

# Brown County

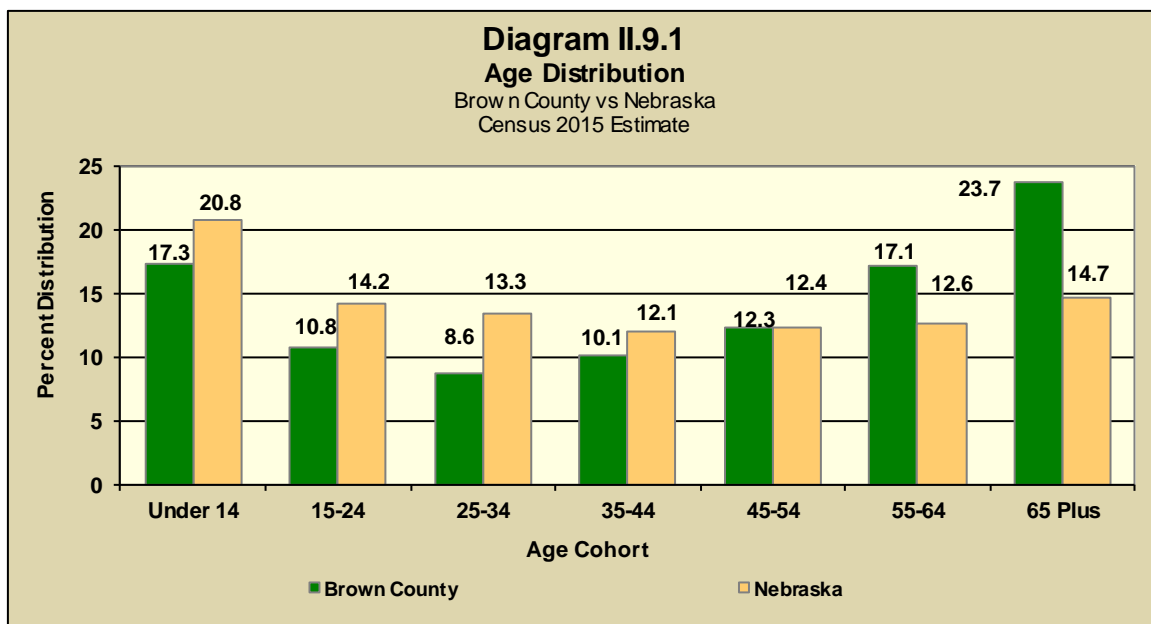
## Summary

- Between 2010 and 2015, the county’s population decreased by 6.3 percent or by 199 persons.
- Between 2010 and 2015, the Hispanic population increased by 65.5 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 6.
- In 2015, average earnings in the county was \$56,802 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate increased from 3.4 percent to 3.7 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 1 unit.
- In fiscal year 2016, the average price of an existing home was \$67,049.
- In a November 2016 rental survey, the average vacancy rate was 2.47 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Brown County’s population decreased by 6.3 percent, or from 3,145 people to 2,946 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 292 in 2010 to 318 in 2015, an increase of 8.9 percent. The number of people from 25 to 34 years of age decreased by 9.9 percent, and those aged between 35 and 44 decreased by 6.3 percent. As shown in Diagram II.9.1, people younger than 25 represented 28.1 percent of the population in 2015, while individuals aged 55 and older represented 40.8 percent of the population in Brown 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 7.2 percent, while the black population increased by 400.0 percent. The Hispanic population of any race changed from 29 to 48 or by 65.5 percent. Table II.9.1, below, presents the details of these population variations.

Subject	Nebraska			Brown County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	3,145	2,946	-6.3%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	553	509	-8.0%
15 to 24 years	258,206	268,848	4.1%	292	318	8.9%
25 to 34 years	245,176	252,533	3.0%	282	254	-9.9%
35 to 44 years	220,838	228,643	3.5%	319	299	-6.3%
45 to 54 years	258,726	234,477	-9.4%	473	363	-23.3%
55 to 64 years	213,176	238,715	12.0%	469	505	7.7%
65 & over	246,677	278,711	13.0%	757	698	7.7%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	3,101	2,879	-7.2%
Black	85,971	93,900	9.2%	2	10	400.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	9	14	55.6%
Asian	33,322	44,479	33.5%	7	6	-14.3%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	1	.%
Two or More Races	32,305	39,365	21.9%	26	36	38.5%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	29	48	65.5%

## 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.9.2, at right, from April 2000 to July 2009, Brown County’s natural decrease was estimated to be 91 people. Brown County has been experiencing net out-migration, with 372 persons leaving the county during the 2000-2009 year period.<sup>57</sup> The 2015 population estimates showed a natural decrease of 55 persons and a net out-migration of 144 persons since the 2010 Census. In total, Brown County’s population decreased to 2,946 persons.

<b>1980 Population</b>	<b>4,377</b>
Natural Increase 80–90	21
Net Migration 80–90	-741
<b>1990 Population</b>	<b>3,657</b>
Natural Increase 90–00	-48
Net Migration 90–00	-84
<b>2000 Population</b>	<b>3,525</b>
Natural Increase 00–09	-91
Net Migration 00–09	-372
2009 Population Estimate	3,062
<b>2010 Population</b>	<b>3,145</b>
Natural Increase 10–15	-55
Net Migration 10–15	-144
<b>2015 Population Estimate</b>	<b>2,946</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 Brown County increased from 7 persons in 2014 to 23 persons in 2015, with an additional net movement of 3 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.9.3.

<sup>57</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.9.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Brown 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	45	61	-16
Calendar 2002	51	44	7
Calendar 2003	44	31	13
Calendar 2004	37	51	-14
Calendar 2005	43	35	8
Calendar 2006	49	46	3
Calendar 2007	48	51	-3
Calendar 2008	35	48	-13
Calendar 2009	45	40	5
Calendar 2010	84	63	21
Calendar 2011	47	28	19
Calendar 2012	48	39	9
Calendar 2013	47	26	21
Calendar 2014	43	36	7
Calendar 2015	55	32	23
First Half of 2016	21	18	3

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 1,434 in 2014 to 1,478 in 2015, as shown in Table II.9.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Brown County decreased by 2.4 percent from 490 in 2015 to 478 in 2016, as shown below in Table II.9.5. The number of school-age children 5 to 11 years of age decreased from 231 in 2015 to 221 in 2016.

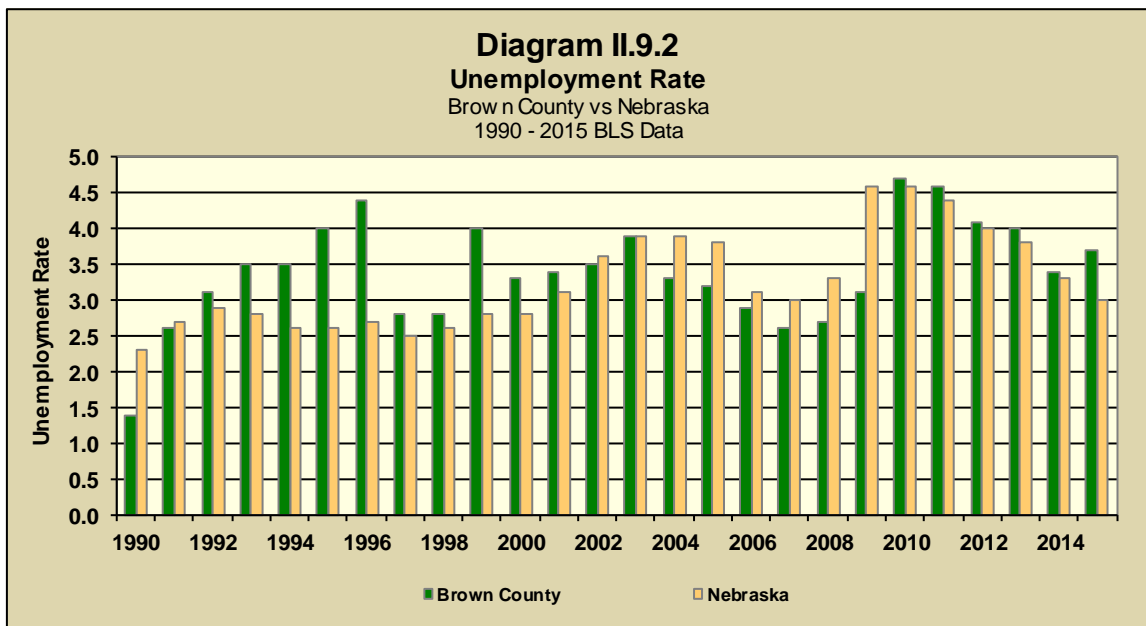
<b>Table II.9.4</b>	
<b>Income Tax Returns</b>	
Brown County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	1,650
1992	1,633
1993	1,628
1994	1,641
1995	1,617
1996	1,576
1997	1,570
1998	1,580
1999	1,551
2000	1,574
2001	1,537
2002	1,503
2003	1,470
2004	1,475
2005	1,376
2006	1,506
2007	1,487
2008	1,464
2009	1,479
2010	1,444
2011	1,450
2012	1,452
2013	1,430
2014	1,434
2015	1,478

<b>Table II.9.5</b>				
<b>School-Age Children</b>				
Brown 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	390	130	286	806
1993	398	106	285	789
1994	378	100	280	758
1995	368	110	273	751
1996	371	111	276	758
1997	353	108	273	734
1998	347	116	260	723
1999	337	119	269	725
2000	332	117	294	743
2001	307	124	290	721
2002	291	106	292	689
2003	276	101	292	669
2004	291	94	280	665
2005	268	91	270	629
2006	244	86	249	579
2007	239	92	225	556
2008	251	85	218	554
2009	268	79	228	575
2010	279	77	218	574
2011	269	79	214	562
2012	259	74	215	548
2013	250	68	209	527
2014	246	64	201	511
2015	231	76	183	490
2016	221	82	175	478

## ECONOMICS

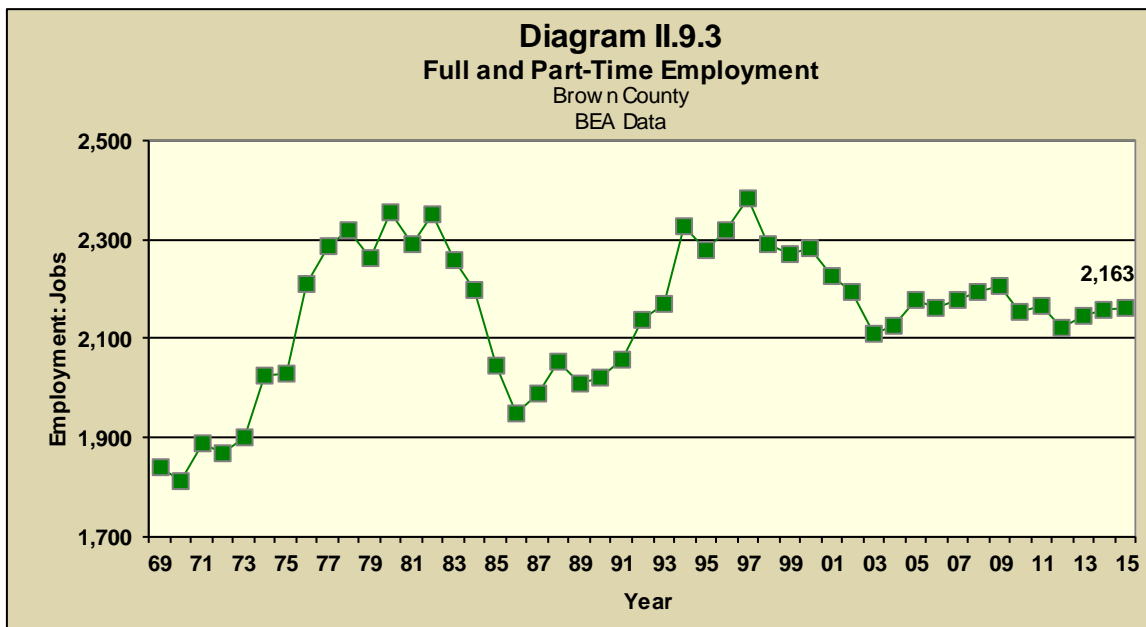
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Brown County, defined as the number of people working or actively seeking work, decreased from 1,422 in 2014 to 1,403 in 2015. The total number of people employed changed from 1,373 in 2014 to 1,351 in 2015. The unemployment rate for the county was 3.7 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced an increase of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.9.2, below.

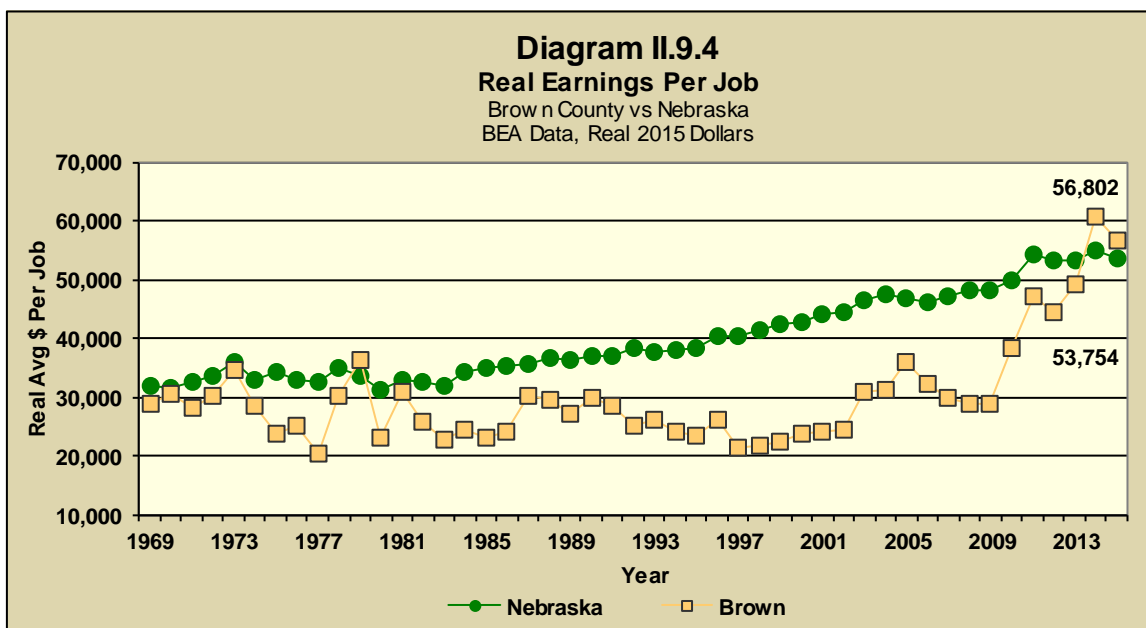


### Employment and Personal Income

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 2,163 jobs in Brown County, an increase of 6 jobs since 2014. Diagram II.9.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.9.4, below, real average earnings per job in the county was \$56,802 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 \$164,694,000, a decline of 4.2 percent between 2014 and 2015. Table II.9.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.9.6**  
**Total BEA Employment and Real Personal Income**  
 Brown 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	53,179	2,409	-46	14,349	7,532	72,605	17,503	1,838	28,933
1970	55,197	2,366	-67	14,993	8,137	75,894	18,914	1,809	30,512
1971	53,084	2,435	14	15,075	8,367	74,106	18,606	1,889	28,102
1972	56,650	2,536	132	16,277	8,416	78,939	19,389	1,867	30,343
1973	65,509	3,213	154	18,309	9,523	90,283	21,918	1,900	34,479
1974	57,486	3,579	264	18,961	9,951	83,081	20,230	2,023	28,416
1975	48,130	3,493	550	20,245	10,700	76,131	18,750	2,030	23,709
1976	55,681	3,965	760	20,936	10,856	84,269	20,379	2,209	25,207
1977	46,731	3,974	1,009	22,738	11,662	78,166	18,479	2,286	20,442
1978	70,113	4,169	1,098	23,374	11,472	101,888	23,969	2,319	30,234
1979	82,149	4,166	920	23,692	11,900	114,494	27,227	2,261	36,333
1980	54,746	4,210	759	27,842	13,003	92,141	21,042	2,355	23,247
1981	70,851	4,237	536	30,903	12,667	110,719	25,284	2,292	30,912
1982	60,756	4,424	300	34,149	13,573	104,354	23,685	2,351	25,843
1983	51,770	3,986	668	35,587	14,166	98,205	22,591	2,259	22,917
1984	53,997	4,259	744	34,425	14,666	99,573	23,309	2,199	24,555
1985	47,619	4,077	825	31,229	14,467	90,063	21,733	2,045	23,286
1986	47,025	4,021	844	30,269	14,397	88,515	22,079	1,950	24,116
1987	60,121	4,139	869	27,505	13,822	98,179	25,421	1,990	30,212
1988	60,667	4,461	776	26,975	13,349	97,307	25,634	2,052	29,565
1989	54,355	4,439	844	30,055	15,015	95,830	25,838	2,010	27,042
1990	60,439	4,511	819	29,141	15,796	101,684	27,813	2,022	29,891
1991	58,562	4,722	589	27,991	16,083	98,502	26,796	2,057	28,469
1992	53,822	4,911	436	27,368	16,748	93,463	25,425	2,139	25,162
1993	56,831	5,137	439	28,086	17,416	97,635	26,582	2,170	26,190
1994	56,082	5,591	238	27,330	17,739	95,798	26,161	2,326	24,111
1995	53,731	5,602	-99	28,657	18,762	95,449	26,050	2,279	23,576
1996	60,833	5,441	-49	29,165	19,184	103,693	28,471	2,320	26,221
1997	51,348	5,504	-228	32,155	19,189	96,960	26,703	2,382	21,556
1998	49,766	5,522	-74	31,827	20,740	96,737	27,066	2,290	21,732
1999	50,682	5,562	-263	30,400	20,081	95,338	26,787	2,270	22,327
2000	54,247	5,873	-562	31,088	21,450	100,352	28,396	2,283	23,761
2001	53,579	5,875	-1,152	32,239	22,305	101,096	28,803	2,227	24,059
2002	53,824	5,789	-1,592	29,194	23,801	99,438	28,435	2,193	24,544
2003	65,265	5,858	-2,125	29,396	24,409	111,087	31,940	2,110	30,931
2004	66,512	6,258	-2,745	26,519	24,715	108,742	31,602	2,125	31,300
2005	78,297	6,594	-3,313	23,318	26,275	117,983	35,441	2,177	35,965
2006	69,486	6,785	-3,765	22,537	25,606	107,079	32,262	2,161	32,154
2007	65,334	6,854	-4,197	25,759	26,174	106,216	32,936	2,179	29,984
2008	63,357	6,958	-4,754	27,690	27,763	107,098	34,010	2,196	28,851
2009	64,083	7,238	-4,819	25,159	28,150	105,335	33,815	2,206	29,049
2010	82,597	7,390	-4,945	20,692	30,289	121,242	38,502	2,153	38,364
2011	102,173	6,480	-5,250	24,324	30,077	144,844	47,012	2,165	47,193
2012	93,984	6,337	-5,139	26,139	28,910	137,558	45,459	2,121	44,311
2013	105,237	6,920	-5,272	23,023	27,226	143,294	48,972	2,145	49,061
2014	130,875	7,091	-5,642	24,313	29,491	171,947	58,466	2,157	60,674
2015	122,862	7,268	-4,959	24,914	29,145	164,694	55,904	2,163	56,802

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 13.2 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 16.4 percent over the period. On the other hand, returns for AGIs of \$100,000 or more 159.4 percent over the 2010 to 2015 period. Table II.9.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.9.7</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Brown 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>58</sup>
1991	691	202	342	165	136	63	0	14	0	1,650
1992	687	177	334	188	131	47	0	15	0	1,633
1993	687	181	295	189	155	78	0	16	0	1,628
1994	723	171	317	174	146	62	0	17	0	1,641
1995	702	156	314	184	139	84	0	22	0	1,617
1996	676	147	283	188	147	94	0	22	0	1,576
1997	618	144	289	203	154	97	0	32	0	1,570
1998	599	150	260	207	176	121	12	31	0	1,580
1999	586	128	261	196	161	137	20	39	0	1,551
2000	569	123	281	188	173	146	39	39	0	1,574
2001	543	108	268	210	165	156	10	39	0	1,537
2002	548	118	253	193	173	140	15	38	0	1,503
2003	527	119	256	157	197	142	16	33	0	1,470
2004	510	111	242	169	209	139	29	46	0	1,475
2005	466	91	215	159	187	151		41	11	1,376
2006	434	138	250	187	218	151		41		1,506
2007	403	143	251	175	187	182		61	13	1,487
2008	394	126	256	157	193	170	72	74	0	1,464
2009	411	139	241	170	200	179	61	61	0	1,479
2010	364	149	210	192	204	170		64		1,444
2011	357	141	220	176	200	181	81	80	14	1,450
2012	344	127	196	185	188	215	87	86	24	1,452
2013	319	118	195	184	191	202	101	100	20	1,430
2014	306	101	186	174	194	219	111	125	18	1,434
2015	316	108	192	158	200	202	136	140	26	1,478

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 decreased from 431 in 2010 to 365 in 2015, with the poverty rate reaching 12.6 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.9.8, at right, presents poverty data for the county.

<b>Table II.9.8</b>		
<b>Persons in Poverty</b>		
Brown County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	580	16.4
1999	463	13.2
2000	452	13.0
2001	461	13.3
2002	475	13.7
2003	387	11.4
2004	359	10.9
2005	425	13
2006	470	14.3
2007	399	12.7
2008	401	13
2009	465	15.5
2010	431	13.9
2011	421	13.7
2012	399	13.4
2013	398	13.8
2014	372	12.8
2015	365	12.6

<sup>58</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 Brown County decreased by 3 between 1980 and 2014, at an annual rate of change of -0.1 percent, as reported by the Census Bureau and as presented in Table II.9.9, at right.<sup>59</sup> This compared to an average annual rate of change of 1.03 percent statewide. Brown County added 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 decreased by 1.3 percent in Brown County between 2010 and 2015, from 1,865 to 1,840. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.9.10.

Year	Nebraska	Brown County
1980	37,727	135
1981	37,582	129
1982	37,500	130
1983	41,889	138
1984	43,151	147
1985	43,115	141
1986	42,538	129
1987	42,691	129
1988	43,134	130
1989	43,302	133
1990	43,749	135
1991	44,405	149
1992	45,269	144
1993	46,059	147
1994	46,640	136
1995	47,128	144
1996	47,607	139
1997	48,588	145
1998	48,655	148
1999	48,968	150
2000	49,623	146
2001	49,710	148
2002	50,259	141
2003	50,394	140
2004	50,928	142
2005	51,440	144
2006	51,906	138
2007	52,517	141
2008	52,152	143
2009	51,633	137
2010	51,886	144
2011	51,553	140
2012	52,294	134
2013	52,585	129
2014	52,991	132

Subject	Nebraska	% Growth Since Census	Brown County	% Growth Since Census
2000 Census	722,668	-	1,916	-
2010 Census	796,793	10.3%	1,865	-2.7%
July 2011 Estimate	801,129	0.5%	1,857	-0.4%
July 2012 Estimate	804,659	1.0%	1,853	-0.6%
July 2013 Estimate	809,171	1.5%	1,849	-0.9%
July 2014 Estimate	814,970	2.3%	1,845	-1.1%
July 2015 Estimate	820,913	3.0%	1,840	-1.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Brown County. As shown in Table II.9.11 on the following page, 18.5 percent of housing units, or 344, were vacant in 2015. Of the 1,511 housing units that were occupied in 2015, 69.3 percent, or 1,047, were owner-occupied and the remaining 30.7 percent were renter-occupied.

<sup>59</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.9.11</b>				
<b>Housing Units by Tenure</b>				
Brown 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	1,449	77.7%	1,511	81.5%
Owner-Occupied	1,058	73.0%	1,047	69.3%
Renter-Occupied	391	27.0%	464	30.7%
Vacant Housing Units	416	22.3%	344	18.5%
<b>Total Housing Units</b>	<b>1,865</b>	<b>100.0%</b>	<b>1,855</b>	<b>100.0%</b>

As shown in Table II.9.12, below, there were 1,451 single family dwellings in 2015, which accounted for 78.2 percent of all housing units. Apartment units accounted for 3.2 percent of housing units, with 60 units. Mobile homes also accounted for an additional 6.8 percent of housing with 127 units.

<b>Table II.9.12</b>				
<b>Housing Units by Type</b>				
Brown County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>60</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	1,582	88%	1,451	78.2%
Duplex	31	2%	93	5.0%
Tri- or Four-Plex	88	5%	124	6.7%
Apartment	35	2%	60	3.2%
Mobile Home	67	4%	127	6.8%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>1,803</b>	<b>100.0%</b>	<b>1,855</b>	<b>100.0%</b>

Table II.9.13, below, shows the disposition of vacant housing units in Brown County. The 2015 five-year ACS shows 5.2 percent of vacant units were for rent, 6.7 percent were for sale, and 5.8 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 199 “other vacant” units, or 47.8 percent; this compared to 35.2 percent “other vacant” units in 2015.

<b>Table II.9.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Brown 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	53	12.7%	18	5.2%
For Sale	25	6.0%	23	6.7%
Rented or Sold, Not Occupied	16	3.8%	20	5.8%
For Seasonal, Recreational, or Occasional Use	123	29.6%	162	47.1%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	199	47.8%	121	35.2%
<b>Total</b>	<b>416</b>	<b>100.0%</b>	<b>344</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>61</sup> In most years for which data are presented, single-

<sup>60</sup> Data unavailable in 2010 Census

<sup>61</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.

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Brown County decreased from 1 in 2014 to 0 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 1 in 2014 to 0 in 2015. These changes in residential permit activity in the county compared to a decline in population of 579 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.9.14.

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	1	.	.	.	1	133.60	.	.	.
1981	7	.	.	.	7	139.00	.	.	.
1982	4	.	.	.	4	69.20	.	.	.
1983	1	.	.	.	1	56.10	.	.	.
1984	.	.	.	.	.	.	.	.	.
1985	1	.	.	.	1	11.50	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	2	.	.	.	2	115.10	.	.	.
1991	2	.	.	.	2	147.20	.	.	.
1992	.	4	.	.	4	.	81.60	.	.
1993	.	.	.	.	.	.	.	.	.
1994	5	.	.	.	5	138.20	.	.	.
1995	4	.	.	.	4	112.90	.	.	.
1996	3	.	.	.	3	114.50	.	.	.
1997	5	.	.	.	5	91.70	.	.	.
1998	6	.	.	.	6	104.40	.	.	.
1999	4	.	.	.	4	94.90	.	.	.
2000	4	.	.	.	4	130.70	.	.	.
2001	4	.	.	.	4	104.80	.	.	.
2002	3	.	.	.	3	103.3	.	.	.
2003	7	.	.	.	7	111.2	.	.	.
2004	4	.	.	.	4	98.5	.	.	.
2005	4	.	.	.	4	95.5	.	.	.
2006	5	.	.	.	5	78.6	.	.	.
2007	1	.	.	.	1	112.8	.	.	.
2008	2	.	.	.	2	121.7	.	.	.
2009	1	.	.	.	1	90.0	.	.	.
2010	1	.	.	.	1	152.5	.	.	.
2011	1	.	.	.	1	31.9	.	.	.
2012	1	.	.	.	1	93.9	.	.	.
2013	2	.	.	.	2	214.5	.	.	.
2014	1	.	.	.	1	227.2	.	.	.
2015	.	.	.	.	.	.	.	.	.

### 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 734 property transactions in Brown County. Of these, 703 were for single-family homes during this 18-year period, as shown in Table II.9.15.

<b>Table II.9.15</b>						
<b>Residential Property Transactions</b>						
Brown 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	48	0	1	0	0	49
2000	33	2	0	0	0	35
2001	40	2	0	0	0	42
2002	41	4	0	1	0	46
2003	43	2	0	0	0	45
2004	35	2	0	0	0	37
2005	34	5	1	0	0	40
2006	31	4	1	0	0	36
2007	35	4	0	0	0	39
2008	27	2	0	0	0	29
2009	41	0	0	0	0	41
2010	32	0	0	0	0	32
2011	33	0	0	0	0	33
2012	45	0	0	0	0	45
2013	42	0	0	0	0	42
2014	42	0	0	0	0	42
2015	39	0	0	0	0	39
2016	62	0	0	0	0	62
<b>Total</b>	<b>703</b>	<b>27</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>734</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 331 single-family home property transactions for units built before 1930, 25.1 percent of units were of low quality and 55.6 percent were of fair quality. Conversely, of the 4 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 25.0 percent of fair quality. Table II.9.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.9.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Brown 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	83	14	0	3	2	0	0	0	2	104
Fair	184	99	35	59	7	4	1	0	1	390
Average	64	40	32	30	9	14	0	0	0	189
Good	0	1	1	5	2	6	3	0	0	18
Very Good	0	1	0	0	0	1	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>331</b>	<b>155</b>	<b>68</b>	<b>97</b>	<b>20</b>	<b>25</b>	<b>4</b>	<b>0</b>	<b>3</b>	<b>703</b>

In regard to the current condition of residential dwellings, of the same 331 single-family homes built before 1930, 32.3 percent of the homes were worn out or badly worn, and 62.2 percent

were in average condition. Table II.9.17 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	8	2	0	0	0	0	0	0	0	10
Badly Worn	99	26	2	9	0	0	0	0	2	138
Average	206	110	54	80	16	15	1	0	1	483
Good	18	16	12	8	3	9	3	0	0	69
Very Good	0	1	0	0	1	1	0	0	0	3
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>331</b>	<b>155</b>	<b>68</b>	<b>97</b>	<b>20</b>	<b>25</b>	<b>4</b>	<b>0</b>	<b>3</b>	<b>703</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$47,616 to \$67,049, a total increase of 40.8 percent, as shown in Table II.9.18, 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 Brown County ranged from \$30,574 for homes built before 1930 to \$186,000 for homes built from 2001 to 2010.<sup>62</sup> Homes built from 2001 through 2010 were also larger, averaging 2,127 square feet per unit. Table II.9.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	43,073
2000	37,506
2001	43,334
2002	37,559
2003	42,537
2004	45,457
2005	53,341
2006	59,139
2007	39,189
2008	52,589
2009	52,707
2010	47,616
2011	74,219
2012	48,953
2013	60,002
2014	56,468
2015	75,653
2016	67,049
<b>Average</b>	<b>52,309</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>63</sup> (\$)
Before 1930	30,574	1,234	24.8
1931-1960	45,374	1,193	38.0
1961-1970	66,913	1,305	51.3
1971-1980	75,679	1,361	55.6
1981-1990	105,373	1,624	64.9
1991-2000	132,460	1,749	75.7
2001-2010	186,000	2,127	87.5
2011-2016	N/A	N/A	N/A
<b>Average</b>	<b>51,745</b>	<b>1,290</b>	<b>40</b>

<sup>62</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>63</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.9.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Brown County. The number of completed surveys increased from 7 in 2015 to 8 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 7.2 percentage points and was at 2.47 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	12	75.00	.0
2003	4	53	13.21	40.7
2004	9	84	21.43	24.9
2005	4	67	11.94	27.2
2006	9	96	5.21	34.5
2007	13	85	11.76	38.3
2008	11	100	3.00	14.0
2009	7	86	3.49	17.5
2010	11	99	5.05	26.9
2011	9	102	8.82	34.3
2012	12	116	4.31	19.3
2013	10	94	4.26	34.7
2014	8	34	5.88	28.9
2015	7	62	9.7	20
2016	8	81	2.47	11.1

Table II.9.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 4 single family units in Brown County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Brown County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 77 apartment units reported in the survey, with 2 of them available, which resulted in a vacancy rate of 2.6 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 5.3 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	4	0	.0%	7.1%
Apartments	77	2	2.6%	7.0%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	50.0%
<b>Total</b>	<b>81</b>	<b>2</b>	<b>2.47%</b>	<b>5.3%</b>

Table II.9.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 2 units. The most common apartment units were one bedroom units, with 41 units. Details for additional unit types are reported on the following page.

<b>Table II.9.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Brown 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	1	0	0	.	1
One	0	41	0	0	.	41
Two	2	26	0	0	.	28
Three	1	9	0	0	.	10
Four	1	0	0	0	.	1
Don't Know	0	0	0	0	0	0
<b>Total</b>	<b>4</b>	<b>77</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>81</b>

Table II.9.23, 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 0.0 percent.

<b>Table II.9.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Brown 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	0	0	%
Two	2	0	.0%
Three	1	0	.0%
Four	1	0	.0%
Don't know	0	0	%
<b>Total</b>	<b>4</b>	<b>0</b>	<b>.0%</b>

Table II.9.24, 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 0.0 percent.

<b>Table II.9.24</b>			
<b>Apartment Units by Number of Bedrooms</b>			
Brown County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	1	0	.0%
One	41	0	.0%
Two	26	1	3.8%
Three	9	1	11.1%
Four	0	0	%
Don't know	0	0	%
<b>Total</b>	<b>77</b>	<b>2</b>	<b>2.6%</b>

Average market-rate rents by unit type are shown in Table II.9.25, 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.9.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Brown 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	\$	\$329.0	\$	\$	\$329.0
Two	\$500.0	\$476.7	\$	\$	\$482.5
Three	\$750.0	\$369.0	\$	\$	\$559.5
Four	\$450.0	\$	\$	\$	\$450.0
Don't know	\$	\$	\$	\$	
<b>Total</b>	<b>\$541.7</b>	<b>\$451.3</b>	<b>\$</b>	<b>\$</b>	<b>\$456.5</b>

Table II.9.26, 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.9.26</b>					
<b>Average Assisted Rate Rents by Number of Bedrooms</b>					
Brown 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	\$	\$83.0	\$	\$	\$83.0
Two	\$	\$226.0	\$	\$	\$226.0
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$154.5</b>	<b>\$</b>	<b>\$</b>	<b>\$154.5</b>

Table II.9.27, on the following page, shows vacancy rates for single family units by average rental rates for Brown 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 0.0 percent.

<b>Table II.9.27</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Brown 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	2	0	.0%
\$750 to \$1,000	1	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>4</b>	<b>0</b>	<b>.0%</b>

The average rent and availability of apartment units is displayed in Table II.9.28, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 4.0 percent.

<b>Table II.9.28</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Brown County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	50	2	4.0%
\$500 to \$750	24	0	.0%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	3	0	.0%
<b>Total</b>	<b>77</b>	<b>2</b>	<b>2.6%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.9.29 below, 6 respondents, or 75.0 percent, included some sort of utility in the rent.

<b>Table II.9.29</b> <b>Are there any utilities included with the rent?</b> Brown County 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	2
<b>% Offering Utilities</b>	<b>75.0%</b>



The type of utility included in the rent is shown in Table II.9.30, below. There were 2 respondents who included electricity, 2 respondents who included natural gas, 6 respondents who included water and sewer and 5 respondents included trash collection in the rent.

<b>Table II.9.30</b> <b>Which utilities are included with the rent?</b> Brown County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	2
Water/Sewer	6
Trash Collection	5

Table II.9.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 5 respondents said they keep a waitlist, with an estimated 8 number of persons on the wait list.

<b>Table II.9.31</b> <b>Do you keep a waiting list?</b> Brown County 2016 Survey of Rental Properties	
Period	Respondent
Yes	5
No	3
<b>Waitlist Size</b>	<b>8</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.9.32 below, most respondents indicated there was moderate and extreme need for the renovation of existing single family units and moderate need for the renovation of existing apartment units.

<b>Table II.9.32</b> <b>How would you rate the need for renovation of existing units in the city?</b> Brown County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	0	0		
Moderate Need	2	3	2	
High Need	1	1	1	
Extreme Need	2	1	1	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.9.33 on the following page, most respondents indicated there was extreme need for the construction of new single family units and extreme need for the construction of new apartment units.

<b>Table II.9.33</b> <b>How would you rate the need for construction of new units in the city?</b> Brown 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	2	2	2	
Low Need	0	0		
Moderate Need	1	1	1	
High Need	0	0		
Extreme Need	3	3	2	1