

City of Seward

Summary

- From 2010 to 2015, population increased by 2.9 percent, or by 203 persons.
- In 2015, 13 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$195,670.
- The vacancy rate in the Fall 2016 Rental Survey was 2.8 percent, which compared to a vacancy rate of 3.7 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Seward’s population increased by 13.42 percent between 2000 and 2015, from 6,319 to 7,167 persons. This growth rate was greater than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 36 persons in Seward between 2014 and 2015, as shown below in Table III.27.1.

Subject	Nebraska	% Growth Since 2000	Seward	% Growth Since 2000
2000 Census	1,711,263		6,319	
July 2001 Estimate	1,719,836	0.5%	6,618	4.7
July 2002 Estimate	1,728,292	1.0%	6,638	5.0
July 2003 Estimate	1,738,643	1.6%	6,634	5.0
July 2004 Estimate	1,749,370	2.2%	6,730	6.5
July 2005 Estimate	1,761,497	2.9%	6,742	6.7
July 2006 Estimate	1,772,693	3.6%	6,803	7.7
July 2007 Estimate	1,783,440	4.2%	6,749	6.8
July 2008 Estimate	1,796,378	5.0%	6,854	8.5
July 2009 Estimate	1,812,683	5.9%	6,839	8.2
2010 Census	1,826,341	6.7%	6,964	10.2
July 2011 Estimate	1,842,383	7.7%	6,992	10.7
July 2012 Estimate	1,855,973	8.5%	7,074	11.9
July 2013 Estimate	1,869,300	9.2%	7,103	12.4
July 2014 Estimate	1,882,980	10.0%	7,131	12.9
July 2015 Estimate	1,896,190	10.8%	7,167	13.4

Table III.27.2, on the following page, shows the population of Seward by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 95.9 percent of the population, with a total of 6,819 persons. There were also 20 black and 2 Native American persons residing in the City of Seward. In 2010 the Hispanic population accounted for 1.9 percent of the population, with 134 persons, which compared to a population share of 2.7 percent in 2015 and a Hispanic population of 195.

Table III.27.2				
Population by Race and Ethnicity				
City of Seward				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,738	96.8%	6,819	95.9%
Black	39	.6%	20	.3%
American Indian	25	.4%	2	.0%
Asian	41	.6%	54	.8%
Native Hawaiian/ Pacific Islander	2	.0%	0	.0%
Other	24	.3%	87	1.2%
Two or More Races	95	1.4%	127	1.8%
Total	6,964	100.0%	7,109⁹⁹	100.0%
Hispanic	134	1.9%	195	2.7%

Table III.27.3, below, shows the population of Seward 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 22.6 percent of the total population in 2010 to 22.3 percent in 2015. The number of people from 25 to 34 years of age accounted for 11.2 percent of the population in 2015, or 793 persons. The percentage of people aged 65 or Older changed from 15.1 percent of the total population in 2010 to 15.5 percent in 2015. Additional age details are shown in table III.27.3.

Table III.27.3				
Population by Age				
City of Seward				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	1,313	18.9%	1,369	19.3%
15 - 24	1,573	22.6%	1,587	22.3%
25 - 34	771	11.1%	793	11.2%
35 - 44	724	10.4%	764	10.7%
45 - 54	850	12.2%	855	12.0%
55 - 64	682	9.8%	637	9.0%
65 or Older	1,051	15.1%	1,104	15.5%
Total	6,964	100.0%	7,109	100.0%

⁹⁹ 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 Seward increased by 5.2 percent. Over the same period the school enrollment for those aged 15 to 18 rose by .4 percent to 500 persons, while the enrollment for those aged 5 to 10 increased by 9.8 percent, to 697 persons. Between 2015 and 2016, school enrollment rose by 2.4 percent or from 1,650 to 1,690 persons. These results can be seen in Table III.27.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	598	509	557	1,664
2001	619	495	553	1,667
2002	625	483	538	1,646
2003	611	512	494	1,617
2004	613	514	513	1,640
2005	617	498	485	1,600
2006	634	477	514	1,625
2007	630	484	495	1,609
2008	619	493	491	1,603
2009	625	499	495	1,619
2010	635	473	498	1,606
2011	656	470	496	1,622
2012	677	465	502	1,644
2013	682	456	495	1,633
2014	662	486	511	1,659
2015	663	504	483	1,650
2016	697	493	500	1,690

HOUSING

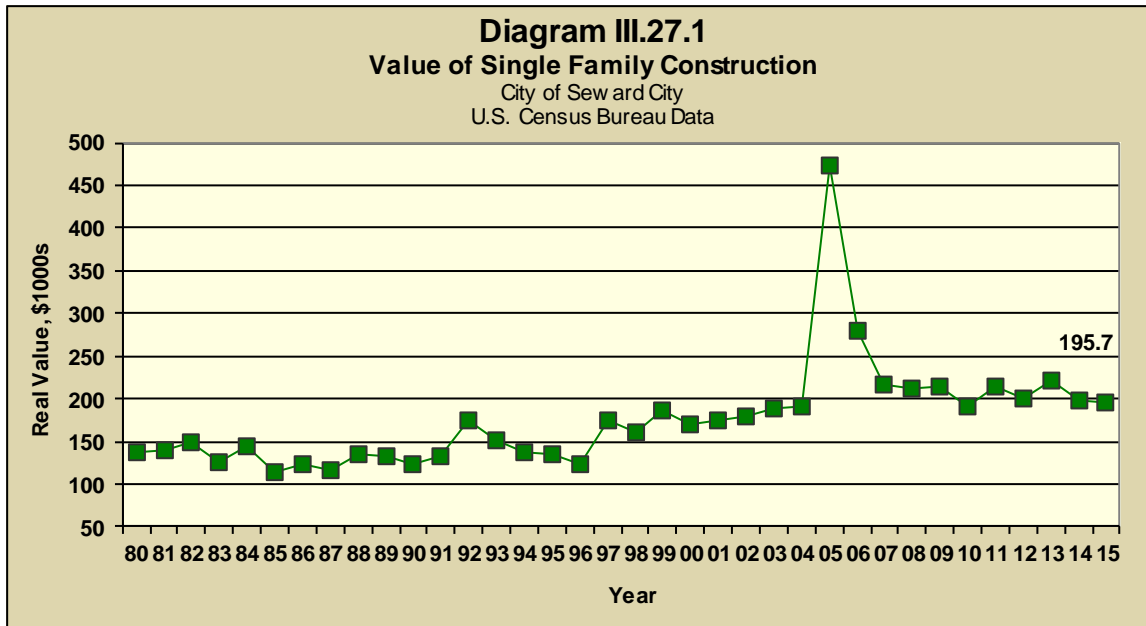
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.¹⁰⁰ 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 Seward numbering 19 in 1980, 26 in 1990, 25 in 2000, and 22 in 2008. Between 2014 and 2015, single-family permits decreased to 13 units. Additional details of permit activity and per-unit valuations are shown in Table III.27.5.

¹⁰⁰ 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	19	2	4	0	25	138	79	59	0
1981	8	2	0	0	10	140	83	0	0
1982	9	6	0	0	15	148	92	0	0
1983	6	8	0	6	20	127	87	0	46
1984	5	8	0	18	31	144	73	0	56
1985	3	10	0	0	13	114	74	0	0
1986	4	10	4	12	30	124	73	56	42
1987	10	4	0	0	14	116	76	0	0
1988	17	6	0	0	23	134	108	0	0
1989	25	0	4	8	37	133	0	47	47
1990	26	0	0	24	50	123	0	0	41
1991	9	0	0	16	25	132	0	0	53
1992	26	2	0	44	72	176	156	0	57
1993	25	0	0	16	41	152	0	0	101
1994	31	4	0	0	35	138	91	0	0
1995	22	2	4	0	28	134	118	64	0
1996	12	0	0	0	12	125	0	0	0
1997	22	2	0	0	24	174	149	0	0
1998	26	4	0	0	30	160	125	0	0
1999	26	2	0	0	28	185	171	0	0
2000	25	0	0	24	49	169	0	0	66
2001	27	0	0	0	27	174	0	0	0
2002	48	16	0	0	64	179	93	0	0
2003	32	0	0	0	32	190	0	0	0
2004	42	8	0	0	50	190	138	0	0
2005	46	0	0	0	46	473	0	0	0
2006	35	0	0	0	35	281	0	0	0
2007	33	0	0	0	33	217	0	0	0
2008	22	0	0	0	22	212	0	0	0
2009	18	0	0	0	18	215	0	0	0
2010	13	16	0	0	29	191	107	0	0
2011	15	0	0	0	15	214	0	0	0
2012	19	0	0	0	19	200	0	0	0
2013	23	4	0	0	27	220	164	0	0
2014	31	4	0	0	35	197	132	0	0
2015	13	0	0	0	13	196	0	0	.0

As shown in Diagram III.27.1, on the following page, the average value of newly constructed single-family units in 2000 was \$169,199, \$472,980 in 2005, and \$190,530 in 2010. In 2015, the value of single family units fell to \$195,670 from \$196,973 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Seward. As shown in Table III.27.6, below, 6.4 percent, or 175 housing units were vacant in 2015. Of the 2,573 housing units that were occupied in 2015, 65.0 percent, or 1,673 units, were owner-occupied, and the remaining 35.0 percent were renter-occupied. This compares to 2,521 housing units that were occupied in 2010 with 1,736 units, or 68.9 percent, being owner-occupied, and the remaining 31.1 percent being renter-occupied.

Table III.27.6
Housing Units by Tenure
 City of Seward
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,521	90.2%	2,573	93.6%
Owner-Occupied	1,736	68.9%	1,673	65.0%
Renter-Occupied	785	31.1%	900	35.0%
Vacant Housing Units	275	9.8%	175	6.4%
Total Housing Units	2,796	100.0%	2,748	100.0%

As shown in Table III.27.7, on the following page, there were 2,059 single family dwellings in 2015, which accounted for 74.9 percent of all housing units. Apartment units accounted for 13.9 percent of housing units, with 383 units. Mobile homes also accounted for an additional 2.8 percent of housing with 76 units.

Table III.27.7				
Housing Units by Type				
City of Seward				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,182	79%	2,059	74.9%
Duplex	129	5%	124	4.5%
Tri- or Four-Plex	39	1%	106	3.9%
Apartment	417	15%	383	13.9%
Mobile Home	12	0%	76	2.8%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,779	100.0%	2,748	100.0%

Table III.27.8, below, shows the disposition of vacant housing units in Seward. At the time of the 2015 five-year ACS, 36.6 percent of vacant units were for rent, 16.0 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 50 “other vacant” units, representing 18.2 percent of vacant units, which compared to 44.6 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.27.8				
Disposition of Vacant Housing Units				
City of Seward				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	150	54.5%	64	36.6%
For Sale	53	19.3%	28	16.0%
Rented or Sold, Not Occupied	7	2.5%	0	.0%
For Seasonal, Recreational, or Occasional Use	15	5.5%	5	2.9%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	50	18.2%	78	44.6%
Total	275	100.0%	175	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.27.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of Seward. The number of completed surveys increased from 16 in 2015 to 21 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by .9 percentage points and was at 2.8 percent in 2016.

Table III.27.9				
Survey of Rental Properties				
City of Seward				
2012–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2012	15	304	3.6	31.4
2013	27	499	4.6	26.7
2014	20	423	2.8	20.0
2015	16	423	3.7	23.5
2016	21	395	2.8	27.4

Table III.27.10 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 65 single family units in City of Seward, with 1 available. This translates into a vacancy rate of 1.5 percent in City of Seward, which compares to a single family vacancy rate of 3.6 percent for the State of

Nebraska. There were 330 apartment units reported in the survey, with 10 of them available, which resulted in a vacancy rate of 3.0 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 3.5 percent.

Table III.27.10				
Rental Vacancy Survey by Type				
City of Seward				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	65	1	1.5%	1.9%
Apartments	330	10	3.0%	3.6%
Mobile Homes	0	0	0	1.4%
“Other” Units		0	.0%	.
Don't Know	0	0	0	5.8%
Total	395	11	2.8%	3.5%

Table III.27.11, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 28 units. The most common apartment units were two bedroom units, with 120 units. Details for additional unit types are reported below.

Table III.27.11						
Rental Units by Number of Bedrooms						
City of Seward						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	1	0	0	.	1
One	0	83	0	0	.	83
Two	22	120	0	0	.	142
Three	28	42	0	0	.	70
Four	15	2	0	0	.	17
Don't Know	0	82	0		0	82
Total	65	330	0		0	395

Table III.27.12, 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.27.12 Single Family Units by Number of Bedrooms City of Seward 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	0	0	0
Two	22	0	.0%
Three	28	0	.0%
Four	15	0	.0%
Don't know	0	1	0
Total	65	1	1.5%

Table III.27.13, 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 2.5 percent.

Table III.27.13 Apartment Units by Number of Bedrooms City of Seward 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1	1	100.0%
One	83	2	2.4%
Two	120	3	2.5%
Three	42	0	.0%
Four	2	0	.0%
Don't know	82	4	4.9%
Total	330	10	3.0%

Average market-rate rents by unit type are shown in Table III.27.14, 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.27.14 Average Market Rate Rents by Number of Bedrooms City of Seward 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$375	\$	\$	\$375
One	\$	\$565	\$	\$	\$565
Two	\$677	\$639	\$	\$	\$650
Three	\$662	\$777	\$	\$	\$720
Four	\$1,023	\$	\$	\$	\$1,023
Average	\$781	\$606	\$	\$	\$674

Table III.27.15, below, shows vacancy rates for single family units by average rental rates for the City of Seward. 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 2.6 percent.

Table III.27.15 Single Family Market Rate Rents by Vacancy Status City of Seward 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$750	24	0	.0%
\$750 to \$1,000	39	1	2.6%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	1	0	.0%
Above \$1,500	0	0	0
Missing	0	0	0
Total	65	1	1.5%

The average rent and availability of apartment units is displayed in Table III.27.16, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 2.1 percent.

Table III.27.16 Apartment Market Rate Rents by Vacancy Status City of Seward 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	23	2	8.7%
\$500 to \$750	194	4	2.1%
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	11	0	.0%
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	102	4	3.9%
Total	330	10	3.0%

Respondents were asked if utilities are included in the rent and as shown in Table III.27.17, on the following page, 16 respondents, or 84.2 percent, included some sort of utility in the rent.

Table III.27.17 Are there any utilities included with the rent? City of Seward 2016 Survey of Rental Properties	
Period	Respondent
Yes	16
No	3
% Offering Utilities	84.2%

The type of utility included in the rent is shown in Table III.27.18, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 13 respondents who included water and sewer and 14 respondents included trash collection in the rent.

Table III.27.18 Which utilities are included with the rent? City of Seward 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	13
Trash Collection	14

Table III.27.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 10 respondents said they keep a waiting list, with an estimated 33 number of persons on the waiting list.

Table III.27.19 Do you keep a waiting list? City of Seward 2016 Survey of Rental Properties	
Period	Respondent
Yes	10
No	9
Waiting list Size	33

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.27.20, below, 3 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, 3 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table III.27.20 How would you rate the need for renovation of existing units in the city? City of Seward 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need	2	2	2	
Moderate Need	3	3	3	
High Need	3	3	3	
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.27.21, below, 3 respondents said there was no need for new single family units, with 1 respondent saying there was extreme need for constructing new single family units. Likewise, 3 respondents indicated no need for constructing new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table II.27.21				
How would you rate the need for construction of new units in the city?				
City of Seward				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need	3	3	3	
Moderate Need	2	2	2	
High Need	2	2	2	
Extreme Need	1	1	1	

Local Commentary

Seward is located in Seward County. There are several manufacturing plants in Seward employing at least 700 people. There was also a recent multimillion-dollar expansion of Tenneco that created more than 100 local jobs. Seward Motor Freight, Concordia University, and Hughes Brothers Inc. are also large employers.¹⁰¹

¹⁰¹ City of Seward <http://www.cityofsewardne.com/>

