

# Washington County

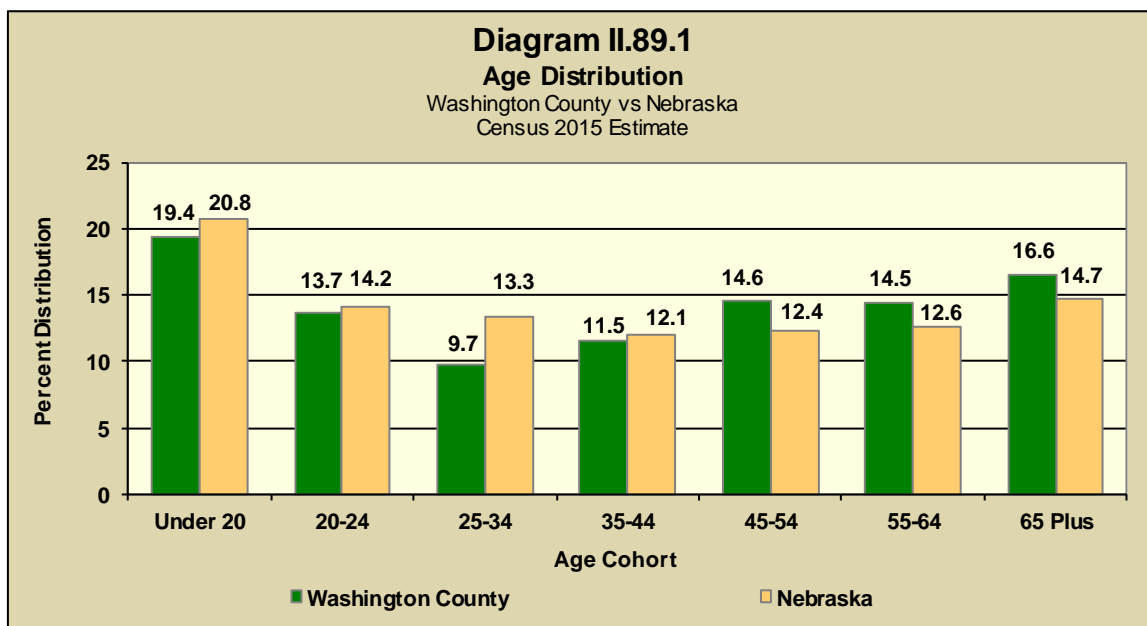
## Summary

- Between 2010 and 2015, the county’s population increased by 0.1 percent or by 14 persons.
- Between 2010 and 2015, the Hispanic population increased by 27.9 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 149.
- In 2015, average earnings in the county was \$56,652 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.2 percent to 3.0 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 15 units.
- In 2015, the average real value of new single-family construction was \$269,661.
- In fiscal year 2016, the average price of an existing home was \$211,729.
- In a November 2016 rental survey, the average vacancy rate was 4.30 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Washington County’s population increased by 0.1 percent, or from 20,234 people to 20,248 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 2,618 in 2010 to 2,772 in 2015, an increase of 5.9 percent. The number of people from 25 to 34 years of age decreased by 1.8 percent, and those aged between 35 and 44 decreased by 7.1 percent. As shown in Diagram II.89.1, people younger than 25 represented 33.1 percent of the population in 2015, while individuals aged 55 and older represented 31.1 percent of the population in Washington 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 0.6 percent, while the black population increased by 29.9 percent. The Hispanic population of any race changed from 419 to 536 or by 27.9 percent. Table II.89.1, below, presents the details of these population variations.

Subject	Nebraska			Washington County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	20,234	20,248	0.1%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	4,098	3,920	-4.3%
15 to 24 years	258,206	268,848	4.1%	2,618	2,772	5.9%
25 to 34 years	245,176	252,533	3.0%	2,010	1,974	-1.8%
35 to 44 years	220,838	228,643	3.5%	2,507	2,330	-7.1%
45 to 54 years	258,726	234,477	-9.4%	3,399	2,957	-13.0%
55 to 64 years	213,176	238,715	12.0%	2,761	2,934	6.3%
65 & over	246,677	278,711	13.0%	2,841	3,361	6.3%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	19,813	19,703	-0.6%
Black	85,971	93,900	9.2%	127	165	29.9%
American Indian or Alaskan Native	23,418	26,492	13.1%	48	53	10.4%
Asian	33,322	44,479	33.5%	54	65	20.4%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	14	15	7.1%
Two or More Races	32,305	39,365	21.9%	178	247	38.8%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	419	536	27.9%

## 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.89.2, at right, from April 2000 to July 2009, Washington County’s natural increase was estimated to be 574 people. Washington County experienced net in-migration from 2000-2009, with 364 persons having arrived during that period.<sup>293</sup> The 2015 population estimates showed a natural increase of 262 persons and a net out-migration of 248 persons since the 2010 Census. In total, Washington County’s population increased to 20,248 persons.

<b>1980 Population</b>	<b>15,508</b>
Natural Increase 80–90	711
Net Migration 80–90	388
<b>1990 Population</b>	<b>16,607</b>
Natural Increase 90–00	361
Net Migration 90–00	1,812
<b>2000 Population</b>	<b>18,780</b>
Natural Increase 00–09	574
Net Migration 00–09	364
2009 Population Estimate	19,718
<b>2010 Population</b>	<b>20,234</b>
Natural Increase 10–15	262
Net Migration 10–15	-248
<b>2015 Population Estimate</b>	<b>20,248</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 Washington County changed from -26 persons in 2014 to -47 persons in 2015, with an additional net movement of -18 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.89.3.

<sup>293</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.89.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Washington 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	255	262	-7
Calendar 2002	291	236	55
Calendar 2003	259	216	43
Calendar 2004	284	239	45
Calendar 2005	226	246	-20
Calendar 2006	274	225	49
Calendar 2007	252	238	14
Calendar 2008	262	234	28
Calendar 2009	221	150	71
Calendar 2010	276	252	24
Calendar 2011	229	181	48
Calendar 2012	204	207	-3
Calendar 2013	216	182	34
Calendar 2014	204	230	-26
Calendar 2015	202	249	-47
First Half of 2016	91	109	-18

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 8,993 in 2014 to 9,083 in 2015, as shown in Table II.89.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Washington County increased by 0.5 percent from 4,082 in 2015 to 4,101 in 2016, as shown below in Table II.89.5. The number of school-age children 5 to 11 years of age decreased from 1,961 in 2015 to 1,938 in 2016.

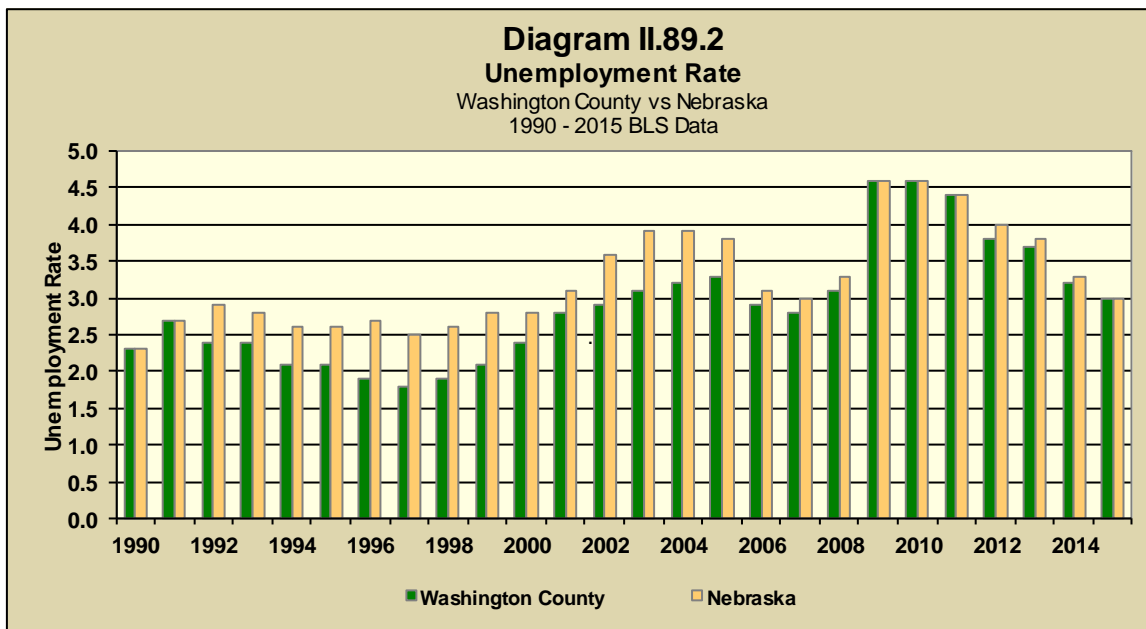
<b>Table II.89.4</b>	
<b>Income Tax Returns</b>	
Washington County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	7,244
1992	7,427
1993	7,415
1994	7,586
1995	7,694
1996	7,870
1997	8,029
1998	8,270
1999	8,283
2000	8,342
2001	8,249
2002	8,247
2003	8,274
2004	8,356
2005	7,854
2006	8,531
2007	8,752
2008	8,797
2009	8,649
2010	8,692
2011	8,857
2012	8,889
2013	8,900
2014	8,993
2015	9,083

<b>Table II.89.5</b>				
<b>School-Age Children</b>				
Washington 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	1,874	544	1,287	3,705
1993	1,871	570	1,326	3,767
1994	1,927	612	1,370	3,909
1995	1,816	617	1,365	3,798
1996	1,824	614	1,419	3,857
1997	1,904	611	1,499	4,014
1998	1,935	629	1,573	4,137
1999	1,999	584	1,595	4,178
2000	1,903	576	1,601	4,080
2001	1,960	609	1,551	4,120
2002	2,017	586	1,531	4,134
2003	1,924	633	1,502	4,059
2004	1,915	648	1,495	4,058
2005	2,011	635	1,559	4,205
2006	2,060	627	1,631	4,318
2007	2,011	640	1,633	4,284
2008	1,984	628	1,650	4,262
2009	2,006	578	1,663	4,247
2010	1,985	591	1,625	4,201
2011	1,934	619	1,555	4,108
2012	1,917	610	1,536	4,063
2013	1,921	601	1,525	4,047
2014	1,870	613	1,503	3,986
2015	1,961	630	1,491	4,082
2016	1,938	611	1,552	4,101

## ECONOMICS

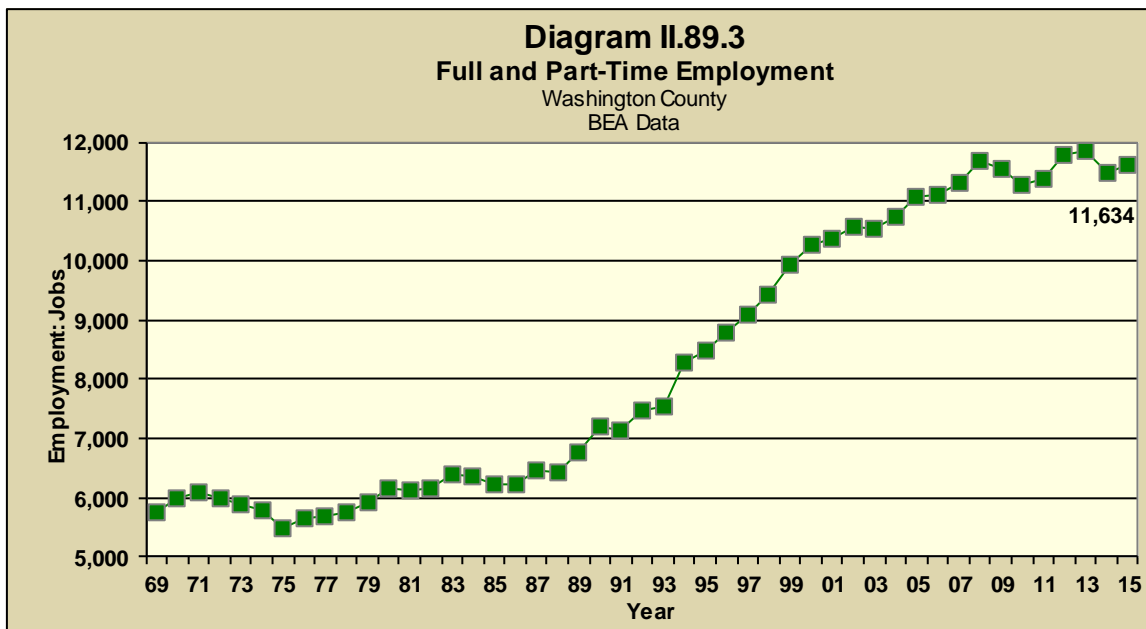
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Washington County, defined as the number of people working or actively seeking work, increased from 11,061 in 2014 to 11,114 in 2015. The total number of people employed changed from 10,706 in 2014 to 10,785 in 2015. The unemployment rate for the county was 3.0 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.89.2, below.

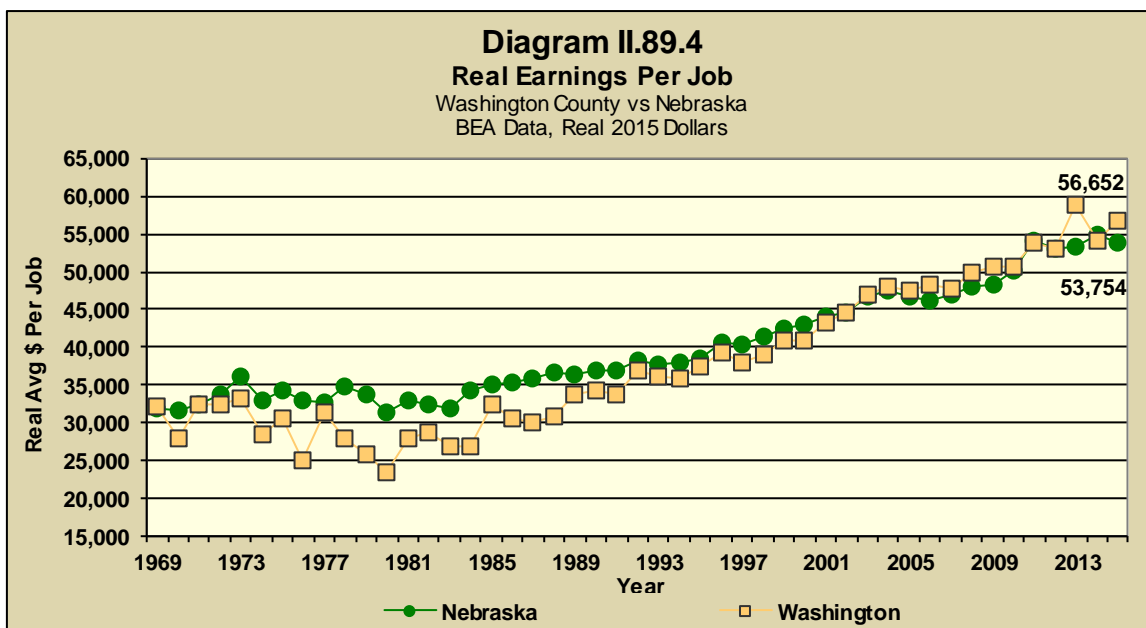


### Employment and Personal Income

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 11,634 jobs in Washington County, an increase of 149 jobs since 2014. Diagram II.89.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.89.4, below, real average earnings per job in the county was \$56,652 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$1,009,061,000, an increase of 3.1 percent between 2014 and 2015. Table II.89.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.89.6**  
**Total BEA Employment and Real Personal Income**  
 Washington 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	186,014	9,662	27,399	36,188	15,799	255,738	19,613	5,766	32,260
1970	166,216	9,332	35,015	39,390	17,238	248,527	18,476	5,982	27,786
1971	198,077	10,481	36,720	41,145	19,298	284,759	20,210	6,100	32,472
1972	194,503	10,644	52,080	45,005	21,230	302,173	21,098	5,991	32,466
1973	195,144	11,511	67,943	49,426	22,664	323,666	22,460	5,885	33,160
1974	164,377	11,404	76,129	51,585	24,494	305,182	21,114	5,786	28,409
1975	168,177	10,584	80,996	54,819	29,348	322,756	22,082	5,501	30,572
1976	140,259	11,191	89,859	55,230	29,649	303,806	20,548	5,638	24,877
1977	179,067	11,434	97,570	59,021	30,073	354,297	23,303	5,703	31,399
1978	161,007	12,243	107,446	61,706	31,089	349,005	22,857	5,754	27,982
1979	153,220	13,537	115,066	62,979	33,225	350,952	22,743	5,930	25,838
1980	144,030	14,104	117,756	73,409	35,995	357,086	22,974	6,159	23,385
1981	171,284	14,635	117,020	83,158	37,140	393,967	25,175	6,116	28,006
1982	177,649	14,811	116,402	93,437	38,897	411,574	26,101	6,173	28,778
1983	171,070	15,060	119,878	95,381	40,823	412,092	26,001	6,389	26,776
1984	170,574	16,253	128,965	95,912	41,735	420,932	26,580	6,352	26,854
1985	201,717	16,927	134,879	100,171	42,574	462,414	29,016	6,225	32,404
1986	190,990	17,519	139,326	95,614	43,078	451,489	28,217	6,233	30,642
1987	193,565	18,152	142,183	91,516	41,936	451,048	27,980	6,450	30,010
1988	198,826	20,269	146,943	89,072	41,998	456,570	27,949	6,430	30,922
1989	228,361	23,380	145,862	104,510	45,169	500,521	30,386	6,773	33,716
1990	245,866	26,550	144,443	95,575	47,967	507,301	30,491	7,190	34,196
1991	239,720	25,577	145,801	94,451	51,201	505,595	30,261	7,136	33,593
1992	275,436	28,459	142,215	99,129	55,654	543,976	32,147	7,478	36,833
1993	272,967	30,126	141,647	104,077	57,603	546,167	31,711	7,551	36,150
1994	296,871	32,770	137,066	112,480	58,734	572,382	32,913	8,290	35,811
1995	318,729	37,267	125,778	118,923	62,206	588,369	33,252	8,496	37,515
1996	345,824	37,887	144,455	126,630	65,097	644,119	35,757	8,775	39,410
1997	346,172	39,593	158,672	135,215	66,212	666,677	36,557	9,100	38,041
1998	367,675	42,830	159,678	146,820	70,002	701,346	37,802	9,430	38,990
1999	405,996	47,384	151,312	149,439	73,002	732,364	39,155	9,936	40,861
2000	419,891	47,978	167,363	151,599	77,345	768,220	40,856	10,259	40,929
2001	448,242	50,249	154,394	135,607	82,553	770,546	40,270	10,370	43,225
2002	470,758	53,882	154,639	135,349	86,222	793,085	41,170	10,559	44,584
2003	493,775	54,835	149,224	135,127	89,618	812,910	41,667	10,543	46,834
2004	516,162	55,671	144,734	128,522	95,007	828,754	42,307	10,744	48,042
2005	527,059	58,274	142,040	129,013	95,313	835,152	42,050	11,082	47,560
2006	537,192	62,272	138,821	142,688	103,425	859,853	42,872	11,099	48,400
2007	541,705	60,979	130,617	160,383	107,483	879,208	43,519	11,329	47,816
2008	582,081	65,429	131,123	173,690	118,361	939,825	46,755	11,680	49,836
2009	584,069	64,400	128,633	156,760	124,980	930,042	46,215	11,540	50,613
2010	572,879	63,760	120,615	149,431	134,655	913,819	45,071	11,280	50,787
2011	612,671	57,927	115,594	176,176	136,586	983,099	48,517	11,378	53,847
2012	625,530	60,896	91,267	214,709	132,002	1,002,612	49,404	11,773	53,133
2013	696,900	71,393	69,853	167,774	133,996	997,131	49,321	11,855	58,785
2014	622,748	67,423	110,904	173,431	138,804	978,464	48,284	11,485	54,223
2015	659,086	71,203	98,626	177,643	144,909	1,009,061	49,835	11,634	56,652

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 4.8 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 0.9 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 40.4 percent over the 2010 to 2015 period. Table II.89.7, 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 <sup>294</sup>
1991	2,148	717	1,264	982	1,151	720	145	99	18	7,244
1992	2,087	698	1,292	966	1,190	859	197	118	20	7,427
1993	2,058	715	1,219	977	1,168	902	225	129	22	7,415
1994	2,140	671	1,219	945	1,172	985	270	157	27	7,586
1995	2,070	643	1,217	930	1,137	1,127	343	197	30	7,694
1996	2,044	552	1,273	908	1,175	1,243	376	261	38	7,870
1997	2,004	539	1,236	904	1,169	1,339	481	309	48	8,029
1998	2,029	538	1,186	934	1,179	1,388	546	415	55	8,270
1999	1,963	488	1,182	911	1,134	1,461	608	471	65	8,283
2000	1,971	461	1,110	911	1,130	1,480	684	517	78	8,342
2001	1,896	436	1,118	928	1,081	1,465	728	528	69	8,249
2002	1,820	525	1,081	924	1,093	1,394	795	545	70	8,247
2003	1,764	529	1,055	903	1,112	1,372	830	628	81	8,274
2004	1,706	526	1,017	882	1,090	1,450	857	737	91	8,356
2005	1,521	461	849	828	1,000	1,396	870	834	95	7,854
2006	1,480	568	991	906	1,102	1,408	964	994	118	8,531
2007	1,535	522	989	894	1,018	1,426	1,052	1,160	156	8,752
2008	1,479	514	992	851	1,053	1,440	1,058	1,266	144	8,797
2009	1,387	537	974	884	1,045	1,404	1,047	1,239	132	8,649
2010	1,364	528	964	882	1,079	1,372	1,047	1,320	136	8,692
2011	1,376	569	1,004	799	1,090	1,351	1,058	1,449	161	8,857
2012	1,371	560	900	795	1,063	1,388	1,047	1,560	205	8,889
2013	1,304	545	933	794	1,036	1,385	1,060	1,630	213	8,900
2014	1,312	542	906	805	1,023	1,389	1,084	1,720	212	8,993
2015	1,298	569	909	796	1,024	1,378	1,065	1,789	255	9,083

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 increased from 1,300 in 2010 to 1,328 in 2015, with the poverty rate reaching 6.7 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.89.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	1,044	5.6
1999	1,038	5.6
2000	1,021	5.5
2001	1,136	6.0
2002	1,231	6.4
2003	1,168	6.1
2004	1,212	6.2
2005	1,152	6
2006	1,276	6.6
2007	1,268	6.6
2008	1,296	6.7
2009	1,278	6.7
2010	1,300	6.6
2011	1,433	7.3
2012	1,451	7.4
2013	1,512	7.7
2014	1,450	7.4
2015	1,328	6.7

<sup>294</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 Washington County increased by 205 between 1980 and 2014, at an annual rate of change of 1.3 percent, as reported by the Census Bureau and as presented in Table II.89.9, at right.<sup>295</sup> This compared to an average annual rate of change of 1.03 percent statewide. Washington County added 5 business establishments between 2013 and 2014, while statewide there was an increase of 406.

### HOUSING

#### Housing Development

The Census Bureau estimates that the total number of housing units increased by 1.9 percent in Washington County between 2010 and 2015, from 8,301 to 8,460. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.89.10.

Year	Nebraska	Washington County
1980	37,727	359
1981	37,582	338
1982	37,500	353
1983	41,889	402
1984	43,151	420
1985	43,115	401
1986	42,538	398
1987	42,691	386
1988	43,134	376
1989	43,302	376
1990	43,749	391
1991	44,405	411
1992	45,269	404
1993	46,059	400
1994	46,640	426
1995	47,128	428
1996	47,607	438
1997	48,588	473
1998	48,655	454
1999	48,968	472
2000	49,623	480
2001	49,710	500
2002	50,259	498
2003	50,394	517
2004	50,928	530
2005	51,440	545
2006	51,906	540
2007	52,517	553
2008	52,152	539
2009	51,633	531
2010	51,886	537
2011	51,553	530
2012	52,294	562
2013	52,585	559
2014	52,991	564

Subject	Nebraska	% Growth Since Census	Washington County	% Growth Since Census
2000 Census	722,668	-	7,408	-
2010 Census	796,793	10.3%	8,301	12.1%
July 2011 Estimate	801,129	0.5%	8,322	0.3%
July 2012 Estimate	804,659	1.0%	8,344	0.5%
July 2013 Estimate	809,171	1.5%	8,363	0.7%
July 2014 Estimate	814,970	2.3%	8,408	1.3%
July 2015 Estimate	820,913	3.0%	8,460	1.9%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Washington County. As shown in Table II.89.11 on the following page, 4.0 percent of housing units, or 338, were vacant in 2015. Of the 8,034 housing units that were occupied in 2015, 79.2 percent, or 6,361, were owner-occupied and the remaining 20.8 percent were renter-occupied.

<sup>295</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.89.11</b>				
<b>Housing Units by Tenure</b>				
Washington 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	7,761	93.5%	8,034	96.0%
Owner-Occupied	6,081	78.4%	6,361	79.2%
Renter-Occupied	1,680	21.6%	1,673	20.8%
Vacant Housing Units	540	6.5%	338	4.0%
<b>Total Housing Units</b>	<b>8,301</b>	<b>100.0%</b>	<b>8,372</b>	<b>100.0%</b>

As shown in Table II.89.12, below, there were 7,169 single family dwellings in 2015, which accounted for 85.6 percent of all housing units. Apartment units accounted for 7.8 percent of housing units, with 652 units. Mobile homes also accounted for an additional 2.1 percent of housing with 178 units.

<b>Table II.89.12</b>				
<b>Housing Units by Type</b>				
Washington County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>296</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	6,870	84%	7,169	85.6%
Duplex	53	1%	188	2.2%
Tri- or Four-Plex	147	2%	167	2.0%
Apartment	790	10%	652	7.8%
Mobile Home	365	4%	178	2.1%
Boat, RV, Van, Etc.	0	0%	18	.2%
<b>Total</b>	<b>8,225</b>	<b>100.0%</b>	<b>8,372</b>	<b>100.0%</b>

Table II.89.13, below, shows the disposition of vacant housing units in Washington County. The 2015 five-year ACS shows 35.2 percent of vacant units were for rent, 5.3 percent were for sale, and 12.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 166 "other vacant" units, or 30.7 percent; this compared to 32.8 percent "other vacant" units in 2015.

<b>Table II.89.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Washington 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	161	29.8%	119	35.2%
For Sale	94	17.4%	18	5.3%
Rented or Sold, Not Occupied	34	6.3%	42	12.4%
For Seasonal, Recreational, or Occasional Use	84	15.6%	48	14.2%
For Migrant Workers	1	0.2%	0	.0%
Other Vacant	166	30.7%	111	32.8%
<b>Total</b>	<b>540</b>	<b>100.0%</b>	<b>338</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>297</sup> In most years for which data are presented, single-

<sup>296</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Washington County increased from 71 in 2014 to 86 in 2015 and the average value of construction was \$269,661 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 71 in 2014 to 86 in 2015. These changes in residential permit activity in the county compared to an increase in population of 1,468 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.89.14.

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	48	.	.	6	54	115.50	.	.	35.00
1981	37	.	8	6	51	96.30	.	58.80	32.00
1982	46	2	8	.	56	102.80	70.40	35.20	.
1983	50	.	.	.	50	94.40	.	.	.
1984	55	2	4	.	61	100.50	82.10	32.20	.
1985	50	.	.	.	50	96.30	.	.	.
1986	52	.	.	8	60	108.00	.	.	67.00
1987	45	.	.	68	113	110.40	.	.	63.30
1988	44	.	.	12	56	126.90	.	.	46.60
1989	61	.	.	.	61	108.90	.	.	.
1990	76	2	4	12	94	128.30	69.90	61.60	47.30
1991	85	2	8	12	107	130.00	47.70	55.70	37.10
1992	107	.	.	40	147	143.60	.	.	49.40
1993	103	6	.	48	157	148.50	68.60	.	53.20
1994	118	.	.	.	118	162.90	.	.	.
1995	137	4	.	48	189	175.30	147.50	.	51.60
1996	117	2	4	40	163	211.20	71.60	78.70	33.60
1997	91	.	3	.	94	188.30	.	58.60	.
1998	117	.	.	48	165	206.20	.	.	34.80
1999	131	.	.	72	203	244.90	.	.	65.20
2000	102	6	4	.	112	238.90	129.60	163.50	.
2001	117	2	4	.	123	200.10	176.90	159.90	.
2002	95	4	.	.	99	179.8	80.7	.	.
2003	110	2	.	.	112	195.0	63.3	.	.
2004	125	.	.	.	125	188.6	.	.	.
2005	115	.	4	.	119	189.9	.	74.6	.
2006	84	.	.	.	84	181.4	.	.	.
2007	61	.	.	.	61	201.4	.	.	.
2008	65	.	.	.	65	166.1	.	.	.
2009	37	.	.	.	37	190.3	.	.	.
2010	37	.	.	.	37	211.6	.	.	.
2011	40	.	.	.	40	187.4	.	.	.
2012	36	.	.	.	36	199.1	.	.	.
2013	65	.	.	.	65	192.3	.	.	.
2014	71	.	.	.	71	205.6	.	.	.
2015	86	.	.	.	86	269.7	.	.	.

<sup>297</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 3,889 property transactions in Washington County. Of these, 3,787 were for single-family homes during this 18-year period, as shown in Table II.89.15.

<b>Table II.89.15</b>						
<b>Residential Property Transactions</b>						
Washington 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	280	1	2	4	0	287
2000	233	4	1	2	0	240
2001	199	5	1	10	0	215
2002	206	1	1	3	0	211
2003	188	0	0	6	0	194
2004	206	5	0	7	3	221
2005	247	3	0	9	3	262
2006	260	3	1	10	0	274
2007	203	0	0	13	0	216
2008	192	0	1	1	0	194
2009	153	0	0	1	0	154
2010	152	0	0	1	0	153
2011	143	0	0	0	0	143
2012	179	0	0	0	0	179
2013	199	0	0	0	0	199
2014	190	0	0	0	0	190
2015	254	0	0	0	0	254
2016	303	0	0	0	0	303
<b>Total</b>	<b>3,787</b>	<b>22</b>	<b>7</b>	<b>67</b>	<b>6</b>	<b>3,889</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 985 single-family home property transactions for units built before 1930, .6 percent of units were of low quality and 18.9 percent were of fair quality. Conversely, of the 429 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 3.0 percent of fair quality. Table II.89.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.89.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Washington 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	6	2	3	0	0	3	0	0	0	14
Fair	186	105	19	53	34	46	13	0	1	457
Average	737	332	215	516	161	362	205	13	12	2,553
Good	52	13	22	62	58	278	176	10	2	673
Very Good	2	2	0	2	2	35	24	1	0	68
Excellent	0	0	0	0	0	2	8	0	0	10
Missing	2	0	1	4	1	1	3	0	0	12
<b>Total</b>	<b>985</b>	<b>454</b>	<b>260</b>	<b>637</b>	<b>256</b>	<b>727</b>	<b>429</b>	<b>24</b>	<b>15</b>	<b>3,787</b>

In regard to the current condition of residential dwellings, of the same 985 single-family homes built before 1930, 8.8 percent of the homes were worn out or badly worn, and 43.9 percent

were in average condition. Table II.89.17 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	11	1	1	0	0	0	0	0	0	13
Badly Worn	76	24	7	16	5	6	0	0	1	135
Average	432	216	133	279	114	201	22	0	4	1,401
Good	460	212	119	340	136	519	405	24	10	2,225
Very Good	6	1	0	1	1	1	1	0	0	11
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	1	0	0	1	0	0	2
<b>Total</b>	<b>985</b>	<b>454</b>	<b>260</b>	<b>637</b>	<b>256</b>	<b>727</b>	<b>429</b>	<b>24</b>	<b>15</b>	<b>3,787</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$164,202 to \$211,729, a total increase of 28.9 percent, as shown in Table II.89.18, 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 Washington County ranged from \$108,232 for homes built before 1930 to \$248,405 for homes built from 2001 to 2010, and \$222,646 for the newest homes built between 2011 and 2016.<sup>298</sup> Homes built from 2011 through 2016 were also larger, averaging 1,625 square feet per unit. Table II.89.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	115,827
2000	119,580
2001	132,513
2002	126,780
2003	144,893
2004	156,511
2005	151,079
2006	165,282
2007	161,495
2008	169,619
2009	169,653
2010	164,202
2011	176,707
2012	181,938
2013	183,382
2014	184,154
2015	194,549
2016	211,729
<b>Average</b>	<b>161,528</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>299</sup> (\$)
Before 1930	108,232	1,461	74.1
1931-1960	113,129	1,235	91.6
1961-1970	129,652	1,316	98.5
1971-1980	153,096	1,428	107.2
1981-1990	175,917	1,522	115.6
1991-2000	217,032	1,813	119.7
2001-2010	248,405	1,815	136.8
2011-2016	222,646	1,625	137
<b>Average</b>	<b>160,374</b>	<b>1,533</b>	<b>105</b>

<sup>298</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>299</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.89.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Washington County. The number of completed surveys increased from 18 in 2015 to 20 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 1.9 percentage points and was at 4.3 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	3	180	14.4	54.0
2003	8	492	11.2	25.6
2004	7	306	12.4	65.7
2005	6	119	1.7	38.5
2006	6	273	2.6	29.9
2007	7	303	12.2	39.8
2008	13	509	8.5	23.1
2009	17	722	5.5	21.8
2010	14	434	3.9	27.3
2011	17	413	2.7	22.5
2012	13	334	1.5	25.9
2013	18	412	4.9	23.0
2014	17	502	5.8	29.8
2015	18	581	2.4	25
2016	20	535	4.3	6.8

Table II.89.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 14 single family units in Washington County, with 1 of them available. This translates into a vacancy rate of 7.1 percent in Washington County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 521 apartment units reported in the survey, with 22 of them available, which resulted in a vacancy rate of 4.2 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 3.8 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	14	1	7.1%	5.0%
Apartments	521	22	4.2%	4.1%
Mobile Homes	0	0	%	.0%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	.6%
<b>Total</b>	<b>535</b>	<b>23</b>	<b>4.30%</b>	<b>3.8%</b>

Table II.89.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 8 units. The most common apartment units were two bedroom units, with 170 units. Details for additional unit types are reported on the following page.

<b>Table II.89.22</b> <b>Rental Units by Number of Bedrooms</b> Washington County 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	3	86	0	0	.	89
Two	3	170	0	0	.	173
Three	8	22	0	0	.	30
Four	0	0	0	0	.	0
Don’t Know	0	242	0	0	0	242
<b>Total</b>	<b>14</b>	<b>521</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>535</b>

Table II.89.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

<b>Table II.89.23</b> <b>Single Family Units by Number of Bedrooms</b> Washington County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	3	0	.0%
Two	3	0	.0%
Three	8	0	.0%
Four	0	0	%
Don’t know	0	1	%
<b>Total</b>	<b>14</b>	<b>1</b>	<b>7.1%</b>

Table II.89.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 6.5 percent.

<b>Table II.89.24</b> <b>Apartment Units by Number of Bedrooms</b> Washington County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1	0	.0%
One	86	3	3.5%
Two	170	11	6.5%
Three	22	0	.0%
Four	0	0	%
Don’t know	242	8	3.3%
<b>Total</b>	<b>521</b>	<b>22</b>	<b>4.2%</b>

Average market-rate rents by unit type are shown in Table II.89.25, 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.89.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Washington 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	\$	\$350	\$	\$	\$350
One	\$400	\$609	\$	\$	\$539
Two	\$550	\$700	\$	\$	\$673
Three	\$675	\$868	\$	\$	\$804
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$547</b>	<b>\$712</b>	<b>\$</b>	<b>\$</b>	<b>\$683</b>

Table II.89.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

<b>Table II.89.26</b>					
<b>Average Assisted Rate Rents by Number of Bedrooms</b>					
Washington 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	\$484	\$350	\$535	\$	\$456
Two	\$	\$	\$567	\$	\$567
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$484</b>	<b>\$350</b>	<b>\$551</b>	<b>\$</b>	<b>\$461</b>

Table II.89.27, on the following page, shows vacancy rates for single family units by average rental rates for Washington 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 12.5 percent.



<b>Table II.89.27</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Washington County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	8	1	12.5%
\$500 to \$750	0	0	%
\$750 to \$1,000	6	0	.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>14</b>	<b>1</b>	<b>7.1%</b>

The average rent and availability of apartment units is displayed in Table II.89.28, below. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 4.0 percent.

<b>Table II.89.28</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Washington County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	115	3	2.6%
\$750 to \$1,000	124	5	4.0%
\$1,000 to \$1,250	2	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	280	14	5.0%
<b>Total</b>	<b>521</b>	<b>22</b>	<b>4.2%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.89.29 below, 12 respondents, or 75.0 percent, included some sort of utility in the rent.

<b>Table II.89.29</b> <b>Are there any utilities included with the rent?</b> Washington County 2016 Survey of Rental Properties	
Period	Respondent
Yes	12
No	4
<b>% Offering Utilities</b>	<b>75.0%</b>

The type of utility included in the rent is shown in Table II.89.30, below. There were 2 respondents who included electricity, 3 respondents who included natural gas, 12 respondents who included water and sewer and 13 respondents included trash collection in the rent.

<b>Table II.89.30</b> <b>Which utilities are included with the rent?</b> Washington County 2016 Survey of Rental Properties	
<b>Type of Utility Provided</b>	<b>Respondent</b>
Electricity	2
Natural Gas	3
Water/Sewer	12
Trash Collection	13

Table II.89.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 11 respondents said they keep a waitlist, with an estimated 21 number of persons on the wait list.

<b>Table II.89.31</b> <b>Do you keep a waiting list?</b> Washington County 2016 Survey of Rental Properties	
<b>Period</b>	<b>Respondent</b>
Yes	11
No	6
<b>Waitlist Size</b>	<b>21</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.89.32 below, most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

<b>Table II.89.32</b> <b>How would you rate the need for renovation of existing units in the city?</b> Washington County 2016 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	3	3	3	
Low Need	1	1	1	
Moderate Need	4	4	4	3
High Need	0	0		
Extreme Need	3	3	3	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.89.33 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.89.33</b> <b>How would you rate the need for construction of new units in the city?</b> Washington County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	6	6	6	2
Low Need	2	2	2	
Moderate Need	2	2	2	1
High Need	1	1	1	
Extreme Need	1	1	1	