

City of Alliance

Summary

- From 2010 to 2015, population increased by 0.4 percent, or by 31 persons.
- In 2015, 6 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$182,667.
- The vacancy rate in the Fall 2016 Rental Survey was 13.0 percent, which compared to a vacancy rate of 2.6 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Alliance’s population decreased by 4.9 percent between 2000 and 2015, from 8,959 to 8,522 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 8 persons in Alliance between 2014 and 2015, as shown below in Table III.1.1.

Table III.1.1				
Population Estimates				
Nebraska vs. City of Alliance				
2000, 2010 Census and Intercensal Estimates				
Subject	Nebraska	% Growth Since 2000	Alliance	% Growth Since 2000
2000 Census	1,711,263		8,959	.
July 2001 Estimate	1,719,836	0.5%	8,884	-8
July 2002 Estimate	1,728,292	1.0%	8,871	-1.0
July 2003 Estimate	1,738,643	1.6%	8,711	-2.8
July 2004 Estimate	1,749,370	2.2%	8,582	-4.2
July 2005 Estimate	1,761,497	2.9%	8,515	-5.0
July 2006 Estimate	1,772,693	3.6%	8,465	-5.5
July 2007 Estimate	1,783,440	4.2%	8,530	-4.8
July 2008 Estimate	1,796,378	5.0%	8,598	-4.0
July 2009 Estimate	1,812,683	5.9%	8,510	-5.0
2010 Census	1,826,341	6.7%	8,491	-5.2
July 2011 Estimate	1,842,383	7.7%	8,489	-5.2
July 2012 Estimate	1,855,973	8.5%	8,472	-5.4
July 2013 Estimate	1,869,300	9.2%	8,498	-5.1
July 2014 Estimate	1,882,980	10.0%	8,514	-5.0
July 2015 Estimate	1,896,190	10.8%	8,522	-4.9

Table III.1.2, on the following page, shows the population of Alliance by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 91.2 percent of the population, with a total of 7,751 persons. There were also 13 black and 485 Native American persons residing in the City of Alliance. In 2010 the Hispanic population accounted for 12.3 percent of the population, with 1,048 persons, which compared to a population share of 14.0 percent in 2015 and a Hispanic population of 1,190.

Table III.1.2				
Population by Race and Ethnicity				
City of Alliance				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,429	87.5%	7,751	91.2%
Black	45	.5%	13	.2%
American Indian	390	4.6%	485	5.7%
Asian	27	.3%	35	.4%
Native Hawaiian/ Pacific Islander	2	.0%	10	.1%
Other	355	4.2%	29	.3%
Two or More Races	243	2.9%	177	2.1%
Total	8,491	100.0%	8,500²	100.0%
Hispanic	1,048	12.3%	1,190	14.0%

Table III.1.3, below, shows the population of Alliance 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 11.4 percent of the total population in 2010 to 13.2 percent in 2015. The number of people from 25 to 34 years of age accounted for 10.4 percent of the population in 2015, or 881 persons. The percentage of people aged 65 or Older changed from 14.9 percent of the total population in 2010 to 15.4 percent in 2015. Additional age details are shown in table III.1.3.

Table III.1.3				
Population by Age				
City of Alliance				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	1,811	21.3%	1,900	22.4%
15 - 24	964	11.4%	1,118	13.2%
25 - 34	998	11.8%	881	10.4%
35 - 44	972	11.4%	865	10.2%
45 - 54	1,290	15.2%	1,157	13.6%
55 - 64	1,190	14.0%	1,271	15.0%
65 or Older	1,266	14.9%	1,308	15.4%
Total	8,491	100.0%	8,500	100.0%

² 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 Alliance decreased by 3.7 percent. Over the same period the school enrollment for those aged 15 to 18 fell by 3.9 percent to 497 persons, while the enrollment for those aged 5 to 10 decreased by 1.8 percent, to 704 persons. Between 2015 and 2016, school enrollment fell by 3.7 percent or from 1,736 to 1,672 persons. These results can be seen in Table III.1.4, at right.

Table III.1.4				
School Enrollment by Age				
City of Alliance				
Department of Education Data				
Age	5 to 10	11 to 14	15 to 18	Total
2000	863	681	712	2,256
2001	869	644	693	2,206
2002	767	650	653	2,070
2003	752	619	627	1,998
2004	742	589	629	1,960
2005	755	577	591	1,923
2006	734	541	596	1,871
2007	740	554	580	1,874
2008	737	495	537	1,769
2009	725	474	477	1,676
2010	717	503	517	1,737
2011	720	480	529	1,729
2012	716	522	497	1,735
2013	716	523	492	1,731
2014	637	458	508	1,603
2015	750	506	480	1,736
2016	704	471	497	1,672

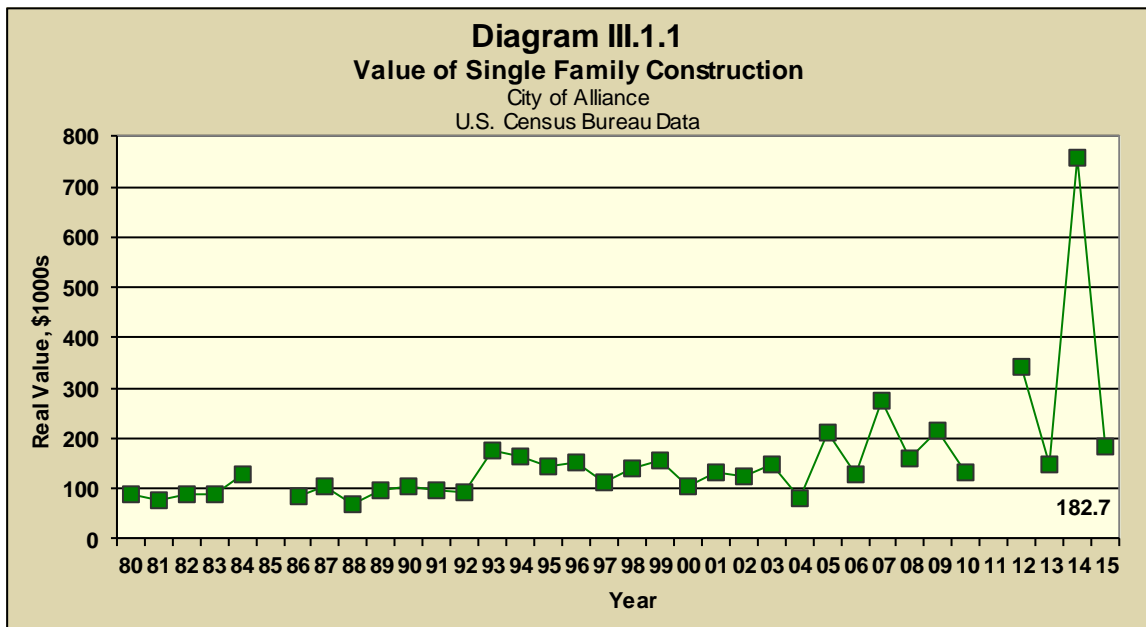
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.³ 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 Alliance numbering 60 in 1980, 1 in 1990, 2 in 2000, and 25 in 2008. Between 2014 and 2015, single-family permits increased to 6 units. Additional details of permit activity and per-unit valuations are shown below in Table III.1.5.

Table III.1.5									
Building Permits and Valuation									
City of Alliance									
1980–2015 Census Bureau Data									
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	60	20	0	122	202	87	62	0	57
1981	44	0	0	0	44	76	0	0	0
1982	5	0	0	0	5	90	0	0	0
1983	12	0	0	0	12	90	0	0	0
1984	5	0	0	0	5	130	0	0	0
1985	0	0	0	0	0	0	0	0	0
1986	5	0	0	0	5	85	0	0	0
1987	3	0	0	0	3	105	0	0	0
1988	1	0	0	0	1	69	0	0	0
1989	2	0	0	0	2	96	0	0	0
1990	1	0	0	0	1	105	0	0	0
1991	1	0	0	0	1	95	0	0	0
1992	2	0	0	0	2	92	0	0	0
1993	7	0	0	0	7	174	0	0	0
1994	8	16	3	0	27	165	50	50	0
1995	9	0	0	0	9	144	0	0	0
1996	9	0	0	0	9	150	0	0	0
1997	17	0	0	0	17	114	0	0	0
1998	15	0	0	0	15	139	0	0	0
1999	2	0	0	0	2	158	0	0	0
2000	2	0	0	0	2	103	0	0	0
2001	9	0	0	0	9	131	0	0	0
2002	5	0	0	13	18	126	0	0	60
2003	4	0	0	0	4	147	0	0	0
2004	1	0	0	0	1	80	0	0	0
2005	2	0	0	0	2	211	0	0	0
2006	3	2	0	0	5	129	145	0	0
2007	4	0	0	24	28	276	0	0	0
2008	25	0	0	0	25	160	0	0	0
2009	2	0	0	0	2	214	0	0	0
2010	18	0	0	0	18	133	0	0	0
2011	0	0	0	0	0	0	0	0	0
2012	3	0	0	0	3	341	0	0	0
2013	2	0	0	0	2	148	0	0	0
2014	1	0	0	0	1	757	0	0	0
2015	6	0	0	0	6	183	0	0	.0

³ 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.

As shown in Diagram III.1.1, below, the average value of newly constructed single-family units in 2000 was \$102,881, \$210,613 in 2005, and \$132,541 in 2010. In 2015, the value of single family units fell to \$182,667 from \$757,460 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Alliance. As shown in Table III.1.6, below, 9.7 percent, or 388 housing units were vacant in 2015. Of the 3,630 housing units that were occupied in 2015, 61.8 percent, or 2,242 units, were owner-occupied, and the remaining 38.2 percent were renter-occupied. This compares to 3,559 housing units that were occupied in 2010 with 2,385 units, or 67.0 percent, being owner-occupied, and the remaining 33.0 percent being renter-occupied.

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,559	87.3%	3,630	90.3%
Owner-Occupied	2,385	67.0%	2,242	61.8%
Renter-Occupied	1,174	33.0%	1,388	38.2%
Vacant Housing Units	516	12.7%	388	9.7%
Total Housing Units	4,075	100.0%	4,018	100.0%

As shown in Table III.1.7, on the following page, there were 2,622 single family dwellings in 2015, which accounted for 65.3 percent of all housing units. Apartment units accounted for 21.9 percent of housing units, with 879 units. Mobile homes also accounted for an additional 8.4 percent of housing with 338 units.

Table III.1.7				
Housing Units by Type				
City of Alliance				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,796	69%	2,622	65.3%
Duplex	210	5%	74	1.8%
Tri- or Four-Plex	213	5%	100	2.5%
Apartment	437	11%	879	21.9%
Mobile Home	423	10%	338	8.4%
Boat, RV, Van, Etc.	0	0%	5	.1%
Total	4,079	100.0%	4,018	100.0%

Table III.1.8, below, shows the disposition of vacant housing units in Alliance. At the time of the 2015 five-year ACS, 5.9 percent of vacant units were for rent, 0.0 percent were for sale, and 5.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 143 “other vacant” units, representing 27.7 percent of vacant units, which compared to 72.7 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.1.8				
Disposition of Vacant Housing Units				
City of Alliance				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	277	53.7%	23	5.9%
For Sale	54	10.5%	0	.0%
Rented or Sold, Not Occupied	13	2.5%	21	5.4%
For Seasonal, Recreational, or Occasional Use	26	5.0%	62	16.0%
For Migrant Workers	3	0.6%	0	.0%
Other Vacant	143	27.7%	282	72.7%
Total	516	100.0%	388	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.1.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of Alliance. The number of completed surveys decreased from 18 in 2015 to 15 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 10.3 percentage points and was at 13.0 percent in 2016.

Table III.1.9				
Survey of Rental Properties				
City of Alliance				
2012–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2012	20	919	5.8	23.3
2013	18	584	6.7	22.0
2014	20	608	2.8	63.7
2015	18	608	2.6	35.6
2016	15	463	13.0	31.5

Table III.1.10 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 26 single family units in City of Alliance, with 2 of them available. This translates into a vacancy rate of 7.7 percent in City of Alliance, which compares to a single family vacancy rate of 3.6 percent for

the State of Nebraska. There were 422 apartment units reported in the survey, with 57 of them available, which resulted in a vacancy rate of 13.5 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 6.2 percent.

Table III.1.10 Rental Vacancy Survey by Type City of Alliance 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	26	2	7.7%	5.4%
Apartments	422	57	13.5%	6.2%
Mobile Homes	0	0	0	.0%
“Other” Units		0	.0%	.
Don't Know	15	1	6.7%	6.8%
Total	463	60	13.0%	6.2%

Table III.1.11, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 15 units. The most common apartment units were two bedroom units, with 177 units. Details for additional unit types are reported below.

Table III.1.11 Rental Units by Number of Bedrooms City of Alliance 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	100	0	0	.	100
Two	1	177	0	0	.	178
Three	15	17	0	0	.	32
Four	10	0	0	0	.	10
Don't Know	0	128	0		15	143
Total	26	422	0		15	463

Table III.1.12, 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 6.7 percent.

Table III.1.12			
Single Family Units by Number of Bedrooms			
City of Alliance			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	0	0	0
Two	1	0	.0%
Three	15	1	6.7%
Four	10	1	10.0%
Don't know	0	0	0
Total	26	2	7.7%

Table III.1.13, 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 1.7 percent.

Table III.1.13			
Apartment Units by Number of Bedrooms			
City of Alliance			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	100	1	1.0%
Two	177	3	1.7%
Three	17	0	.0%
Four	0	0	0
Don't know	128	53	41.4%
Total	422	57	13.5%

Average market-rate rents by unit type are shown in Table III.1.14, 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.1.14					
Average Market Rate Rents by Number of Bedrooms					
City of Alliance					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$484	\$	\$	\$484
Two	\$700	\$530	\$	\$	\$551
Three	\$750	\$661	\$	\$	\$691
Four	\$965	\$	\$	\$	\$965
Average	\$764	\$531	\$	\$	\$607

Table III.1.15, below, shows vacancy rates for single family units by average rental rates for the City of Alliance. 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 0.0 percent.

Table III.1.15 Single Family Market Rate Rents by Vacancy Status City of Alliance 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	11	2	18.2%
\$750 to \$1,000	15	0	.0%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	26	2	7.7%

The average rent and availability of apartment units is displayed in Table III.1.16, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 7.0 percent.

Table III.1.16 Apartment Market Rate Rents by Vacancy Status City of Alliance 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	175	37	21.1%
\$500 to \$750	215	15	7.0%
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	32	5	15.6%
Total	422	57	13.5%

Respondents were asked if utilities are included in the rent and as shown in Table III.1.17, on the following page, 7 respondents, or 63.6 percent, included some sort of utility in the rent.

Table III.1.17 Are there any utilities included with the rent? City of Alliance 2016 Survey of Rental Properties	
Period	Respondent
Yes	7
No	4
% Offering Utilities	63.6%

The type of utility included in the rent is shown in Table III.1.18, below. There were 2 respondents who included electricity, 0 respondents who included natural gas, 7 respondents who included water and sewer and 4 respondents included trash collection in the rent.

Table III.1.18 Which utilities are included with the rent? City of Alliance 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	0
Water/Sewer	7
Trash Collection	4

Table III.1.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 7 respondents said they keep a waiting list, with an estimated 56 number of persons on the waiting list.

Table III.1.19 Do you keep a waiting list? City of Alliance 2016 Survey of Rental Properties	
Period	Respondent
Yes	7
No	4
Waiting list Size	56

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.1.20, below, 1 respondent said there was no need for renovating single family units, with 2 respondents saying there was extreme need for renovating single family units. Likewise, 1 respondent indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.

Table III.1.20 How would you rate the need for renovation of existing units in the city? City of Alliance 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	1	1	1	
Moderate Need	4	4	4	
High Need	1	1	1	
Extreme Need	2	2	2	1

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.1.21, below, 6 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, 6 respondents indicated no need for constructing new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table II.1.21 How would you rate the need for construction of new units in the city? City of Alliance 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	6	6	6	1
Low Need				
Moderate Need	2	2	2	1
High Need	1	1	1	
Extreme Need	1	1	1	

Local Commentary

Alliance is the county seat of Box Butte County, and is located on the western edge of Nebraska’s Sand Hills. It is home to several manufacturing and rail service industries, has a thriving tourism industry, and is home to Carhenge.⁴

Box Butte County as a whole is going through a transition. There are over 30 plus businesses starting, in transition ownership, and/or expand in Box Butte County in the last 12 months. Employment has is currently in an uptick. Ag economy has slowed, but it seems to be stable. Additionally, Alliance has lost a couple of businesses this year, but is gaining some news ones at the same time.

There are some new development projects in the works but they are still in the very early stages. Alliance has newly established Community Redevelopment Authority (CRA) that will now be addressing redevelopment projects. They also work with TIF. The hospital has completed a \$42 million dollar expansion and it is in the second phase of renovations in the former space. More homes have been on the market recently than in years past. The Housing Stock needs updated and more lots developed. These issues are being addressed at the local level and Alliance is looking to partner more with the State on having more incentives for developers.⁵

⁴ Alliance, Nebraska, <http://www.cityofalliance.net/>

⁵ Email interview with Box Butte Development Corporation staff, 11/10/16

