

City of Blair

Summary

- From 2010 to 2015, population decreased by 0.2 percent, or by 15 persons.
- In 2015, 26 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$219,367.
- The vacancy rate in the Fall 2016 Rental Survey was 2.9 percent, which compared to a vacancy rate of 2.1 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Blair’s population increased by 6.16 percent between 2000 and 2015, from 7,512 to 7,975 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 13 persons in Blair between 2014 and 2015, as shown below in Table III.4.1.

| Table III.4.1 | | | | |
|---|-----------------|----------------------------|--------------|----------------------------|
| Population Estimates | | | | |
| Nebraska vs. City of Blair | | | | |
| 2000, 2010 Census and Intercensal Estimates | | | | |
| Subject | Nebraska | % Growth Since 2000 | Blair | % Growth Since 2000 |
| 2000 Census | 1,711,263 | | 7,512 | . |
| July 2001 Estimate | 1,719,836 | 0.5% | 7,670 | 2.1 |
| July 2002 Estimate | 1,728,292 | 1.0% | 7,712 | 2.7 |
| July 2003 Estimate | 1,738,643 | 1.6% | 7,770 | 3.4 |
| July 2004 Estimate | 1,749,370 | 2.2% | 7,781 | 3.6 |
| July 2005 Estimate | 1,761,497 | 2.9% | 7,887 | 5.0 |
| July 2006 Estimate | 1,772,693 | 3.6% | 7,991 | 6.4 |
| July 2007 Estimate | 1,783,440 | 4.2% | 8,028 | 6.9 |
| July 2008 Estimate | 1,796,378 | 5.0% | 7,952 | 5.9 |
| July 2009 Estimate | 1,812,683 | 5.9% | 7,949 | 5.8 |
| 2010 Census | 1,826,341 | 6.7% | 7,990 | 6.4 |
| July 2011 Estimate | 1,842,383 | 7.7% | 8,002 | 6.5 |
| July 2012 Estimate | 1,855,973 | 8.5% | 8,003 | 6.5 |
| July 2013 Estimate | 1,869,300 | 9.2% | 7,975 | 6.2 |
| July 2014 Estimate | 1,882,980 | 10.0% | 7,988 | 6.3 |
| July 2015 Estimate | 1,896,190 | 10.8% | 7,975 | 6.2 |

Table III.4.2, on the following page, shows the population of Blair by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 95.0 percent of the population, with a total of 7,597 persons. There were also 96 black and 19 Native American persons residing in the City of Blair. In 2010 the Hispanic population accounted for 2.9 percent of the population, with 234 persons, which compared to a population share of 4.2 percent in 2015 and a Hispanic population of 332.

| Table III.4.2 | | | | |
|---|--------------------|-------------------|---------------------------|-------------------|
| Population by Race and Ethnicity | | | | |
| City of Blair | | | | |
| 2010 Census and 2015 5-year ACS Data | | | | |
| Race | 2010 Census | | 2015 Five-Year ACS | |
| | Population | % of Total | Population | % of Total |
| White | 7,706 | 96.4% | 7,597 | 95.0% |
| Black | 65 | .8% | 96 | 1.2% |
| American Indian | 20 | .3% | 19 | .2% |
| Asian | 23 | .3% | 14 | .2% |
| Native Hawaiian/ Pacific Islander | 5 | .1% | 11 | .1% |
| Other | 80 | 1.0% | 44 | .6% |
| Two or More Races | 91 | 1.1% | 214 | 2.7% |
| Total | 7,990 | 100.0% | 7,995¹² | 100.0% |
| Hispanic | 234 | 2.9% | 332 | 4.2% |

Table III.4.3, below, shows the population of Blair 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 15.9 percent of the total population in 2010 to 12.9 percent in 2015. The number of people from 25 to 34 years of age accounted for 15.0 percent of the population in 2015, or 1,198 persons. The percentage of people aged 65 or Older changed from 15.3 percent of the total population in 2010 to 15.9 percent in 2015. Additional age details are shown in table III.4.3.

| Table III.4.3 | | | | |
|--------------------------------------|--------------------|-------------------|---------------------------|-------------------|
| Population by Age | | | | |
| City of Blair | | | | |
| 2010 Census and 2015 5-year ACS Data | | | | |
| Age | 2010 Census | | 2015 Five-Year ACS | |
| | Population | % of Total | Population | % of Total |
| Under 14 | 1,654 | 20.7% | 1,572 | 19.7% |
| 15 - 24 | 1,267 | 15.9% | 1,028 | 12.9% |
| 25 - 34 | 991 | 12.4% | 1,198 | 15.0% |
| 35 - 44 | 918 | 11.5% | 787 | 9.8% |
| 45 - 54 | 1,051 | 13.2% | 1,040 | 13.0% |
| 55 - 64 | 885 | 11.1% | 1,095 | 13.7% |
| 65 or Older | 1,224 | 15.3% | 1,275 | 15.9% |
| Total | 7,990 | 100.0% | 7,995 | 100.0% |

¹² 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 Blair remained unchanged 0.0 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 8.1 percent to 764 persons, while the enrollment for those aged 5 to 10 decreased by .9 percent, to 895 persons. Between 2015 and 2016, school enrollment fell by 1.0 percent or from 2,349 to 2,326 persons. These results can be seen in Table III.4.4, at right.

| Age | 5 to 10 | 11 to 14 | 15 to 18 | Total |
|------|---------|----------|----------|-------|
| 2000 | 826 | 659 | 715 | 2,200 |
| 2001 | 846 | 669 | 695 | 2,210 |
| 2002 | 844 | 696 | 705 | 2,245 |
| 2003 | 851 | 730 | 691 | 2,272 |
| 2004 | 868 | 722 | 665 | 2,255 |
| 2005 | 912 | 703 | 705 | 2,320 |
| 2006 | 934 | 721 | 705 | 2,360 |
| 2007 | 978 | 707 | 731 | 2,416 |
| 2008 | 904 | 707 | 747 | 2,358 |
| 2009 | 911 | 721 | 716 | 2,348 |
| 2010 | 903 | 716 | 707 | 2,326 |
| 2011 | 895 | 734 | 696 | 2,325 |
| 2012 | 861 | 763 | 701 | 2,325 |
| 2013 | 871 | 730 | 710 | 2,311 |
| 2014 | 890 | 730 | 709 | 2,329 |
| 2015 | 890 | 718 | 741 | 2,349 |
| 2016 | 895 | 667 | 764 | 2,326 |

HOUSING

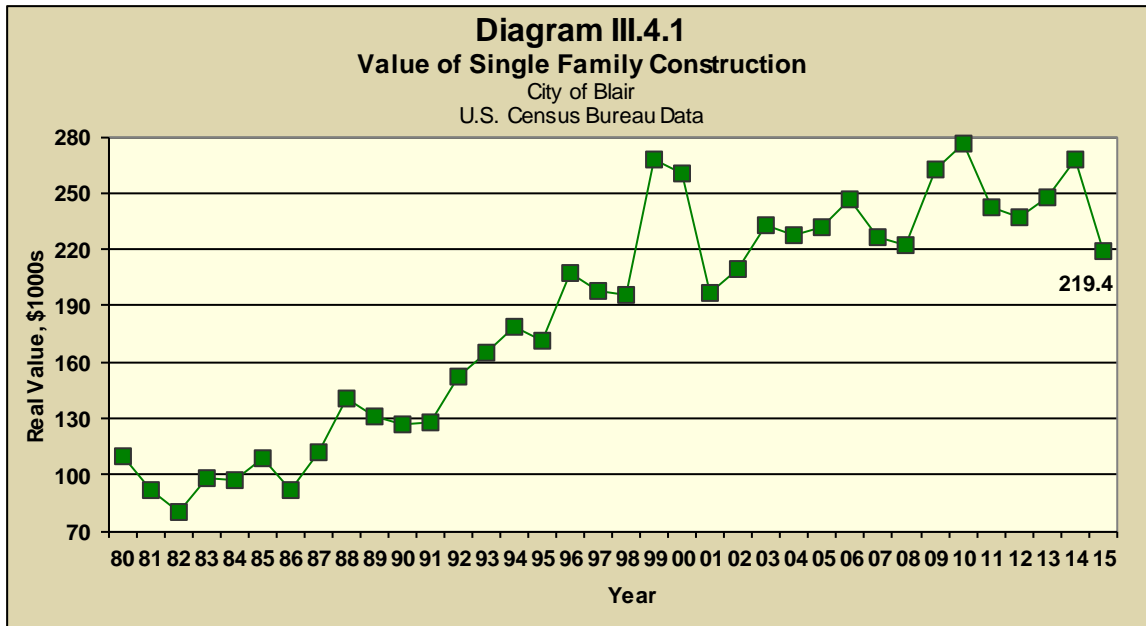
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.¹³ 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 Blair numbering 22 in 1980, 23 in 1990, 32 in 2000, and 9 in 2008. Between 2014 and 2015, single-family permits increased to 26 units. Additional details of permit activity and per-unit valuations are shown on the following page in Table III.4.5.

¹³ 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.

| Table III.4.5 | | | | | | | | | |
|---------------------------------------|---|--------------|--------------------------|--------------------|-------------|--|-------------------|-------------------------------|-------------------------|
| Building Permits and Valuation | | | | | | | | | |
| City of Blair | | | | | | | | | |
| 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 | 22 | 0 | 0 | 6 | 28 | 110 | 0 | 0 | 35 |
| 1981 | 13 | 0 | 8 | 6 | 27 | 92 | 0 | 59 | 32 |
| 1982 | 14 | 2 | 8 | 0 | 24 | 80 | 70 | 35 | 0 |
| 1983 | 19 | 0 | 0 | 0 | 19 | 98 | 0 | 0 | 0 |
| 1984 | 25 | 2 | 0 | 0 | 27 | 98 | 82 | 0 | 0 |
| 1985 | 16 | 0 | 0 | 0 | 16 | 109 | 0 | 0 | 0 |
| 1986 | 18 | 0 | 0 | 0 | 18 | 92 | 0 | 0 | 0 |
| 1987 | 8 | 0 | 0 | 68 | 76 | 112 | 0 | 0 | 63 |
| 1988 | 24 | 0 | 0 | 12 | 36 | 141 | 0 | 0 | 47 |
| 1989 | 20 | 0 | 0 | 0 | 20 | 131 | 0 | 0 | 0 |
| 1990 | 23 | 0 | 4 | 6 | 33 | 127 | 0 | 62 | 79 |
| 1991 | 12 | 2 | 0 | 0 | 14 | 128 | 48 | 0 | 0 |
| 1992 | 37 | 0 | 0 | 40 | 77 | 152 | 0 | 0 | 49 |
| 1993 | 37 | 6 | 0 | 48 | 91 | 165 | 69 | 0 | 53 |
| 1994 | 42 | 0 | 0 | 0 | 42 | 179 | 0 | 0 | 0 |
| 1995 | 44 | 2 | 0 | 48 | 94 | 171 | 204 | 0 | 52 |
| 1996 | 30 | 2 | 0 | 24 | 56 | 208 | 72 | 0 | 30 |
| 1997 | 31 | 0 | 0 | 0 | 31 | 198 | 0 | 0 | 0 |
| 1998 | 35 | 0 | 0 | 48 | 83 | 196 | 0 | 0 | 35 |
| 1999 | 34 | 0 | 0 | 72 | 106 | 268 | 0 | 0 | 65 |
| 2000 | 32 | 6 | 4 | 0 | 42 | 260 | 130 | 164 | 0 |
| 2001 | 31 | 2 | 4 | 0 | 37 | 197 | 177 | 160 | 0 |
| 2002 | 24 | 4 | 0 | 0 | 28 | 209 | 81 | 0 | 0 |
| 2003 | 35 | 2 | 0 | 0 | 37 | 233 | 63 | 0 | 0 |
| 2004 | 45 | 0 | 0 | 0 | 45 | 227 | 0 | 0 | 0 |
| 2005 | 48 | 0 | 4 | 0 | 52 | 231 | 0 | 75 | 0 |
| 2006 | 30 | 0 | 0 | 0 | 30 | 247 | 0 | 0 | 0 |
| 2007 | 26 | 0 | 0 | 0 | 26 | 226 | 0 | 0 | 0 |
| 2008 | 9 | 0 | 0 | 0 | 9 | 223 | 0 | 0 | 0 |
| 2009 | 12 | 0 | 0 | 0 | 12 | 263 | 0 | 0 | 0 |
| 2010 | 15 | 0 | 0 | 0 | 15 | 276 | 0 | 0 | 0 |
| 2011 | 12 | 0 | 0 | 0 | 12 | 242 | 0 | 0 | 0 |
| 2012 | 17 | 0 | 0 | 0 | 17 | 237 | 0 | 0 | 0 |
| 2013 | 23 | 0 | 0 | 0 | 23 | 248 | 0 | 0 | 0 |
| 2014 | 24 | 0 | 0 | 0 | 24 | 268 | 0 | 0 | 0 |
| 2015 | 26 | 0 | 0 | 0 | 26 | 219 | 0 | 0 | .0 |

As shown in Diagram III.4.1, on the following page, the average value of newly constructed single-family units in 2000 was \$260,202, \$231,297 in 2005, and \$276,337 in 2010. In 2015, the value of single family units fell to \$219,367 from \$267,943 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Blair. As shown in Table III.4.6, below, 4.0 percent, or 138 housing units were vacant in 2015. Of the 3,295 housing units that were occupied in 2015, 69.1 percent, or 2,276 units, were owner-occupied, and the remaining 30.9 percent were renter-occupied. This compares to 3,110 housing units that were occupied in 2010 with 2,076 units, or 66.8 percent, being owner-occupied, and the remaining 33.2 percent being renter-occupied.

Table III.4.6 Housing Units by Tenure

City of Blair
2010 Census and 2015 Five-Year ACS Data

| Tenure | 2010 Census | | 2015 Five-Year ACS | |
|----------------------------|--------------|---------------|--------------------|---------------|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 3,110 | 92.8% | 3,295 | 96.0% |
| Owner-Occupied | 2,076 | 66.8% | 2,276 | 69.1% |
| Renter-Occupied | 1,034 | 33.2% | 1,019 | 30.9% |
| Vacant Housing Units | 241 | 7.2% | 138 | 4.0% |
| Total Housing Units | 3,351 | 100.0% | 3,433 | 100.0% |

As shown in Table III.4.7, on the following page, there were 2,555 single family dwellings in 2015, which accounted for 74.4 percent of all housing units. Apartment units accounted for 15.7 percent of housing units, with 540 units. Mobile homes also accounted for an additional 0.8 percent of housing with 26 units.

| Table III.4.7 | | | | |
|----------------------------------|--------------------|---------------|--------------------|---------------|
| Housing Units by Type | | | | |
| City of Blair | | | | |
| 2010 and 2015 Five-Year ACS Data | | | | |
| Tenure | 2010 Five-Year ACS | | 2015 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| Single-Family | 2,352 | 72% | 2,555 | 74.4% |
| Duplex | 33 | 1% | 168 | 4.9% |
| Tri- or Four-Plex | 122 | 4% | 144 | 4.2% |
| Apartment | 685 | 21% | 540 | 15.7% |
| Mobile Home | 82 | 3% | 26 | .8% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | .0% |
| Total | 3,274 | 100.0% | 3,433 | 100.0% |

Table III.4.8, below, shows the disposition of vacant housing units in Blair. At the time of the 2015 five-year ACS, 81.2 percent of vacant units were for rent, 0.0 percent were for sale, and 0.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 54 “other vacant” units, representing 22.4 percent of vacant units, which compared to 18.8 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.4.8 | | | | |
|---|-------------|---------------|--------------------|---------------|
| Disposition of Vacant Housing Units | | | | |
| City of Blair | | | | |
| 2000 Census and 2015 Five-Year ACS Data | | | | |
| Disposition | 2010 Census | | 2015 Five-Year ACS | |
| | Units | % of Total | Units | % of Total |
| For Rent | 109 | 45.2% | 112 | 81.2% |
| For Sale | 51 | 21.2% | 0 | .0% |
| Rented or Sold, Not Occupied | 10 | 4.1% | 0 | .0% |
| For Seasonal, Recreational, or Occasional Use | 16 | 6.6% | 0 | .0% |
| For Migrant Workers | 1 | 0.4% | 0 | .0% |
| Other Vacant | 54 | 22.4% | 26 | 18.8% |
| Total | 241 | 100.0% | 138 | 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.4.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of Blair. The number of completed surveys remained unchanged from 14 in 2015 and 14 in 2016.

| Table III.4.9 | | | | |
|---------------------------------------|-------------------|-------------|--------------|-----------------|
| Survey of Rental Properties | | | | |
| City of Blair | | | | |
| 2012–2016 Survey of Rental Properties | | | | |
| Year | Completed Surveys | Total Units | Vacancy Rate | Absorption Rate |
| 2012 | 7 | 216 | 1.9 | 18.4 |
| 2013 | 15 | 396 | 5.1 | 23.0 |
| 2014 | 13 | 428 | 6.1 | 7.0 |
| 2015 | 14 | 428 | 2.1 | 26.0 |
| 2016 | 14 | 444 | 2.9 | 7.5 |

Between 2015 and 2016 the vacancy rate for all units increased by 0.8 percentage points and was at 2.9 percent in 2016.

Table III.4.10 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 8 single family units that completed the survey in the City of Blair, with 0 of them available. This translates into a vacancy rate of 0.0 percent in City of Blair, which compares to a single family vacancy rate of

3.6 percent for the State of Nebraska. There were 436 apartment units reported in the survey, with 13 of them available, which resulted in a vacancy rate of 3.0 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 3.6 percent.

| Table III.4.10 | | | | |
|--------------------------------------|--------------------|---------------------|---------------------|------------------------------------|
| Rental Vacancy Survey by Type | | | | |
| City of Blair | | | | |
| 2016 Survey of Rental Properties | | | | |
| Place | Total Units | Vacant Units | Vacancy Rate | 5-Year Vacancy Rate Average |
| Single Family | 8 | 0 | .0% | 3.1% |
| Apartments | 436 | 13 | 3.0% | 3.7% |
| Mobile Homes | 0 | 0 | 0 | .0% |
| “Other” Units | 0 | 0 | .0% | 0 |
| Don't Know | 0 | 0 | 0 | .0% |
| Total | 444 | 13 | 2.9% | 3.6% |

Table III.4.11, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 5 units. The most common apartment units were two bedroom units, with 134 units. Details for additional unit types are reported below.

| Table III.4.11 | | | | | | |
|---|----------------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Rental Units by Number of Bedrooms | | | | | | |
| City of Blair | | | | | | |
| 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 | 2 | 58 | 0 | 0 | . | 60 |
| Two | 1 | 134 | 0 | 0 | . | 135 |
| Three | 5 | 21 | 0 | 0 | . | 26 |
| Four | 0 | 0 | 0 | 0 | . | 0 |
| Don't Know | 0 | 222 | 0 | | 0 | 222 |
| Total | 8 | 436 | 0 | | 0 | 444 |

Table III.4.12, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

| Table III.4.12 Single Family Units by Number of Bedrooms City of Blair 2016 Survey of Rental Properties | | | |
|--|----------|-----------------|---------------|
| Number of Bedrooms | Units | Available Units | Vacancy Rates |
| Efficiency | 0 | 0 | 0 |
| One | 2 | 0 | .0% |
| Two | 1 | 0 | .0% |
| Three | 5 | 0 | .0% |
| Four | 0 | 0 | 0 |
| Don't know | 0 | 0 | 0 |
| Total | 8 | 0 | .0% |

Table III.4.13, 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 3.0 percent.

| Table III.4.13 Apartment Units by Number of Bedrooms City of Blair 2016 Survey of Rental Properties | | | |
|--|------------|-----------------|---------------|
| Number of Bedrooms | Units | Available Units | Vacancy Rates |
| Efficiency | 1 | 0 | .0% |
| One | 58 | 1 | 1.7% |
| Two | 134 | 4 | 3.0% |
| Three | 21 | 0 | .0% |
| Four | 0 | 0 | 0 |
| Don't know | 222 | 8 | 3.6% |
| Total | 436 | 13 | 3.0% |

Average market-rate rents by unit type are shown in Table III.4.14, 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.4.14 Average Market Rate Rents by Number of Bedrooms City of Blair 2016 Survey of Rental Properties | | | | | |
|--|---------------------|-----------------|--------------|---------------|--------------|
| Number of Bedrooms | Single Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
| Efficiency | \$ | \$350 | \$ | \$ | \$350 |
| One | \$450 | \$609 | \$ | \$ | \$577 |
| Two | \$650 | \$725 | \$ | \$ | \$717 |
| Three | \$900 | \$868 | \$ | \$ | \$875 |
| Four | \$ | \$ | \$ | \$ | \$ |
| Average | \$612 | \$736 | \$ | \$ | \$733 |

Table III.4.15, below, shows vacancy rates for single family units by average rental rates for the City of Blair. 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.4.15 Single Family Market Rate Rents by Vacancy Status City of Blair 2016 Survey of Rental Properties | | | |
|--|---------------------|-------------------------------|--------------|
| Average Rents | Single Family Units | Available Single Family Units | Vacancy Rate |
| Less Than \$500 | 2 | 0 | .0% |
| \$500 to \$750 | 0 | 0 | 0 |
| \$750 to \$1,000 | 6 | 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 | 8 | 0 | .0% |

The average rent and availability of apartment units is displayed in Table III.4.16, 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.

| Table III.4.16 Apartment Market Rate Rents by Vacancy Status City of Blair 2016 Survey of Rental Properties | | | |
|--|-----------------|---------------------------|--------------|
| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500 | 0 | 0 | 0 |
| \$500 to \$750 | 112 | 3 | 2.7% |
| \$750 to \$1,000 | 124 | 5 | 4.0% |
| \$1,000 to \$1,250 | 2 | 0 | .0% |
| \$1,250 to \$1,500 | 0 | 0 | 0 |
| Above \$1,500 | 0 | 0 | 0 |
| Missing | 198 | 5 | 2.5% |
| Total | 436 | 13 | 3.0% |

Respondents were asked if utilities are included in the rent and as shown in Table III.4.17, on the following page, 8 respondents, or 72.7 percent, included some sort of utility in the rent.

| Table III.4.17 Are there any utilities included with the rent? City of Blair 2016 Survey of Rental Properties | |
|--|--------------|
| Period | Respondent |
| Yes | 8 |
| No | 3 |
| % Offering Utilities | 72.7% |

The type of utility included in the rent is shown in Table III.4.18, below. There were 2 respondents who included electricity, 3 respondents who included natural gas, 9 respondents who included water and sewer and 9 respondents included trash collection in the rent.

| Table III.4.18 Which utilities are included with the rent? City of Blair 2016 Survey of Rental Properties | |
|--|------------|
| Type of Utility Provided | Respondent |
| Electricity | 2 |
| Natural Gas | 3 |
| Water/Sewer | 9 |
| Trash Collection | 9 |

Table III.4.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 8 respondents said they keep a waiting list, with an estimated 21 number of persons on the waiting list.

| Table III.4.19 Do you keep a waiting list? City of Blair 2016 Survey of Rental Properties | |
|--|------------|
| Period | Respondent |
| Yes | 8 |
| No | 4 |
| Waiting list Size | 21 |

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.4.20, below, 2 respondents said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 2 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

| Table III.4.20 How would you rate the need for renovation of existing units in the city? City of Blair 2016 Survey of Rental Properties | | | | |
|--|---------------|------------|--------------|-------------|
| Need | Single Family | Apartments | Mobile Homes | Other Units |
| No Need | 2 | 2 | 2 | |
| Low Need | | | | |
| Moderate Need | 4 | 4 | 4 | 3 |
| High Need | | | | |
| Extreme Need | 1 | 1 | 1 | |

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.4.21, below, 5 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, 5 respondents indicated no need for constructing new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

| Need | Single Family | Apartments | Mobile Homes | Other Units |
|---------------|----------------------|-------------------|---------------------|--------------------|
| No Need | 5 | 5 | 5 | 2 |
| Low Need | | | | |
| Moderate Need | 2 | 2 | 2 | 1 |
| High Need | 1 | 1 | 1 | |
| Extreme Need | 1 | 1 | 1 | |

Local Commentary

Blair is a city located in eastern Nebraska on the Missouri River, just north of the metropolitan area of Omaha. It is the county seat of Washington County. Blair is home to the Desoto National Wildlife Refuge. There are several major employers located here including the Blair Biorefinery Campus, Memorial Community Hospital, and Mutual of Omaha Insurance.¹⁴

Employment and population has remained fairly steady in 2016 with an average growth rate of 1 to 1½ percent. The housing market is not growing as fast and there is a need for more single family housing especially for first-time homebuyers and moderate incomes. One of the biggest issues with housing is the availability of buildable lots. Blair has a good local business industry that helps to keep the economy stable. There is still a need for more skilled trade workers. Recently, the Fort Calhoun Nuclear Plant has been set for decommission which will cause a loss of jobs over the next four years, but with the growth of the Biorefinery campus is will absorb these jobs. Interstate 33 has opened two new lanes from Blair to Omaha and two more are slated for mid-Summer of 2017, which should cause some more expansion into the Omaha market.¹⁵

¹⁴ Blair Area Chamber of Commerce, <http://www.blairchamber.org>

¹⁵ Telephone interview with City of Blair staff, 11/8/16

