

# Adams County

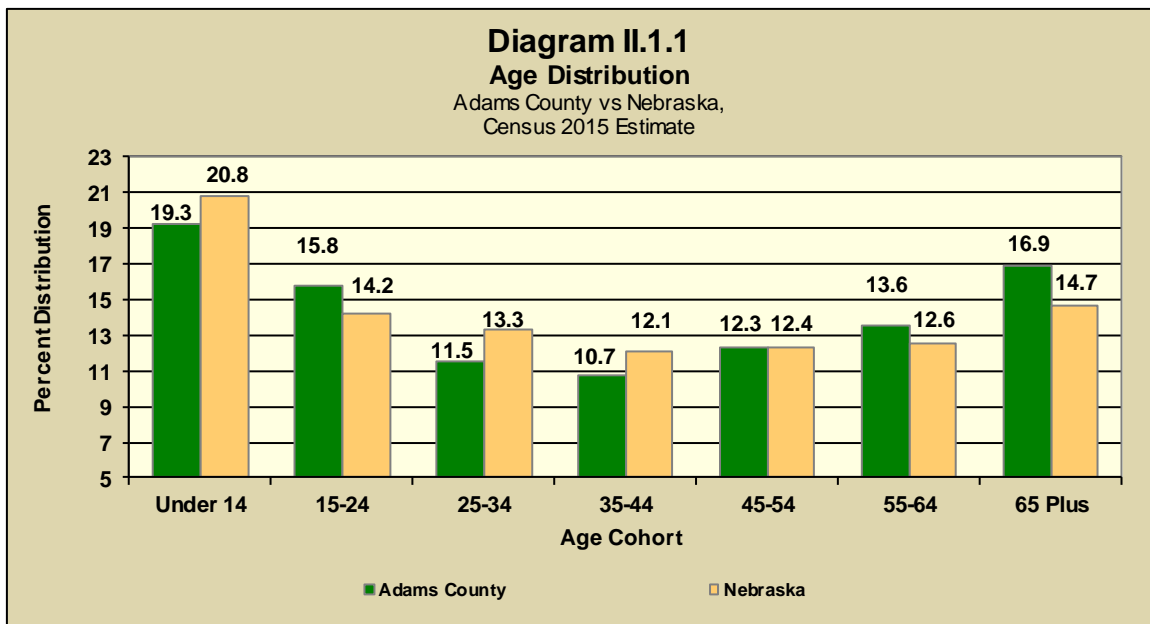
## Summary

- Between 2010 and 2015, the county’s population increased by 0.7 percent or by 223 persons.
- Between 2010 and 2015, the Hispanic population increased by 12.7 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 197.
- In 2015, average earnings in the county was \$45,748 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.4 percent to 3.1 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 52 units.
- In 2015, the average real value of new single-family construction was \$218,885.
- In fiscal year 2016, the average price of an existing home was \$120,400.
- In a November 2016 rental survey, the average vacancy rate was 3.09 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Adams County’s population increased by 0.7 percent, or from 31,364 people to 31,587 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 5,084 in 2010 to 4,976 in 2015, a decline of 2.1 percent. The number of people from 25 to 34 years of age increased by 3.8 percent, and those aged between 35 and 44 decreased by 1.7 percent. As shown in Diagram II.1.1, people younger than 25 represented 35.0 percent of the population in 2015, while individuals aged 55 and older represented 30.5 percent of the population in Adams 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 0.2 percent, while the black population increased by 30.8 percent. The Hispanic population of any race changed from 2,544 to 2,867 or by 12.7 percent. Table II.1.1, below, presents the details of these population variations.

Subject	Nebraska			Adams County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	31,364	31,587	0.7%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	6,203	6,087	-1.9%
15 to 24 years	258,206	268,848	4.1%	5,084	4,976	-2.1%
25 to 34 years	245,176	252,533	3.0%	3,494	3,626	3.8%
35 to 44 years	220,838	228,643	3.5%	3,442	3,384	-1.7%
45 to 54 years	258,726	234,477	-9.4%	4,453	3,894	-12.6%
55 to 64 years	213,176	238,715	12.0%	3,850	4,291	11.5%
65 & over	246,677	278,711	13.0%	4,838	5,329	11.5%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	30,064	30,007	-0.2%
Black	85,971	93,900	9.2%	273	357	30.8%
American Indian or Alaskan Native	23,418	26,492	13.1%	213	321	50.7%
Asian	33,322	44,479	33.5%	458	475	3.7%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	28	37	32.1%
Two or More Races	32,305	39,365	21.9%	328	390	18.9%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	2,544	2,867	12.7%

## 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.1.2, at right, from April 2000 to July 2009, Adams County’s natural increase was estimated to be 1,141 people. Adams County has been experiencing net in-migration, with 1,032 persons arriving in the county in the last nine years.<sup>4</sup> The 2015 population estimates showed a natural increase of 515 persons and a net out-migration of 292 persons since the 2010 Census. In total, Adams County’s population increased to 31,587 persons.

<b>1980 Population</b>	<b>30,656</b>
Natural Increase 80–90	1,189
Net Migration 80–90	-2,220
<b>1990 Population</b>	<b>29,625</b>
Natural Increase 90–00	<b>835</b>
Net Migration 90–00	691
<b>2000 Population</b>	<b>31,151</b>
Natural Increase 00–09	1,141
Net Migration 00–09	1,032
2009 Population Estimate	33,324
<b>2010 Population</b>	<b>31,364</b>
Natural Increase 10–15	515
Net Migration 10–15	-292
<b>2015 Population Estimate</b>	<b>31,587</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 Adams County increased from 56 persons in 2014 to 110 persons in 2015, with an additional net movement of -32 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.1.3.

<sup>4</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.1.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Adams 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	444	491	-47
Calendar 2002	384	418	-34
Calendar 2003	423	377	46
Calendar 2004	456	425	31
Calendar 2005	474	382	92
Calendar 2006	486	454	32
Calendar 2007	476	443	33
Calendar 2008	428	401	27
Calendar 2009	356	286	70
Calendar 2010	547	456	91
Calendar 2011	372	273	99
Calendar 2012	430	295	135
Calendar 2013	375	289	86
Calendar 2014	376	320	56
Calendar 2015	382	272	110
First Half of 2016	151	183	-32

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 14,771 in 2014 to 14,923 in 2015, as shown in Table II.1.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Adams County increased by 1.0 percent from 6,093 in 2015 to 6,153 in 2016, as shown below in Table II.1.5. The number of school-age children 5 to 11 years of age decreased from 3,292 in 2015 to 3,250 in 2016.

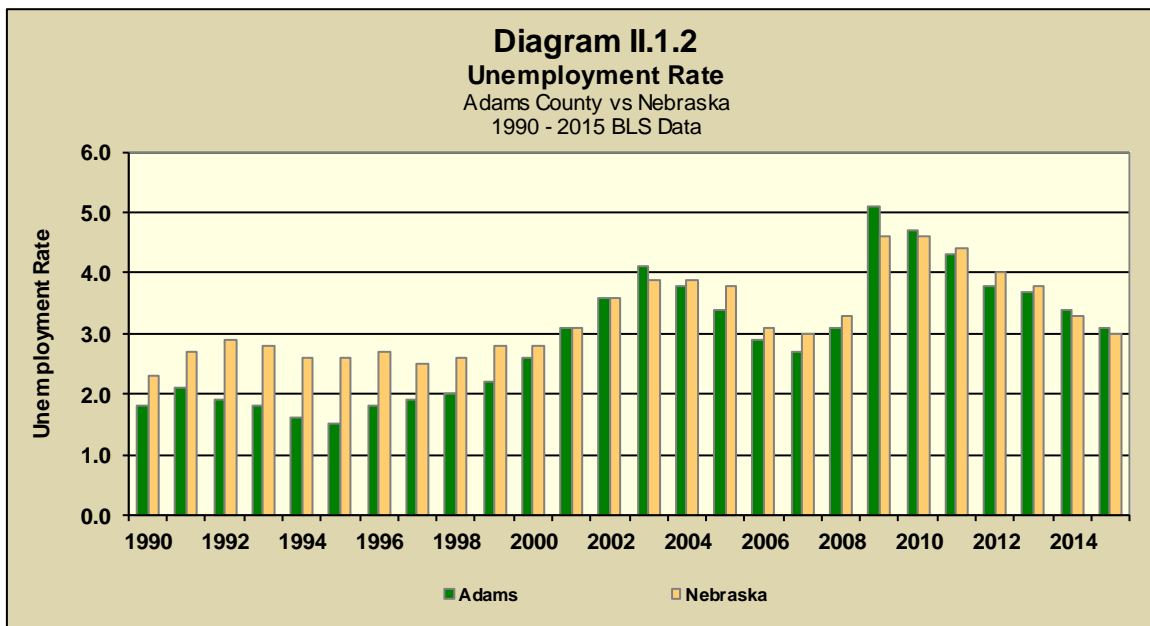
<b>Table II.1.4</b>	
<b>Income Tax Returns</b>	
Adams County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	13,385
1992	13,562
1993	13,473
1994	13,457
1995	13,430
1996	13,808
1997	13,632
1998	13,653
1999	13,656
2000	13,629
2001	13,341
2002	13,246
2003	13,085
2004	13,219
2005	12,199
2006	13,553
2007	13,853
2008	14,241
2009	14,127
2010	13,916
2011	14,208
2012	14,608
2013	14,566
2014	14,771
2015	14,923

<b>Table II.1.5</b>				
<b>School-Age Children</b>				
Adams 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	3,622	994	2,375	6,991
1993	3,552	1,005	2,380	6,937
1994	3,152	936	2,158	6,246
1995	3,200	966	2,169	6,335
1996	3,207	907	2,204	6,318
1997	3,271	881	2,181	6,333
1998	3,313	918	2,178	6,409
1999	3,334	950	2,198	6,482
2000	3,374	963	2,162	6,499
2001	3,400	946	2,159	6,505
2002	3,642	979	2,449	7,070
2003	3,217	910	2,241	6,368
2004	3,183	946	2,265	6,394
2005	3,266	881	2,202	6,349
2006	3,307	859	2,197	6,363
2007	3,320	873	2,188	6,381
2008	3,137	816	2,090	6,043
2009	3,266	828	2,264	6,358
2010	3,360	858	2,190	6,408
2011	3,012	826	2,103	5,941
2012	3,042	818	1,948	5,808
2013	3,198	815	1,906	5,919
2014	3,164	776	1,894	5,834
2015	3,292	851	1,950	6,093
2016	3,250	880	2,023	6,153

## ECONOMICS

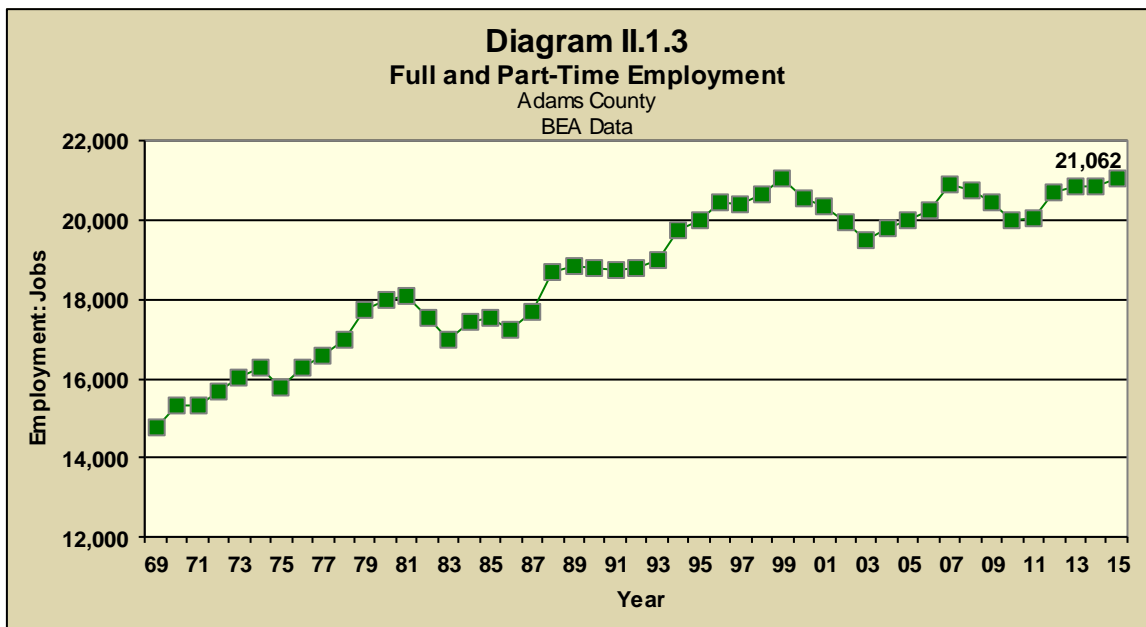
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Adams County, defined as the number of people working or actively seeking work, decreased from 16,744 in 2014 to 16,708 in 2015. The total number of people employed changed from 16,181 in 2014 to 16,189 in 2015. The unemployment rate for the county was 3.1 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.1.2, below.

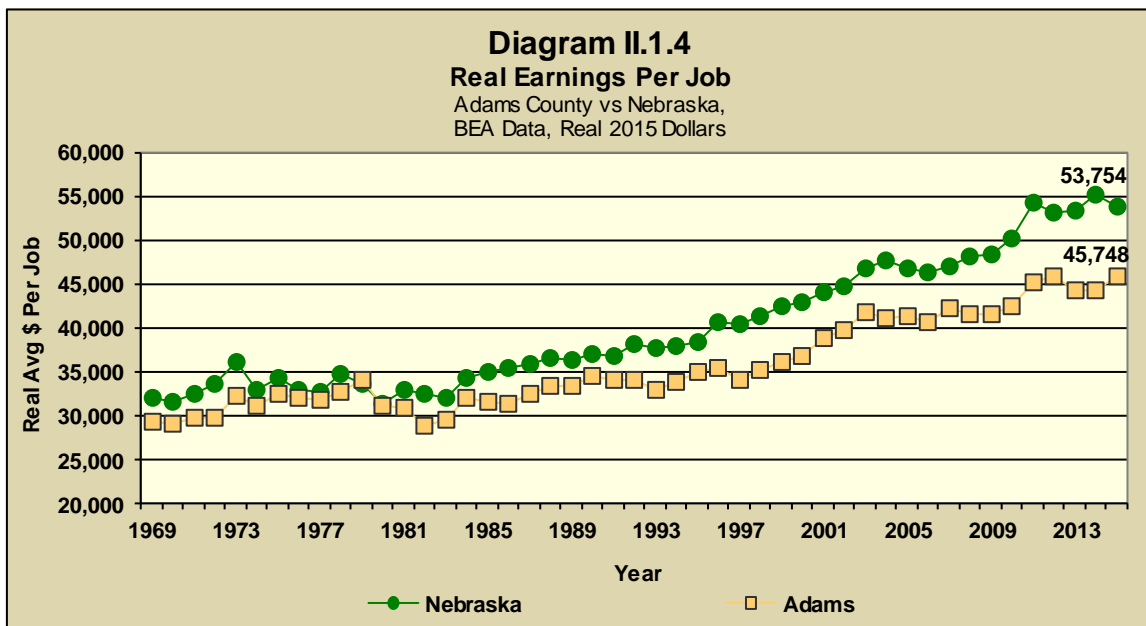


### Employment and Personal Income

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 21,062 jobs in Adams County, an increase of 197 jobs since 2014. Diagram II.1.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.1.4, below, real average earnings per job in the county was \$45,748 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 \$1,401,866,000, an increase of 3.8 percent between 2014 and 2015. Table II.1.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.1.6**  
**Total BEA Employment and Real Personal Income**

Adams 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	435,046	27,094	-598	101,987	46,175	555,515	18,320	14,802	29,391
1970	446,136	27,866	-2,081	107,869	50,634	574,692	18,818	15,338	29,087
1971	454,322	29,220	-3,274	110,097	54,790	586,715	19,137	15,312	29,671
1972	467,848	31,882	-4,210	116,310	58,131	606,197	19,459	15,666	29,864
1973	516,101	38,431	-4,401	123,854	68,335	665,458	21,389	16,053	32,150
1974	504,967	40,388	-6,084	128,735	70,114	657,344	21,473	16,261	31,054
1975	514,618	39,250	-5,863	134,047	74,738	678,290	22,628	15,788	32,596
1976	520,523	42,257	-7,883	136,300	76,143	682,826	22,572	16,273	31,987
1977	528,319	43,148	-7,395	145,332	76,392	699,500	23,147	16,598	31,830
1978	556,153	45,697	-7,803	148,522	77,151	728,327	24,086	16,992	32,730
1979	602,413	50,089	-9,344	155,477	80,156	778,613	25,415	17,722	33,992
1980	560,226	49,433	-10,035	170,133	85,997	756,887	24,626	18,006	31,113
1981	561,088	51,832	-8,898	195,022	90,730	786,110	25,369	18,095	31,008
1982	507,955	50,074	-7,920	225,307	95,005	770,273	24,686	17,546	28,950
1983	503,096	48,819	-5,965	213,610	99,002	760,924	24,628	16,971	29,644
1984	560,088	53,253	-9,497	218,564	99,613	815,515	26,437	17,441	32,113
1985	553,777	55,883	-12,106	213,591	103,239	802,618	26,011	17,540	31,572
1986	541,562	56,078	-10,406	210,940	107,199	793,217	26,006	17,220	31,450
1987	574,746	58,554	-12,814	203,578	105,951	812,906	27,093	17,696	32,479
1988	626,838	65,731	-15,997	199,669	107,043	851,823	28,378	18,718	33,489
1989	629,877	66,867	-15,666	200,350	109,564	857,257	28,669	18,850	33,415
1990	649,423	70,005	-15,362	208,546	113,581	886,183	29,899	18,817	34,513
1991	641,240	69,677	-15,545	207,123	116,936	880,077	29,416	18,763	34,176
1992	638,790	70,811	-17,462	203,522	124,076	878,116	29,225	18,802	33,975
1993	627,102	71,400	-19,007	204,283	128,070	869,049	28,663	18,982	33,037
1994	670,844	76,237	-23,086	209,308	132,765	913,594	29,947	19,773	33,927
1995	699,564	78,463	-28,436	231,415	138,729	962,809	31,277	19,981	35,011
1996	724,404	77,910	-26,822	238,133	144,222	1,002,027	32,438	20,446	35,430
1997	696,542	78,871	-27,273	247,758	143,588	981,744	31,618	20,404	34,138
1998	725,259	81,648	-29,331	267,323	152,694	1,034,298	33,306	20,665	35,096
1999	759,998	84,784	-35,094	254,889	161,384	1,056,393	33,960	21,070	36,070
2000	757,757	83,761	-33,155	269,217	163,580	1,073,638	34,462	20,578	36,824
2001	788,236	86,729	-40,616	262,042	182,281	1,105,212	35,628	20,337	38,759
2002	791,923	88,082	-40,671	259,146	184,802	1,107,117	36,044	19,940	39,715
2003	812,157	87,095	-39,365	272,240	188,390	1,146,328	37,349	19,481	41,690
2004	815,524	87,764	-38,818	231,875	195,896	1,116,713	36,328	19,793	41,203
2005	826,956	89,648	-37,588	241,209	199,167	1,140,096	36,792	20,005	41,337
2006	823,755	93,825	-36,464	242,451	207,872	1,143,788	37,004	20,264	40,651
2007	883,627	98,849	-36,925	264,564	215,667	1,228,084	39,754	20,924	42,230
2008	862,723	95,641	-34,412	285,171	234,120	1,251,961	40,178	20,758	41,561
2009	852,373	97,000	-31,256	259,025	243,980	1,227,122	39,231	20,471	41,638
2010	846,963	97,277	-28,272	253,590	250,913	1,225,918	39,120	19,991	42,367
2011	904,534	85,457	-27,755	285,312	251,268	1,327,901	42,516	20,075	45,058
2012	947,080	88,424	-31,260	311,348	242,733	1,381,478	44,013	20,683	45,790
2013	921,388	97,450	-26,896	286,151	243,954	1,327,148	42,022	20,840	44,212
2014	925,387	101,387	-28,799	301,988	253,964	1,351,153	43,005	20,865	44,351
2015	963,554	102,877	-26,611	306,383	261,417	1,401,866	44,381	21,062	45,748

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 2.0 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 7.2 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 46.2 percent over the 2010 to 2015 period. Table II.1.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.1.7</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Adams 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>5</sup>
1991	4,312	1,523	2,518	1,869	1,741	961	219	196	46	13,385
1992	4,194	1,529	2,563	1,856	1,824	1,072	236	231	57	13,562
1993	4,122	1,456	2,536	1,835	1,858	1,091	274	234	67	13,473
1994	4,131	1,377	2,495	1,788	1,877	1,217	271	233	68	13,457
1995	3,830	1,345	2,505	1,767	1,981	1,330	339	263	70	13,430
1996	3,832	1,231	2,593	1,791	2,071	1,478	407	313	92	13,808
1997	3,794	1,133	2,459	1,705	2,016	1,613	438	380	94	13,632
1998	3,650	1,074	2,445	1,727	1,994	1,724	525	424	90	13,653
1999	3,566	1,007	2,323	1,765	2,011	1,829	596	458	101	13,656
2000	3,458	923	2,278	1,805	1,946	1,896	687	518	118	13,629
2001	3,327	921	2,220	1,656	2,002	2,002	595	519	99	13,341
2002	3,250	980	2,189	1,701	1,874	2,013	664	485	90	13,246
2003	2,986	1,070	2,179	1,660	1,856	2,001	713	520	100	13,085
2004	2,954	1,055	2,133	1,690	1,899	1,979	785	606	118	13,219
2005	2,558	936	1,945	1,499	1,712	1,951	816	649	133	12,199
2006	2,667	1,101	2,246	1,674	1,870	2,031	1,002	791	171	13,553
2007	2,737	1,096	2,059	1,662	1,862	2,155	1,133	952	197	13,853
2008	2,665	1,104	2,199	1,773	1,905	2,218	1,173	1,007	197	14,241
2009	2,584	1,235	2,309	1,772	1,795	2,099	1,142	1,018	173	14,127
2010	2,348	1,242	2,179	1,722	1,864	2,073	1,156	1,157	175	13,916
2011	2,487	1,224	2,139	1,759	1,836	2,108	1,200	1,233	222	14,208
2012	2,427	1,197	2,221	1,774	1,899	2,116	1,248	1,386	340	14,608
2013	2,459	1,185	2,045	1,766	1,935	2,162	1,264	1,450	300	14,566
2014	2,381	1,147	2,046	1,865	1,961	2,129	1,333	1,610	299	14,771
2015	2,395	1,143	2,032	1,902	1,989	2,172	1,342	1,640	308	14,923

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 3,739 in 2010 to 3,814 in 2015, with the poverty rate reaching 12.7 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.1.8, at right, presents poverty data for the county.

<b>Table II.1.8</b>		
<b>Persons in Poverty</b>		
Adams County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	2,851	10.1
1999	2,805	9.4
2000	2,669	9.0
2001	2,734	9.2
2002	2,939	9.9
2003	2,973	10.0
2004	3,197	10.1
2005	3,804	12.2
2006	3,813	12.1
2007	3,646	11.6
2008	3,254	10.3
2009	4,195	13.2
2010	3,739	12.5
2011	4,078	13.7
2012	3,724	12.5
2013	3,434	11.4
2014	3,746	12.5
2015	3,814	12.7

<sup>5</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 Adams County increased by 137 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.1.9, at right.<sup>6</sup> This compared to an average annual rate of change of 1.03 percent statewide. Adams 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 increased by 3.0 percent in Adams County between 2010 and 2015, from 13,350 to 13,749. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.1.10.

Year	Nebraska	Adams County
1980	37,727	833
1981	37,582	842
1982	37,500	837
1983	41,889	915
1984	43,151	926
1985	43,115	892
1986	42,538	877
1987	42,691	888
1988	43,134	881
1989	43,302	875
1990	43,749	878
1991	44,405	886
1992	45,269	900
1993	46,059	913
1994	46,640	920
1995	47,128	940
1996	47,607	957
1997	48,588	985
1998	48,655	962
1999	48,968	977
2000	49,623	966
2001	49,710	946
2002	50,259	954
2003	50,394	969
2004	50,928	970
2005	51,440	988
2006	51,906	978
2007	52,517	999
2008	52,152	994
2009	51,633	963
2010	51,886	960
2011	51,553	953
2012	52,294	984
2013	52,585	973
2014	52,991	970

Subject	Nebraska	% Growth Since Census	Adams County	% Growth Since Census
2000 Census	722,668	-	13,014	-
2010 Census	796,793	10.3%	13,350	2.6%
July 2011 Estimate	801,129	0.5%	13,493	1.1%
July 2012 Estimate	804,659	1.0%	13,583	1.7%
July 2013 Estimate	809,171	1.5%	13,619	2.0%
July 2014 Estimate	814,970	2.3%	13,664	2.4%
July 2015 Estimate	820,913	3.0%	13,749	3.0%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Adams County. As shown in Table II.1.11 on the following page, 7.0 percent of housing units, or 948, were vacant in 2015. Of the 12,670 housing units that were occupied in 2015, 69.5 percent, or 8,804, were owner-occupied and the remaining 30.5 percent were renter-occupied.

<sup>6</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.1.11</b>				
<b>Housing Units by Tenure</b>				
Adams 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	12,466	93.4%	12,670	93.0%
Owner-Occupied	8,426	67.6%	8,804	69.5%
Renter-Occupied	4,040	32.4%	3,866	30.5%
Vacant Housing Units	884	6.6%	948	7.0%
<b>Total Housing Units</b>	<b>13,350</b>	<b>100.0%</b>	<b>13,618</b>	<b>100.0%</b>

As shown in Table II.1.12, below, there were 10,691 single family dwellings in 2015, which accounted for 78.5 percent of all housing units. Apartment units accounted for 7.4 percent of housing units, with 1,006 units. Mobile homes also accounted for an additional 4.7 percent of housing with 635 units.

<b>Table II.1.12</b>				
<b>Housing Units by Type</b>				
Adams County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>7</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	10,373	77%	10,691	78.5%
Duplex	474	4%	411	3.0%
Tri- or Four-Plex	843	6%	860	6.3%
Apartment	1,087	8%	1,006	7.4%
Mobile Home	616	5%	635	4.7%
Boat, RV, Van, Etc.	14	0%	15	.1%
<b>Total</b>	<b>13,407</b>	<b>100.0%</b>	<b>13,618</b>	<b>100.0%</b>

Table II.1.13, below, shows the disposition of vacant housing units in Adams County. The 2015 five-year ACS shows 16.4 percent of vacant units were for rent, 9.9 percent were for sale, and 7.2 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 251 “other vacant” units, or 28.4 percent; this compared to 60.0 percent “other vacant” units in 2015.

<b>Table II.1.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Adams 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	354	40.0%	155	16.4%
For Sale	146	16.5%	94	9.9%
Rented or Sold, Not Occupied	72	8.1%	68	7.2%
For Seasonal, Recreational, or Occasional Use	58	6.6%	62	6.5%
For Migrant Workers	3	0.3%	0	.0%
Other Vacant	251	28.4%	569	60.0%
<b>Total</b>	<b>884</b>	<b>100.0%</b>	<b>948</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>8</sup> In most years for which data are presented, single-

<sup>7</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Adams County decreased from 95 in 2014 to 48 in 2015 and the average value of construction was \$218,885 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 decreased from 120 in 2014 to 68 in 2015. These changes in residential permit activity in the county compared to an increase in population of 436 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.1.14.

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	78	10	16	16	120	111.50	61.80	51.10	4.20
1981	56	2	.	.	58	107.30	73.20	.	.
1982	42	.	16	.	58	92.70	.	107.20	.
1983	54	.	.	.	54	107.30	.	.	.
1984	32	6	4	.	42	112.60	142.20	123.70	.
1985	13	.	.	.	13	99.10	.	.	.
1986	21	.	4	.	25	126.10	.	47.00	.
1987	24	4	4	.	32	146.60	104.90	114.60	.
1988	18	.	3	5	26	136.70	.	36.70	35.90
1989	32	.	.	.	32	152.90	.	.	.
1990	22	.	.	24	46	127.80	.	.	41.10
1991	43	2	.	.	45	128.80	79.50	.	.
1992	47	.	.	.	47	142.00	.	.	.
1993	53	6	40	116	215	131.20	73.40	47.00	51.40
1994	77	16	32	77	202	130.70	65.70	49.50	23.50
1995	55	26	12	12	105	143.00	52.80	54.80	48.60
1996	73	10	.	98	181	148.50	50.10	.	62.00
1997	70	18	.	.	88	146.00	82.10	.	.
1998	62	4	4	12	82	146.20	41.80	52.20	63.80
1999	73	8	.	.	81	117.30	51.40	.	.
2000	81	.	4	.	85	137.50	.	30.20	.
2001	77	.	.	.	77	169.50	.	.	.
2002	83	.	4	.	87	152.4	.	64.5	.
2003	123	4	4	96	227	183.6	127.3	34.9	102.2
2004	152	14	4	106	276	170.8	98.2	66.9	100.6
2005	145	8	4	24	181	123.7	105.2	119.3	57.7
2006	144	8	.	.	152	184.7	93.3	.	.
2007	101	12	.	.	113	205.0	169.9	.	.
2008	55	4	.	.	59	245.5	117.0	.	.
2009	78	8	8	.	94	223.2	108.4	63.1	.
2010	68	12	96	.	176	201.5	155.0	80.6	.
2011	62	46	18	.	126	215.7	134.0	77.2	.
2012	61	10	.	.	71	205.4	121.1	.	.
2013	71	8	3	.	82	214.6	181.3	138.3	.
2014	95	22	3	.	120	199.6	112.4	141.0	.
2015	48	20	.	.	68	218.9	153.4	.	.

<sup>8</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 7,407 property transactions in Adams County. Of these, 6,535 were for single-family homes during this 18-year period, as shown in Table II.1.15.

<b>Table II.1.15</b>						
<b>Residential Property Transactions</b>						
Adams 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	448	0	1	4	6	459
2000	437	5	1	1	2	446
2001	238	0	0	6	129	373
2002	4	0	0	0	431	435
2003	252	0	1	1	186	440
2004	453	5	3	1	8	470
2005	472	1	2	3	1	479
2006	484	2	3	1	0	490
2007	412	3	5	0	0	420
2008	385	0	3	1	0	389
2009	379	0	2	3	0	384
2010	423	0	3	2	0	428
2011	302	0	4	5	0	311
2012	89	0	1	0	0	90
2013	349	0	5	3	0	357
2014	478	0	5	1	2	486
2015	463	0	6	5	1	475
2016	467	0	6	0	2	475
<b>Total</b>	<b>6,535</b>	<b>16</b>	<b>51</b>	<b>37</b>	<b>768</b>	<b>7,407</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 2,145 single-family home property transactions for units built before 1930, 1.4 percent of units were of low quality and 35.4 percent were of fair quality. Conversely, of the 407 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 8.6 percent of fair quality. Table II.1.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.1.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Adams 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	30	16	2	4	0	1	0	1	0	54
Fair	759	683	113	93	13	33	35	2	9	1,740
Average	1,287	1,163	474	538	91	169	197	20	10	3,949
Good	65	85	47	107	39	167	167	39	2	718
Very Good	1	0	2	2	13	26	8	0	0	52
Excellent	0	0	0	0	3	5	0	0	0	8
Missing	3	3	2	2	2	2	0	0	0	14
<b>Total</b>	<b>2,145</b>	<b>1,950</b>	<b>640</b>	<b>746</b>	<b>161</b>	<b>403</b>	<b>407</b>	<b>62</b>	<b>21</b>	<b>6,535</b>

In regard to the current condition of residential dwellings, of the same 2,145 single-family homes built before 1930, 24.7 percent of the homes were worn out or badly worn, and 71.1

percent were in average condition. Table II.1.17 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	56	12	2	2	0	0	0	0	0	72
Badly Worn	474	221	25	14	3	4	4	0	2	747
Average	1,526	1,577	536	562	100	162	53	13	18	4,547
Good	86	132	76	162	53	209	347	22	0	1,087
Very Good	2	4	1	6	4	23	3	0	1	44
Excellent	0	2	0	0	0	3	0	5	0	10
Missing	1	2	0	0	1	2	0	22	0	28
<b>Total</b>	<b>2,145</b>	<b>1,950</b>	<b>640</b>	<b>746</b>	<b>161</b>	<b>403</b>	<b>407</b>	<b>62</b>	<b>21</b>	<b>6,535</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$106,029 to \$120,400, a total increase of 13.6 percent, as shown in Table II.1.18, 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 Adams County ranged from \$59,305 for homes built before 1930 to \$194,093 for homes built from 2001 to 2010, and \$245,762 for the newest homes built between 2011 and 2016.<sup>9</sup> Homes built from 2001 through 2010 were also larger, averaging 1,579 square feet per unit. Table II.1.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	70,278
2000	72,253
2001	74,714
2002	42,250
2003	80,903
2004	85,038
2005	92,908
2006	96,021
2007	102,506
2008	108,937
2009	101,136
2010	106,029
2011	110,997
2012	117,222
2013	120,275
2014	119,051
2015	125,438
2016	120,400
<b>Average</b>	<b>100,190</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>10</sup> (\$)
Before 1930	59,305	1,323	44.8
1931-1960	78,589	1,147	68.5
1961-1970	115,545	1,335	86.6
1971-1980	128,804	1,390	92.7
1981-1990	168,473	1,722	97.9
1991-2000	173,812	1,596	108.9
2001-2010	194,093	1,579	123.0
2011-2016	245,762	1,618	152
<b>Average</b>	<b>98,857</b>	<b>1,326</b>	<b>75</b>

<sup>9</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>10</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.1.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Adams County. The number of completed surveys decreased from 52 in 2015 to 48 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 0.5 percentage points and was at 3.09 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	9	711	9.14	63.6
2003	12	846	11.58	42.6
2004	12	599	13.86	58.9
2005	6	246	13.41	79.1
2006	23	920	5.33	30.0
2007	28	1,402	11.70	25.6
2008	37	1,925	7.48	21.1
2009	33	1,763	5.50	19.5
2010	55	2,148	8.61	21.4
2011	48	1,613	2.54	15.7
2012	59	2,095	2.20	13.9
2013	68	1,887	2.86	23.2
2014	64	2,083	2.54	26.8
2015	52	1,829	2.6	19
2016	48	1,650	3.09	27.4

Table II.1.21, below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 194 single family units in Adams County, with 7 of them available. This translates into a vacancy rate of 3.6 percent in Adams County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 1,423 apartment units reported in the survey, with 44 of them available, which resulted in a vacancy rate of 3.1 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 2.7 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	194	7	3.6%	3.0%
Apartments	1,423	44	3.1%	2.7%
Mobile Homes	12	0	.0%	6.3%
“Other” Units	0	0	.0%	.
Don't Know	21	0	.0%	2.6%
<b>Total</b>	<b>1,650</b>	<b>51</b>	<b>3.09%</b>	<b>2.7%</b>

Table II.1.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 72 units. The most common apartment units were one bedroom units, with 356 units. Details for additional unit types are reported on the following page.

<b>Table II.1.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Adams 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>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	.	0
One	15	356	0	0	.	371
Two	72	191	9	0	.	272
Three	27	160	3	0	.	190
Four	9	8	0	0	.	17
Don’t Know	71	708	0	0	21	800
<b>Total</b>	<b>194</b>	<b>1,423</b>	<b>12</b>	<b>0</b>	<b>21</b>	<b>1,650</b>

Table II.1.23, 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 4.2 percent.

<b>Table II.1.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Adams County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	%
One	15	0	.0%
Two	72	3	4.2%
Three	27	4	14.8%
Four	9	0	.0%
Don’t know	71	0	.0%
<b>Total</b>	<b>194</b>	<b>7</b>	<b>3.6%</b>

Table II.1.24, 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 1.7 percent.

<b>Table II.1.24</b>			
<b>Apartment Units by Number of Bedrooms</b>			
Adams County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	1	%
One	356	6	1.7%
Two	191	11	5.8%
Three	160	3	1.9%
Four	8	0	.0%
Don’t know	708	23	3.2%
<b>Total</b>	<b>1,423</b>	<b>44</b>	<b>3.1%</b>

Average market-rate rents by unit type are shown in Table II.1.25, 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.1.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Adams 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	\$	\$375.0	\$	\$	\$375.0
One	\$503.3	\$471.7	\$	\$	\$476.2
Two	\$537.1	\$550.6	\$400.0	\$	\$539.8
Three	\$787.1	\$695.3	\$550.0	\$	\$735.4
Four	\$865.0	\$975.0	\$	\$	\$883.3
Don't know	\$732.1	\$750.0	\$	\$	
<b>Total</b>	<b>\$688.6</b>	<b>\$549.8</b>	<b>\$475.0</b>	<b>\$</b>	<b>\$608.9</b>

Table II.1.26, 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.1.26</b>					
<b>Average Assisted Rate Rents by Number of Bedrooms</b>					
Adams 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	\$	\$500.0	\$	\$	\$500.0
Two	\$230.0	\$	\$	\$	\$230.0
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$230.0</b>	<b>\$500.0</b>	<b>\$</b>	<b>\$</b>	<b>\$365.0</b>

Table II.1.27, on the following page, shows vacancy rates for single family units by average rental rates for Adams 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 3.5 percent.

<b>Table II.1.27</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Adams County 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	143	5	3.5%
\$750 to \$1,000	40	1	2.5%
\$1,000 to \$1,250	2	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	8	1	12.5%
<b>Total</b>	<b>194</b>	<b>7</b>	<b>3.6%</b>

The average rent and availability of apartment units is displayed in Table II.1.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 3.4 percent.

<b>Table II.1.28</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Adams County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	176	7	4.0%
\$500 to \$750	582	20	3.4%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	7	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	658	17	2.6%
<b>Total</b>	<b>1,423</b>	<b>44</b>	<b>3.1%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.1.29 below, 28 respondents, or 66.7 percent, included some sort of utility in the rent.

<b>Table II.1.29</b> <b>Are there any utilities included with the rent?</b> Adams County 2016 Survey of Rental Properties	
Period	Respondent
Yes	28
No	14
<b>% Offering Utilities</b>	<b>66.7%</b>



The type of utility included in the rent is shown in Table II.1.30, below. There were 9 respondents who included electricity, 9 respondents who included natural gas, 27 respondents who included water and sewer and 25 respondents included trash collection in the rent.

<b>Table II.1.30</b> <b>Which utilities are included with the rent?</b> Adams County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	9
Natural Gas	9
Water/Sewer	27
Trash Collection	25

Table II.1.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 14 respondents said they keep a waitlist, with an estimated 155 number of persons on the wait list.

<b>Table II.1.31</b> <b>Do you keep a waiting list?</b> Adams County 2016 Survey of Rental Properties	
Period	Respondent
Yes	14
No	28
<b>Waitlist Size</b>	<b>155</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.1.32 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.1.32</b> <b>How would you rate the need for renovation of existing units in the city?</b> Adams County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	
Low Need	4	4	4	2
Moderate Need	11	11	11	4
High Need	9	9	9	2
Extreme Need	5	5	5	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.1.33 on the following page, 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.1.33</b>				
<b>How would you rate the need for construction of new units in the city?</b>				
Adams 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	13	13	13	3
Low Need	8	8	8	3
Moderate Need	7	7	7	
High Need	3	3	3	1
Extreme Need	5	5	5	2