age						
Under 14 years	383,542	394,263	2.8%	1,432	1,402	-2.1%
15 to 24 years	258,206	268,848	4.1%	867	861	-0.7%
25 to 34 years	245,176	252,533	3.0%	754	785	4.1%
35 to 44 years	220,838	228,643	3.5%	867	783	-9.7%
45 to 54 years	258,726	234,477	-9.4%	1,342	1,073	-20.0%
55 to 64 years	213,176	238,715	12.0%	1,185	1,261	6.4%
65 & over	246,677	278,711	13.0%	1,916	1,929	6.4%
Race						
White	1,649,264	1,689,616	2.4%	7,913	7,560	-4.5%
Black	85,971	93,900	9.2%	15	35	133.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	262	276	5.3%
Asian	33,322	44,479	33.5%	27	35	29.6%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	1	2	100.0%
Two or More Races	32,305	39,365	21.9%	145	186	28.3%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	112	163	45.5%

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.74.2, at right, from April 2000 to July 2009, Richardson County’s natural decrease was estimated to be 536 people. Richardson County experienced net out-migration from 2000-2009, with 870 persons having left the county during that period.¹⁸⁸ The 2015 population estimates showed a natural decrease of 90 persons and a net out-migration of 179 persons since the 2010 Census. In total, Richardson County’s population decreased to 8,094 persons.

1980 Population	11,315
Natural Increase 80–90	-303
Net Migration 80–90	-1,075
1990 Population	9,937
Natural Increase 90–00	-507
Net Migration 90–00	101
2000 Population	9,531
Natural Increase 00–09	-536
Net Migration 00–09	-870
2009 Population Estimate	8,125
2010 Population	8,363
Natural Increase 10–15	-90
Net Migration 10–15	-179
2015 Population Estimate	8,094

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 Richardson County changed from -15 persons in 2014 to 2 persons in 2015, with an additional net movement of 20 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.74.3.

¹⁸⁸ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.74.3			
Driver's Licenses Exchanged and Surrendered			
Richardson County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	120	164	-44
Calendar 2002	133	132	1
Calendar 2003	126	115	11
Calendar 2004	129	125	4
Calendar 2005	131	109	22
Calendar 2006	150	127	23
Calendar 2007	124	112	12
Calendar 2008	142	127	15
Calendar 2009	103	98	5
Calendar 2010	216	138	78
Calendar 2011	147	82	65
Calendar 2012	133	91	42
Calendar 2013	112	96	16
Calendar 2014	93	108	-15
Calendar 2015	113	111	2
First Half of 2016	67	47	20

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 decreased from 3,762 in 2014 to 3,759 in 2015, as shown in Table II.74.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Richardson County increased by 1.1 percent from 1,310 in 2015 to 1,324 in 2016, as shown below in Table II.74.5. The number of school-age children 5 to 11 years of age increased from 634 in 2015 to 655 in 2016.

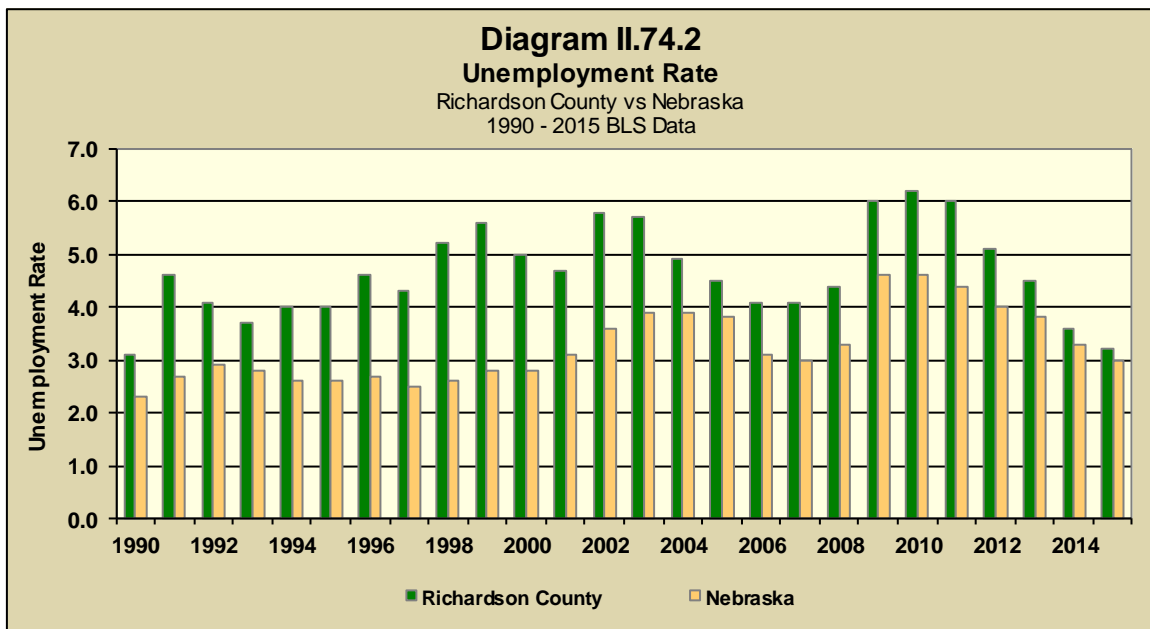
Table II.74.4	
Income Tax Returns	
Richardson County	
1991–2015 DOR Data	
Year	Returns
1991	4,234
1992	4,197
1993	4,175
1994	4,196
1995	4,214
1996	4,197
1997	4,241
1998	4,191
1999	4,225
2000	4,186
2001	4,043
2002	4,024
2003	3,949
2004	3,930
2005	3,699
2006	3,983
2007	3,962
2008	3,986
2009	3,841
2010	3,789
2011	3,837
2012	3,808
2013	3,726
2014	3,762
2015	3,759

Table II.74.5				
School-Age Children				
Richardson County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,113	261	642	2,016
1993	1,156	302	651	2,109
1994	1,161	321	669	2,151
1995	1,139	315	690	2,144
1996	1,192	333	728	2,253
1997	1,123	374	690	2,187
1998	1,098	350	757	2,205
1999	1,122	375	851	2,348
2000	1,147	370	872	2,389
2001	1,142	345	901	2,388
2002	1,093	344	926	2,363
2003	1,127	390	998	2,515
2004	975	370	889	2,234
2005	934	333	821	2,088
2006	702	238	573	1,513
2007	756	238	652	1,646
2008	717	223	670	1,610
2009	741	226	636	1,603
2010	730	212	587	1,529
2011	726	212	575	1,513
2012	692	238	555	1,485
2013	703	223	538	1,464
2014	652	186	495	1,333
2015	634	198	478	1,310
2016	655	195	474	1,324

ECONOMICS

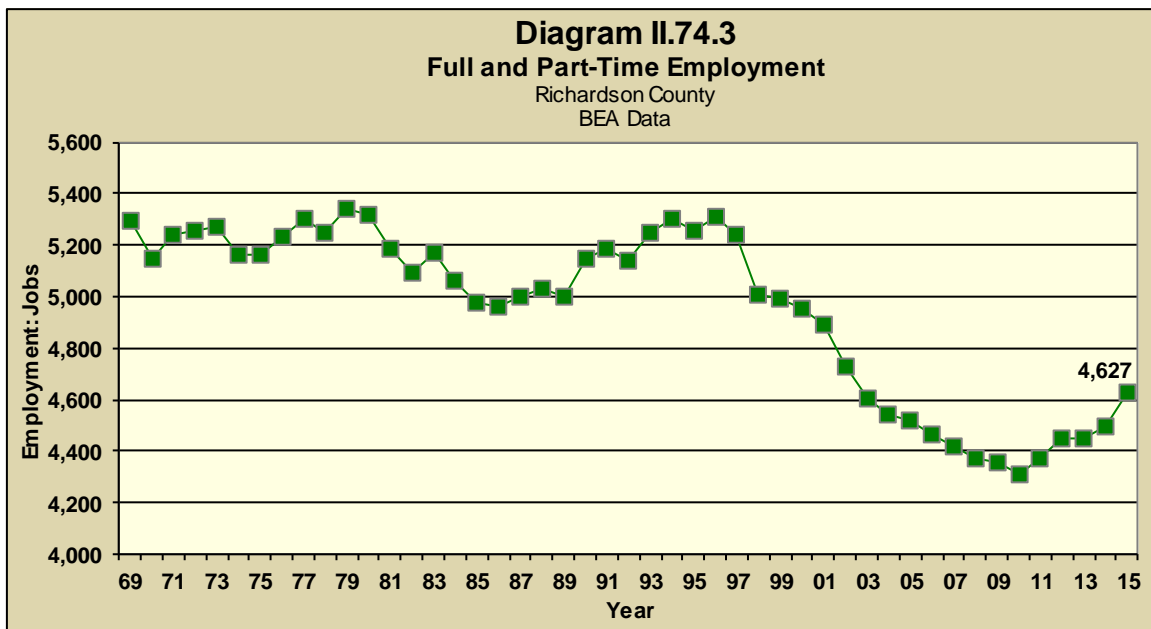
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Richardson County, defined as the number of people working or actively seeking work, increased from 4,283 in 2014 to 4,337 in 2015. The total number of people employed changed from 4,128 in 2014 to 4,198 in 2015. The unemployment rate for the county was 3.2 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.4 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.74.2, below.

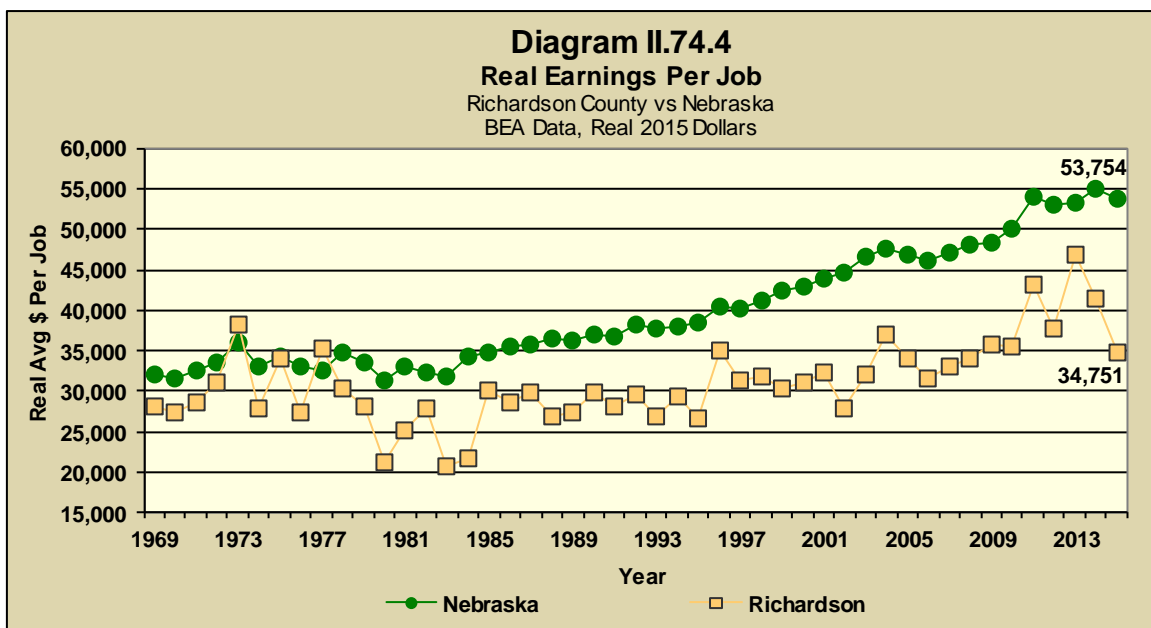


Employment and Personal Income

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 4,627 jobs in Richardson County, an increase of 134 jobs since 2014. Diagram II.74.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.74.4, below, real average earnings per job in the county was \$34,751 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 \$340,384,000, a decline of 6.9 percent between 2014 and 2015. Table II.74.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.74.6
Total BEA Employment and Real Personal Income
 Richardson 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	149,293	7,532	16,448	40,444	26,166	224,819	18,213	5,293	28,206
1970	141,005	7,429	14,892	42,960	28,921	220,348	17,965	5,148	27,390
1971	150,096	7,803	12,411	43,987	30,471	229,162	18,528	5,241	28,639
1972	162,901	8,314	8,077	47,312	31,338	241,313	19,916	5,254	31,005
1973	201,362	9,819	6,202	50,980	35,855	284,581	22,906	5,273	38,187
1974	143,738	10,031	7,125	52,698	38,086	231,615	19,251	5,160	27,856
1975	176,084	9,657	5,194	54,315	40,633	266,568	22,646	5,162	34,112
1976	143,723	10,043	5,139	52,901	41,219	232,938	19,728	5,235	27,454
1977	187,646	10,622	4,274	55,488	41,267	278,052	23,659	5,302	35,392
1978	159,583	10,842	6,527	56,492	41,718	253,478	21,853	5,245	30,426
1979	149,997	11,460	7,604	59,198	42,765	248,104	22,004	5,338	28,100
1980	112,770	11,109	8,830	66,629	45,335	222,455	19,679	5,317	21,209
1981	131,220	11,092	8,235	73,878	46,312	248,553	22,123	5,186	25,303
1982	142,601	11,194	7,622	84,109	47,349	270,487	24,124	5,096	27,983
1983	106,730	11,367	8,119	83,264	48,632	235,379	21,210	5,169	20,648
1984	110,228	12,274	5,870	86,773	48,796	239,393	21,963	5,063	21,771
1985	149,873	13,130	5,701	82,389	48,795	273,627	25,944	4,978	30,107
1986	142,072	14,064	6,797	80,231	48,131	263,166	25,788	4,958	28,655
1987	148,901	15,001	7,480	73,700	45,980	261,060	25,938	4,999	29,786
1988	135,825	15,285	8,336	72,145	45,317	246,337	24,567	5,030	27,003
1989	137,442	16,031	8,875	74,741	48,638	253,665	25,481	4,998	27,499
1990	153,202	16,085	9,853	69,566	48,883	265,418	26,641	5,150	29,748
1991	146,091	16,032	10,891	70,527	50,213	261,690	26,390	5,183	28,187
1992	152,461	15,531	12,123	73,418	51,976	274,446	27,742	5,141	29,656
1993	140,983	15,938	14,833	69,685	55,136	264,698	26,963	5,250	26,854
1994	155,475	15,637	17,275	64,773	54,085	275,971	28,109	5,300	29,335
1995	139,918	15,297	20,494	63,349	56,215	264,679	27,005	5,258	26,610
1996	186,154	15,871	21,378	64,605	58,645	314,911	32,312	5,313	35,037
1997	164,454	16,363	24,562	68,294	58,743	299,690	31,246	5,240	31,384
1998	159,012	16,357	30,155	67,943	62,192	302,946	31,586	5,008	31,752
1999	151,624	16,128	32,365	63,979	63,908	295,748	30,952	4,991	30,380
2000	153,785	15,871	37,433	68,783	63,911	308,041	32,402	4,951	31,061
2001	157,994	15,629	39,838	69,736	66,544	318,483	34,394	4,891	32,303
2002	132,343	15,381	39,556	67,805	70,669	294,992	32,328	4,731	27,974
2003	148,322	15,081	40,562	70,272	70,946	315,021	35,202	4,607	32,195
2004	168,557	14,986	41,881	64,537	70,374	330,364	37,208	4,545	37,086
2005	154,353	15,421	42,959	58,239	72,838	312,967	35,568	4,521	34,141
2006	140,566	15,936	44,258	57,250	73,201	299,338	34,637	4,466	31,475
2007	146,604	15,998	46,188	61,373	73,952	312,120	36,807	4,418	33,183
2008	148,919	16,141	49,000	72,978	76,723	331,478	39,400	4,375	34,039
2009	156,207	16,411	51,124	61,215	79,330	331,465	39,540	4,356	35,860
2010	152,915	16,795	45,373	54,074	81,473	317,040	37,915	4,308	35,496
2011	189,214	15,420	47,865	71,817	84,996	378,472	45,364	4,369	43,308
2012	168,368	15,343	48,362	60,292	80,715	342,393	41,307	4,449	37,844
2013	208,950	16,857	47,501	63,078	76,874	379,546	46,685	4,446	46,997
2014	186,384	17,613	48,859	67,890	80,035	365,554	44,848	4,493	41,483
2015	160,794	18,083	48,015	69,017	80,641	340,384	42,054	4,627	34,751

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 8.1 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 19.9 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 57.5 percent over the 2010 to 2015 period. Table II.74.7, on the following page, presents AGI distribution for the years 1991 through 2015.

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 ¹⁸⁹
1991	1,504	532	917	576	427	207	27	21	0	4,234
1992	1,468	518	882	564	440	220	60	26	0	4,197
1993	1,456	473	874	574	464	244	33	38	0	4,175
1994	1,471	462	875	566	461	265	35	31	0	4,196
1995	1,458	421	870	554	500	287	57	47	0	4,214
1996	1,400	392	825	561	550	340	65	53	0	4,197
1997	1,325	406	802	574	556	408	84	66	0	4,241
1998	1,305	391	817	505	571	403	116	73	10	4,191
1999	1,285	354	818	559	553	453	97	88	0	4,225
2000	1,246	362	750	543	568	477	123	94	0	4,186
2001	1,201	303	715	550	568	467	132	86	0	4,043
2002	1,196	317	750	531	546	453	127	83	0	4,024
2003	1,125	370	682	526	534	460	128	105	0	3,949
2004	1,092	343	694	476	533	475	174	132	11	3,930
2005	960	324	607	469	501	514	184	125	15	3,699
2006	893	399	707	518	513	558	227	150	18	3,983
2007	884	363	644	490	500	603	254	200	24	3,962
2008	843	357	661	493	520	563	302	212	35	3,986
2009	806	354	622	496	497	520	296	227	23	3,841
2010	745	340	614	464	494	574	299	234	25	3,789
2011	757	343	587	488	474	538	317	295	38	3,837
2012	720	312	567	444	477	580	302	348	58	3,808
2013	685	289	534	449	492	560	324	340	53	3,726
2014	648	287	550	439	500	563	351	374	50	3,762
2015	685	256	508	450	520	564	368	363	45	3,759

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 1,039 in 2010 to 1,026 in 2015, with the poverty rate reaching 13.0 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.74.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	1,289	13.9
1999	1,113	11.9
2000	1,031	11.4
2001	1,068	11.9
2002	1,114	12.6
2003	1,003	11.5
2004	1,007	11.7
2005	1,084	12.8
2006	1,167	13.9
2007	1,085	13.4
2008	877	10.9
2009	1,101	14.0
2010	1,039	12.7
2011	1,174	14.4
2012	1,285	15.9
2013	1,145	14.4
2014	1,142	14.4
2015	1,026	13.0

¹⁸⁹ 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 Richardson County decreased by 41 between 1980 and 2014, at an annual rate of change of -0.4 percent, as reported by the Census Bureau and as presented in Table II.74.9, at right.¹⁹⁰ This compared to an average annual rate of change of 1.03 percent statewide. Richardson County lost 3 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units decreased by 0.5 percent in Richardson County between 2010 and 2015, from 4,393 to 4,369. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.74.10.

Year	Nebraska	Richardson County
1980	37,727	297
1981	37,582	291
1982	37,500	293
1983	41,889	322
1984	43,151	325
1985	43,115	320
1986	42,538	296
1987	42,691	292
1988	43,134	298
1989	43,302	285
1990	43,749	288
1991	44,405	292
1992	45,269	280
1993	46,059	286
1994	46,640	299
1995	47,128	304
1996	47,607	306
1997	48,588	304
1998	48,655	305
1999	48,968	286
2000	49,623	292
2001	49,710	288
2002	50,259	278
2003	50,394	259
2004	50,928	266
2005	51,440	265
2006	51,906	256
2007	52,517	266
2008	52,152	262
2009	51,633	262
2010	51,886	263
2011	51,553	260
2012	52,294	261
2013	52,585	259
2014	52,991	256

Subject	Nebraska	% Growth Since Census	Richardson County	% Growth Since Census
2000 Census	722,668	-	4,560	-
2010 Census	796,793	10.3%	4,393	-3.7%
July 2011 Estimate	801,129	0.5%	4,382	-0.3%
July 2012 Estimate	804,659	1.0%	4,392	0.0%
July 2013 Estimate	809,171	1.5%	4,383	-0.2%
July 2014 Estimate	814,970	2.3%	4,375	-0.4%
July 2015 Estimate	820,913	3.0%	4,369	-0.5%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Richardson County. As shown in Table II.74.11 on the following page, 14.2 percent of housing units, or 621, were vacant in 2015. Of the 3,761 housing units that were occupied in 2015, 74.8 percent, or 2,813, were owner-occupied and the remaining 25.2 percent were renter-occupied.

¹⁹⁰ Totals may not add due to rounding-off of county totals.

Table II.74.11				
Housing Units by Tenure				
Richardson County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,718	84.6%	3,761	85.8%
Owner-Occupied	2,776	74.7%	2,813	74.8%
Renter-Occupied	942	25.3%	948	25.2%
Vacant Housing Units	675	15.4%	621	14.2%
Total Housing Units	4,393	100.0%	4,382	100.0%

As shown in Table II.74.12, below, there were 3,973 single family dwellings in 2015, which accounted for 90.7 percent of all housing units. Apartment units accounted for 4.1 percent of housing units, with 181 units. Mobile homes also accounted for an additional 2.7 percent of housing with 119 units.

Table II.74.12				
Housing Units by Type				
Richardson County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS ¹⁹¹		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,923	88%	3,973	90.7%
Duplex	43	1%	43	1.0%
Tri- or Four-Plex	86	2%	66	1.5%
Apartment	181	4%	181	4.1%
Mobile Home	213	5%	119	2.7%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	4,446	100.0%	4,382	100.0%

Table II.74.13, below, shows the disposition of vacant housing units in Richardson County. The 2015 five-year ACS shows 4.0 percent of vacant units were for rent, 19.5 percent were for sale, and 3.2 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 339 “other vacant” units, or 50.2 percent; this compared to 60.2 percent “other vacant” units in 2015.

Table II.74.13				
Disposition of Vacant Housing Units				
Richardson County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	112	16.6%	25	4.0%
For Sale	71	10.5%	121	19.5%
Rented or Sold, Not Occupied	56	8.3%	20	3.2%
For Seasonal, Recreational, or Occasional Use	95	14.1%	70	11.3%
For Migrant Workers	2	0.3%	11	1.8%
Other Vacant	339	50.2%	374	60.2%
Total	675	100.0%	621	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹⁹² In most years for which data are presented, single-

¹⁹¹ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Richardson County increased from 4 in 2014 to 45 in 2015 and the average value of construction was \$61,933 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 4 in 2014 to 45 in 2015. These changes in residential permit activity in the county compared to a decline in population of 1,437 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.74.14.

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	8	.	8	.	16	90.20	.	61.90	.
1981	6	.	.	.	6	112.40	.	.	.
1982	3	.	.	.	3	142.00	.	.	.
1983	5	.	.	.	5	62.30	.	.	.
1984	3	.	.	.	3	125.20	.	.	.
1985	2	.	.	.	2	57.40	.	.	.
1986	2	.	.	12	14	89.30	.	.	44.60
1987	2	.	.	.	2	82.50	.	.	.
1988	2	.	.	.	2	75.30	.	.	.
1989	1	.	.	.	1	86.90	.	.	.
1990	3	.	.	.	3	146.30	.	.	.
1991	3	.	.	.	3	89.60	.	.	.
1992	7	.	.	24	31	89.50	.	.	49.30
1993	5	.	4	.	9	123.30	.	60.80	.
1994	4	2	.	.	6	94.80	130.20	.	.
1995	7	.	.	.	7	112.50	.	.	.
1996	1	.	.	.	1	123.10	.	.	.
1997	11	.	.	.	11	124.70	.	.	.
1998	5	.	.	.	5	146.70	.	.	.
1999	9	.	.	.	9	118.50	.	.	.
2000	.	.	.	.	.	.	.	.	.
2001	3	.	.	.	3	106.80	.	.	.
2002	3	.	.	.	3	105.2	.	.	.
2003	4	.	.	.	4	173.6	.	.	.
2004	4	.	.	.	4	116.7	.	.	.
2005	1	.	.	.	1	11.9	.	.	.
2006	5	.	.	.	5	101.9	.	.	.
2007	.	.	.	.	.	.	.	.	.
2008	2	.	.	.	2	137.1	.	.	.
2009	2	.	.	.	2	197.6	.	.	.
2010	1	.	.	.	1	282.0	.	.	.
2011	3	16	.	.	19	265.6	101.6	.	.
2012	1	.	.	.	1	234.7	.	.	.
2013	3	.	.	.	3	216.6	.	.	.
2014	4	.	.	.	4	198.2	.	.	.
2015	45	.	.	.	45	61.9	.	.	.

¹⁹² Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 2,194 property transactions in Richardson County. Of these, 2,103 were for single-family homes during this 18-year period, as shown in Table II.74.15.

Table II.74.15						
Residential Property Transactions						
Richardson County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	146	4	0	0	2	152
2000	162	15	0	0	1	178
2001	104	6	0	0	1	111
2002	131	15	0	0	0	146
2003	127	6	0	0	0	133
2004	104	8	0	0	0	112
2005	129	8	0	0	0	137
2006	150	8	0	0	0	158
2007	102	7	1	0	0	110
2008	129	0	0	0	5	134
2009	96	0	0	0	0	96
2010	112	3	0	0	0	115
2011	69	0	0	0	0	69
2012	76	0	0	0	0	76
2013	90	1	0	0	0	91
2014	113	0	0	0	0	113
2015	127	0	0	0	0	127
2016	136	0	0	0	0	136
Total	2,103	81	1	0	9	2,194

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 1,423 single-family home property transactions for units built before 1930, 2.4 percent of units were of low quality and 33.2 percent were of fair quality. Conversely, of the 7 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.74.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.74.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Richardson 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	34	5	1	7	1	1	0	0	0	49
Fair	473	104	30	36	7	7	0	0	4	661
Average	879	201	94	96	16	20	5	0	6	1,317
Good	34	9	8	10	1	7	1	0	0	70
Very Good	0	0	1	0	0	1	0	0	0	2
Excellent	0	0	0	0	0	0	1	0	0	1
Missing	3	0	0	0	0	0	0	0	0	3
Total	1,423	319	134	149	25	36	7	0	10	2,103

In regard to the current condition of residential dwellings, of the same 1,423 single-family homes built before 1930, 24.5 percent of the homes were worn out or badly worn, and 63.9

percent were in average condition. Table II.74.17 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	89	2	1	3	2	0	0	0	0	97
Badly Worn	259	23	6	17	3	4	0	0	0	312
Average	910	236	85	78	15	18	6	0	8	1,356
Good	164	58	41	48	3	11	1	0	1	327
Very Good	1	0	1	3	2	3	0	0	0	10
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	1	1
Total	1,423	319	134	149	25	36	7	0	10	2,103

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$46,845 to \$48,488, a total increase of 3.5 percent, as shown in Table II.74.18, 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 Richardson County ranged from \$29,931 for homes built before 1930 to \$192,000 for homes built from 2001 to 2010.¹⁹³ Homes built from 2001 through 2010 were also larger, averaging 1,774 square feet per unit. Table II.74.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	40,153
2000	35,026
2001	33,915
2002	40,524
2003	29,041
2004	43,323
2005	39,929
2006	43,240
2007	46,531
2008	36,946
2009	38,879
2010	46,845
2011	43,803
2012	41,541
2013	53,133
2014	52,256
2015	47,579
2016	48,488
Average	41,939

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁹⁴ (\$)
Before 1930	29,931	1,312	22.8
1931-1960	51,440	1,212	42.4
1961-1970	65,924	1,335	49.4
1971-1980	61,898	1,284	48.2
1981-1990	58,878	1,408	41.8
1991-2000	108,481	1,617	67.1
2001-2010	192,000	1,774	108.2
2011-2016	.	.	.
Average	40,907	1,301	31

¹⁹³ 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.

¹⁹⁴ 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.74.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Richardson County. The number of completed surveys increased from 7 in 2015 to 9 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 5.2 percentage points and was at 12.38 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	4	89	4.5	37.1
2003	2	116	19.0	.0
2004	4	157	1.9	67.9
2005	4	160	11.3	126.7
2006	6	173	12.7	64.9
2007	4	129	18.6	37.5
2008	6	186	14.5	36.3
2009	6	182	15.4	45.0
2010	3	150	16.0	75.0
2011	6	172	6.4	43.0
2012	6	169	5.9	30.0
2013	9	198	10.1	105.0
2014	7	217	10.6	189.5
2015	7	194	7.2	99
2016	9	210	12.4	116.7

Table II.74.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 10 single family units in Richardson County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Richardson County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 189 apartment units reported in the survey, with 22 of them available, which resulted in a vacancy rate of 11.6 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 9.2 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	10	0	.0%	8.8%
Apartments	189	22	11.6%	8.4%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	11	4	36.4%	27.2%
Total	210	26	12.38%	9.2%

Table II.74.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 9 units. The most common apartment units were one bedroom units, with 150 units. Details for additional unit types are reported on the following page.

Table II.74.22 Rental Units by Number of Bedrooms Richardson 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	150	0	0	.	150
Two	9	28	0	0	.	37
Three	1	11	0	0	.	12
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	11	11
Total	10	189	0	0	11	210

Table II.74.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.74.23 Single Family Units by Number of Bedrooms Richardson County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	9	0	.0%
Three	1	0	.0%
Four	0	0	%
Don’t know	0	0	%
Total	10	0	.0%

Table II.74.24, 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 6.7 percent.

Table II.74.24 Apartment Units by Number of Bedrooms Richardson County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	150	10	6.7%
Two	28	9	32.1%
Three	11	3	27.3%
Four	0	0	%
Don’t know	0	0	%
Total	189	22	11.6%

Average market-rate rents by unit type are shown in Table II.74.25, 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.74.25 Average Market Rate Rents by Number of Bedrooms Richardson County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$455	\$	\$	\$455
Two	\$	\$462	\$	\$	\$462
Three	\$500	\$578	\$	\$	\$552
Four	\$	\$	\$	\$	\$
Don't know	\$500	\$500	\$	\$	
Total	\$500	\$439	\$	\$	\$448

Table II.74.26, below, shows vacancy rates for single family units by average rental rates for Richardson County. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.74.26 Single Family Market Rate Rents by Vacancy Status Richardson 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	10	0	.0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	10	0	.0%

The average rent and availability of apartment units is displayed in Table II.74.27, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 12.4 percent.

Table II.74.27 Apartment Market Rate Rents by Vacancy Status Richardson County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	161	20	12.4%
\$500 to \$750	28	2	7.1%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	189	22	11.6%

Respondents were asked if utilities are included in the rent and, as shown in Table II.74.28 below, 6 respondents, or 85.7 percent, included some sort of utility in the rent.

Table II.74.28 Are there any utilities included with the rent? Richardson County 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	1
% Offering Utilities	85.7%

The type of utility included in the rent is shown in Table II.74.29, below. There were 3 respondents who included electricity, 1 respondent who included natural gas, 6 respondents who included water and sewer and 6 respondents included trash collection in the rent.

Table II.74.29 Which utilities are included with the rent? Richardson County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	1
Water/Sewer	6
Trash Collection	6

Table II.74.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 4 respondents said they keep a waitlist, with an estimated 6 number of persons on the wait list.

Table II.74.30 Do you keep a waiting list? Richardson County 2016 Survey of Rental Properties	
Period	Respondent
Yes	4
No	3
Waitlist Size	6

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.74.31 below, most respondents indicated there was low need for the renovation of existing single-family units and low need for the renovation of existing apartment units.

Table II.74.31 How would you rate the need for renovation of existing units in the city? Richardson County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	2	2	2	
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.74.32 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.

Table II.74.32 How would you rate the need for construction of new units in the city? Richardson County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need	1	1	1	
Moderate Need	2	2	2	
High Need	0	0		
Extreme Need	0	0		

