

**VOLUME III:  
BLAIR**

NEBRASKA PROFILE

**Please visit the Nebraska State Profile Dashboard:**

**<http://www.NEstats.org>**

**For and online version of this profile with many additional features including:**

- **Mapping**
- **Interactive Charts and Tables**
- **Data Downloads**
- **Interactive Long Read**
- **Interactive Tour**
- **Jurisdiction to Jurisdiction Comparison**
- **Download Additional Reports**
- **And More**

# Blair

## DEMOGRAPHICS

### Population Estimates

Table III.6.1, at right shows the population for the City of Blair. As can be seen, the population in Blair increased from 7,990 persons in 2010 to 8,089 person in 2016, or by 1.2 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Blair. Although a city may span several counties, for the county level data pieces, Washington County was selected. For a more in-depth county level view, please refer to Washington County in Volume II of this profile.

### Washington County Population Migration Trends

The Nebraska Department of Transportation (DOT)'s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver's license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver's license exchange data, these records show that the net change in Washington County increased from -47 persons in 2015 to -1 persons in 2016, with an additional net movement of 12 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.6.2.

<b>Year</b>	<b>Population</b>	<b>Percent Yearly Change</b>
2000	7,512	.
2001	7,670	2.1%
2002	7,712	0.5%
2003	7,770	0.8%
2004	7,781	0.1%
2005	7,887	1.4%
2006	7,991	1.3%
2007	8,028	0.5%
2008	7,952	-0.9%
2009	7,949	0%
2010	7,990	0.5%
2011	8,000	0.1%
2012	8,003	0%
2013	7,977	-0.3%
2014	8,000	0.3%
2015	7,984	-0.2%
2016	8,089	1.3%

<b>Table III.6.2</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Washington County			
2001–First half of 2017 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	255	262	-7
Calendar 2002	291	236	55
Calendar 2003	259	216	43
Calendar 2004	284	239	45
Calendar 2005	226	246	-20
Calendar 2006	274	225	49
Calendar 2007	252	238	14
Calendar 2008	262	234	28
Calendar 2009	221	150	71
Calendar 2010	276	252	24
Calendar 2011	229	181	48
Calendar 2012	204	207	-3
Calendar 2013	216	182	34
Calendar 2014	204	230	-26
Calendar 2015	202	249	-47
Calendar 2016	233	234	-1
First Half of 2017	133	121	12

### Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

### Population Characteristics

Table III.6.3, shows population by age for the 2000 and 2010 Census. The population changed by 6.4 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 5.8 percent to a total of 1,224 persons in 2010. Those aged 25 to 34 changed by 16.5 percent, and those aged under 5 changed by 15.4 percent.

Table III.6.3 Population by Age Blair 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	473	6.3%	546	6.8%	15.4%
5 to 19	1,714	22.8%	1,769	22.1%	3.2%
20 to 24	715	9.5%	606	7.6%	-15.2%
25 to 34	851	11.3%	991	12.4%	16.5%
35 to 54	2,018	26.9%	1,969	24.6%	-2.4%
55 to 64	584	7.8%	885	11.1%	51.5%
65 or Older	1,157	15.4%	1,224	15.3%	5.8%
<b>Total</b>	<b>7,512</b>	<b>100.0%</b>	<b>7,990</b>	<b>100.0%</b>	<b>6.4%</b>

The elderly population is further explored in Table III.6.4. Those aged 65 to 66 changed by 35.1 percent between 2000 and 2010, resulting in a population of 127 persons. Those aged 85 or older changed by 0 percent during the same time period, and resulted in 253 persons over age 85 in 2010.

Table III.6.4 Elderly Population by Age Blair 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	94	8.1%	127	10.4%	35.1%
67 to 69	139	12%	149	12.2%	7.2%
70 to 74	258	22.3%	256	20.9%	-0.8%
75 to 79	230	19.9%	225	18.4%	-2.2%
80 to 84	183	15.8%	214	17.5%	16.9%
85 or Older	253	21.9%	253	20.7%	0%
<b>Total</b>	<b>1,157</b>	<b>100.0%</b>	<b>1,224</b>	<b>100.0%</b>	<b>5.8%</b>

Population by race and ethnicity is shown in Table III.6.5 representing 96.4 percent of the white population in 2010. The black population changed by 97 percent, representing 0.8 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 131.7 percent between 2000 and 2010, compared to the 4.7 percent growth rate for non-Hispanics.

Table III.6.5 Population by Race and Ethnicity Blair 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	7,319	97.4%	7,706	96.4%	5.3%
Black	33	0.4%	65	0.8%	97%
American Indian	22	0.3%	20	0.3%	-9.1%
Asian	25	0.3%	23	0.3%	-8%
Native Hawaiian/ Pacific Islander	20	0.3%	5	0.1%	-75%
Other	25	0.3%	80	1%	220%
Two or More Races	68	0.9%	91	1.1%	33.8%
<b>Total</b>	<b>7,512</b>	<b>100.0%</b>	<b>7,990</b>	<b>100.0%</b>	<b>6.4%</b>
<b>Hispanic</b>	101	1.3%	234	2.9%	131.7%
<b>Non-Hispanic</b>	7,411	98.7%	7,756	97.1%	4.7%



Population by race and ethnicity through 2016 is shown in Table III.6.6. The white population represented 94.4 percent of the population in 2016, compared with black households accounting for 1.1 percent of the population. Hispanic households represented 4.2 percent of the population in 2016.

<b>Table III.6.6</b>				
<b>Population by Race and Ethnicity</b>				
Blair				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,706	96.4%	7,562	94.4%
Black	65	0.8%	88	1.1%
American Indian	20	0.3%	19	0.2%
Asian	23	0.3%	14	0.2%
Native Hawaiian/ Pacific Islander	5	0.1%	0	0%
Other	80	1%	69	0.9%
Two or More Races	91	1.1%	255	3.2%
<b>Total</b>	<b>7,990</b>	<b>100.0%</b>	<b>8,007</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>7,756</b>	<b>97.1%</b>	<b>7,670</b>	<b>95.8%</b>
<b>Hispanic</b>	<b>234</b>	<b>2.9%</b>	<b>337</b>	<b>4.2%</b>

The population by race is broken down further by ethnicity in Table III.6.7. While the white non-Hispanic population changed by 3.8 percent between 2000 and 2010, the white Hispanic population changed by 215.7 percent. The black non-Hispanic population changed by 97 percent.

<b>Table III.6.7</b>					
<b>Population by Race and Ethnicity</b>					
Blair					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	7,268	98.1%	7,545	97.3%	3.8%
Black	33	0.4%	65	0.8%	97%
American Indian	21	0.3%	19	0.2%	-9.5%
Asian	24	0.3%	23	0.3%	-4.2%
Native Hawaiian/ Pacific Islander	20	0.3%	4	0.1%	-80%
Other	1	0%	21	0.3%	2000%
Two or More Races	44	0.6%	79	1%	79.5%
<b>Total Non-Hispanic</b>	<b>7,411</b>	<b>100.0%</b>	<b>7,756</b>	<b>100.0%</b>	<b>4.7%</b>
<b>Hispanic</b>					
White	51	50.5%	161	68.8%	215.7%
Black	0	0%	0	0%	%
American Indian	1	1%	1	0.4%	0%
Asian	1	1%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	1	0.4%	
Other	24	23.8%	59	25.2%	145.8%
Two or More Races	24	23.8%	12	5.1%	-50%
<b>Total Hispanic</b>	<b>101</b>	<b>100.0%</b>	<b>234</b>	<b>100.0%</b>	<b>4.7%</b>
<b>Total Population</b>	<b>7,512</b>	<b>100.0%</b>	<b>7,990</b>	<b>100.0%</b>	<b>6.4%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.6.8. During this time, the total non-Hispanic population was 7,670 persons in 2016. The Hispanic population was 337.

<b>Table III.6.8</b>				
<b>Population by Race and Ethnicity</b>				
Blair				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	7,545	97.3%	7,373	96.1%
Black	65	0.8%	88	1.1%
American Indian	19	0.2%	19	0.2%
Asian	23	0.3%	14	0.2%
Native Hawaiian/ Pacific Islander	4	0.1%	0	0%
Other	21	0.3%	0	0%
Two or More Races	79	1%	176	2.3%
<b>Total Non-Hispanic</b>	<b>7,756</b>	<b>100.0%</b>	<b>7,670</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	161	68.8%	189	56.1%
Black	0	0%	0	0%
American Indian	1	0.4%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	1	0.4%	0	0%
Other	59	25.2%	69	20.5%
Two or More Races	12	5.1%	79	23.4%
<b>Total Hispanic</b>	<b>234</b>	<b>100.0</b>	<b>337</b>	<b>100.0%</b>
<b>Total Population</b>	<b>7,990</b>	<b>100.0%</b>	<b>8,007</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.6.9. Family households represented 63.8 percent of households, while non-family households accounted for 36.2 percent. These changed from 64.5 and 35.5 percent, respectively.

<b>Table III.6.9</b>				
<b>Household Type by Tenure</b>				
Blair				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,005	64.5%	2,129	63.8%
Married-Couple Family	1,570	78.3%	1,543	72.5%
Owner-Occupied	1,376	87.6%	1,358	88%
Renter-Occupied	194	12.4%	185	12%
Other Family	435	21.7%	586	20.4%
Male Householder, No Spouse Present	104	23.9%	128	17.7%
Owner-Occupied	52	50%	118	92.2%
Renter-Occupied	52	50%	10	7.8%
Female Householder, No Spouse Present	331	76.1%	458	56.5%
Owner-Occupied	139	42%	225	49.1%
Renter-Occupied	192	58%	233	50.9%
Non-Family Households	1,105	35.5%	1,206	36.2%
Owner-Occupied	509	46.1%	541	44.9%
Renter-Occupied	596	53.9%	665	55.1%
<b>Total</b>	<b>3,110</b>	<b>100.0%</b>	<b>3,335</b>	<b>100.0%</b>

The group quarters population was 535 in 2010, compared to 549 in 2000. Institutionalized populations experienced a -22.3 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 11.6 percent change during this same time period.

<b>Table III.6.10</b>					
<b>Group Quarters Population</b>					
Blair					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	30	13.1%	23	12.9%	-23.3%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	193	84.3%	155	87.1%	-19.7%
Other Institutions	6	2.6%	0	0%	-100%
<b>Total</b>	<b>229</b>	<b>100.0%</b>	<b>178</b>	<b>100.0%</b>	<b>-22.3%</b>
<b>Non-Institutionalized</b>					
College Dormitories	314	98.1%	357	100%	13.7%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	6	1.9%	0	0%	-100%
<b>Total</b>	<b>320</b>	<b>100.0%</b>	<b>357</b>	<b>100.0%</b>	<b>11.6%</b>
<b>Group Quarters Population</b>	<b>549</b>	<b>100.0%</b>	<b>535</b>	<b>100.0%</b>	<b>-2.6%</b>

The number of foreign-born persons is shown in Table III.6.11. An estimated 0.6 percent of the population was born in Venezuela, with 0.3 percent born in Guatemala, and another 0.1 percent were born in China excluding Hong Kong and Taiwan.

<b>Table III.6.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Blair			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Venezuela	47	0.6%
#2 country of origin	Guatemala	22	0.3%
#3 country of origin	China excluding Hong Kong and Taiwan	7	0.1%
#4 country of origin	Mexico	3	0%
#5 country of origin	Afghanistan	0	0%
#6 country of origin	Africa n.e.c	0	0%
#7 country of origin	Albania	0	0%
#8 country of origin	Argentina	0	0%
#9 country of origin	Armenia	0	0%
#10 country of origin	Asia n.e.c	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.6.12. An estimated 1 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Other and unspecified languages.



<b>Table III.6.12</b> <b>Limited English Proficiency and Language Spoken at Home</b> Blair 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	72	1%
#2 LEP Language	Other and unspecified languages	16	0.2%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table III.6.13. Some 18 percent of the population was disabled in 2000, or a total of 1,237 persons. The disability rate was highest for those over 65, with 42.9 percent disabled.

<b>Table III.6.13</b> <b>Disability by Age</b> Blair 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	100	8.1%
16 to 64	725	15.6%
65 and older	412	42.9%
<b>Total</b>	<b>1,237</b>	<b>18%</b>

Table III.6.14 shows disability by type in 2000. There were 509 physical disabilities in 2000, some 454 employment disabilities, and 428 go-outside-home disabilities reported.

<b>Table III.6.14</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Blair 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	268
Physical disability	509
Mental disability	369
Self-care disability	173
Employment disability	454
Go-outside-home disability	428
<b>Total</b>	<b>2,201</b>



Disability by age, as estimated by the 2016 ACS, is shown in Table III.6.15. The disability rate for females was 14.9 percent, compared to 21.4 percent for males. The disability rate changed precipitously higher with age, with 47.4 percent of those over 75 experiencing a disability.

<b>Table III.6.15</b>						
<b>Disability by Age</b>						
Blair						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	131	17.6%	109	15%	240	16.3%
18 to 34	177	18.1%	29	3.2%	206	10.9%
35 to 64	233	17.7%	194	12.9%	427	15.1%
65 to 74	90	34.1%	157	46.6%	247	41.1%
75 or Older	162	69.5%	125	33.6%	287	47.4%
<b>Total</b>	<b>793</b>	<b>21.4%</b>	<b>614</b>	<b>14.9%</b>	<b>1,407</b>	<b>18%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.6.16. Some 7.8 percent have an ambulatory disability, 8.3 have an independent living disability, and 4.3 percent have a self-care disability.

<b>Table III.6.16</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Blair		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	442	5.7%
Vision disability	177	2.3%
Cognitive disability	625	8.5%
Ambulatory disability	575	7.8%
Self-Care disability	315	4.3%
Independent living disability	493	8.3%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.6.17 and Table III.6.18. In 2016, some 3,915 persons were employed and 62 were unemployed. This totaled a labor force of 3,977 persons. The unemployment rate for Blair was estimated to be 1.6 percent in 2016.

<b>Table III.6.17</b>	
<b>Employment, Labor Force and Unemployment</b>	
Blair	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,915
Unemployed	62
<b>Labor Force</b>	<b>3,977</b>
Unemployment Rate	1.6%

In 2016, 96.3 percent of households in Blair had a high school education or greater.

<b>Table III.6.18</b>	
<b>High School or Greater Education</b>	
Blair	
2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	3,210
Total Households	3,335
<b>Percent High School or Above</b>	<b>96.3%</b>

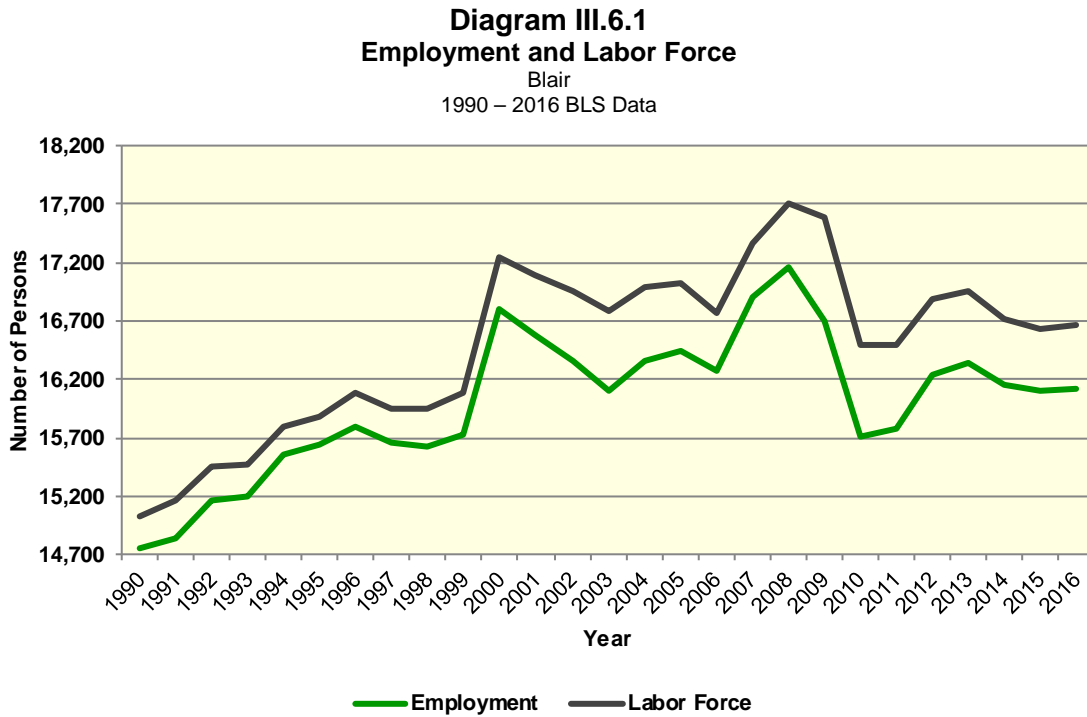
As seen in Table III.6.19, 35.3 percent of the population had a high school diploma or equivalent, another 32.2 percent have some college, 20.7 percent have a Bachelor's Degree, and 5.9 percent of the population had a graduate or professional degree.

<b>Table III.6.19</b>		
<b>Educational Attainment</b>		
Blair		
2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	362	5.9%
High School or Equivalent	2,150	35.3%
Some College or Associates Degree	1,965	32.2%
Bachelor's Degree	1,260	20.7%
Graduate or Professional Degree	359	5.9%
<b>Total Population Above 18 years</b>	<b>6,096</b>	<b>100.0%</b>

## ECONOMICS

### Labor Force

Diagram III.6.1, shows the employment and labor force for Blair. The difference between the two lines represents the number of unemployed persons.



### Washington County Earnings

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Diagram III.6.2, shows real average earnings per job for Washington County from 1990 to 2016. Over this period the average earnings per job for Blair was 45,893 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

**Diagram III.6.2**  
**Real Average Earnings Per Job**  
 Washington County  
 BEA Data 1990 - 2016

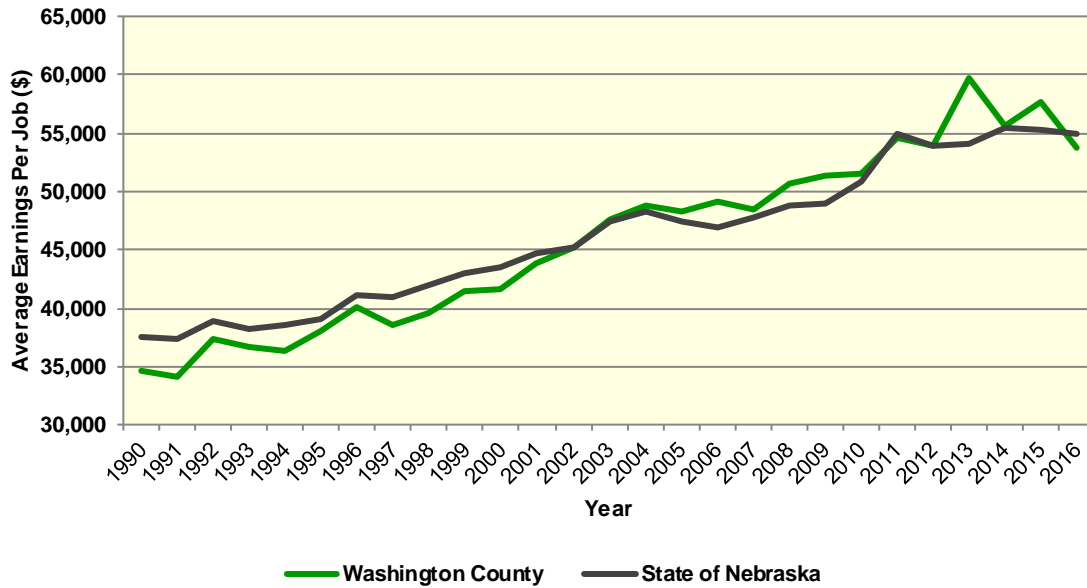
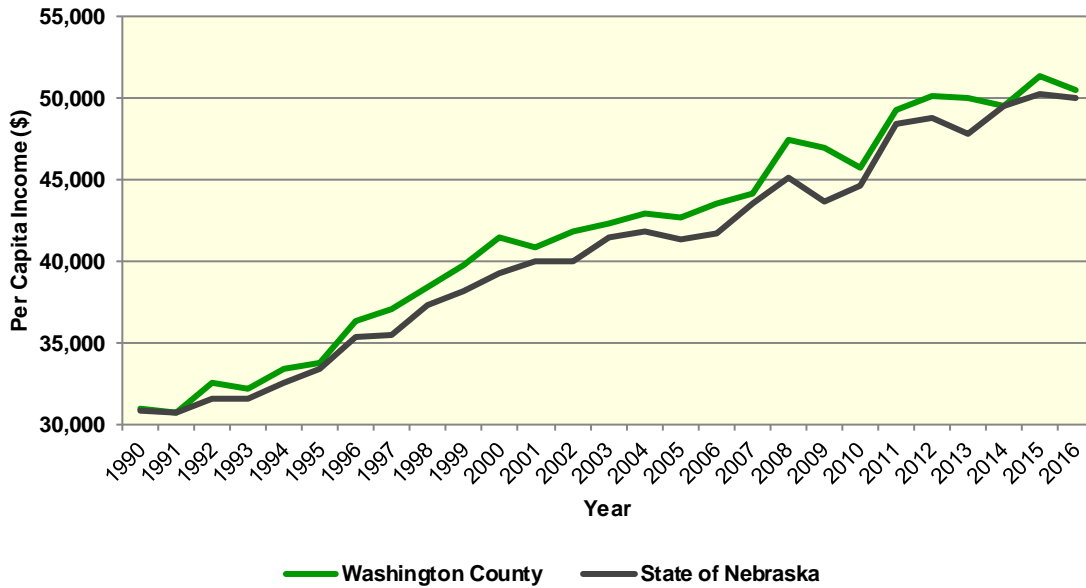


Diagram III.6.3, shows real per capita income Blair from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Blair was 41,706 dollars, which was higher than the statewide average of 40,548 dollars over the same period.

**Diagram III.6.3**  
**Real Per Capita Income**  
 Blair  
 BEA Data 1990 - 2016



**Nebraska Department of Revenue: Washington County**

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 1.3 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 decreased by 8.9 percent over the period. In 2016 there were 2,119 returns for AGIs of \$100,000 or more. Table III.6.20 presents AGI distribution for the years 2000 through 2016.

**Table III.6.20**  
**Income Tax Returns by Adjusted Gross Income**

Washington County  
1991–2016 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>10</sup>
2000	1,971	461	1,110	911	1,130	1,480	684	517	78	8,342
2001	1,896	436	1,118	928	1,081	1,465	728	528	69	8,249
2002	1,820	525	1,081	924	1,093	1,394	795	545	70	8,247
2003	1,764	529	1,055	903	1,112	1,372	830	628	81	8,274
2004	1,706	526	1,017	882	1,090	1,450	857	737	91	8,356
2005	1,521	461	849	828	1,000	1,396	870	834	95	7,854
2006	1,480	568	991	906	1,102	1,408	964	994	118	8,531
2007	1,535	522	989	894	1,018	1,426	1,052	1,160	156	8,752
2008	1,479	514	992	851	1,053	1,440	1,058	1,266	144	8,797
2009	1,387	537	974	884	1,045	1,404	1,047	1,239	132	8,649
2010	1,364	528	964	882	1,079	1,372	1,047	1,320	136	8,692
2011	1,376	569	1,004	799	1,090	1,351	1,058	1,449	161	8,857
2012	1,371	560	900	795	1,063	1,388	1,047	1,560	205	8,889
2013	1,304	545	933	794	1,036	1,385	1,060	1,630	213	8,900
2014	1,312	542	906	805	1,023	1,389	1,084	1,720	212	8,993
2015	1,298	569	909	796	1,024	1,378	1,065	1,789	255	9,083
2016	1,346	537	880	845	982	1,437	1,013	1,881	238	9,159

## Poverty

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 increase from 1,300 in 2010 to 1,405 in 2016, with the poverty rate reaching 7 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table III.6.21 presents poverty data for Washington County.

The rate of poverty for Blair is shown in Table III.6.22. In 2016, there were an estimated 1,093 persons living in poverty. This represented a 14.3 percent poverty rate, compared to 8.4 percent poverty in 2000. In 2016, some 14.5 percent of those in poverty were under age 6, and 13.6 percent were 65 or older.

**Table III.6.21**  
**Persons in Poverty**

Washington County  
2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	1,021	5.5%
2001	1,136	6%
2002	1,231	6.4%
2003	1,168	6.1%
2004	1,212	6.2%
2005	1,152	6%
2006	1,276	6.6%
2007	1,268	6.6%
2008	1,296	6.7%
2009	1,278	6.7%
2010	1,300	6.6%
2011	1,433	7.3%
2012	1,451	7.4%
2013	1,512	7.7%
2014	1,450	7.4%
2015	1,328	6.7%
2016	1,405	7%

<sup>10</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.



<b>Table III.6.22</b>				
<b>Poverty by Age</b>				
Blair				
2000 Census SF3 & 2016 Five-Year ACS Data				
<b>Age</b>	<b>2000 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Persons in Poverty</b>	<b>% of Total</b>	<b>Persons in Poverty</b>	<b>% of Total</b>
Under 6	109	18.4%	158	14.5%
6 to 17	114	19.3%	246	22.5%
18 to 64	267	45.2%	540	49.4%
65 or Older	101	17.1%	149	13.6%
<b>Total</b>	<b>591</b>	<b>100.0%</b>	<b>1,093</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>8.4%</b>	<b>.</b>	<b>14.3%</b>	<b>.</b>

## HOUSING

### Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Blair decreased from 26 authorizations in 2015 to 15 in 2016.

The real value of single-family building permits increased from \$222,256 in 2015 to \$241,810 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table III.6.23.

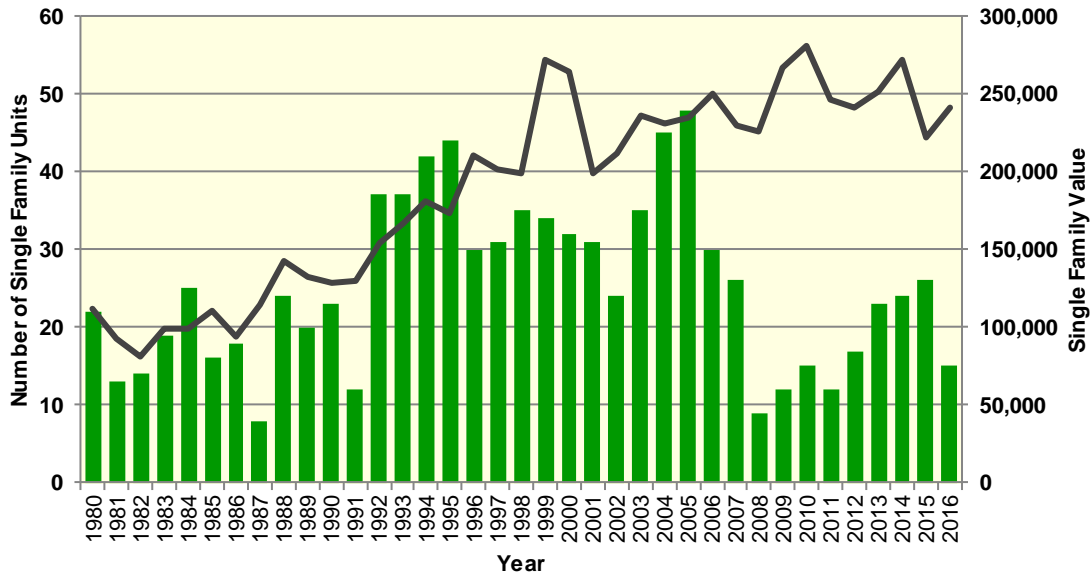


**Table III.6.23**  
**Building Permits and Valuation**  
 Blair  
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	22	0	0	6	28	112,095	35,577
1981	13	0	8	6	27	93,106	32,537
1982	14	2	8	0	24	81,176	0
1983	19	0	0	0	19	99,382	0
1984	25	2	0	0	27	99,126	0
1985	16	0	0	0	16	110,225	0
1986	18	0	0	0	18	93,723	0
1987	8	0	0	68	76	114,112	64,292
1988	24	0	0	12	36	142,897	47,345
1989	20	0	0	0	20	132,745	0
1990	23	0	4	6	33	128,650	80,663
1991	12	2	0	0	14	129,489	0
1992	37	0	0	40	77	154,778	50,203
1993	37	6	0	48	91	167,225	53,993
1994	42	0	0	0	42	181,540	0
1995	44	2	0	48	94	173,634	52,399
1996	30	2	0	24	56	210,812	30,272
1997	31	0	0	0	31	201,074	0
1998	35	0	0	48	83	199,174	35,331
1999	34	0	0	72	106	272,015	66,158
2000	32	6	4	0	42	264,171	0
2001	31	2	4	0	37	199,568	0
2002	24	4	0	0	28	212,369	0
2003	35	2	0	0	37	236,160	0
2004	45	0	0	0	45	230,911	0
2005	48	0	4	0	52	234,836	0
2006	30	0	0	0	30	250,784	0
2007	26	0	0	0	26	229,932	0
2008	9	0	0	0	9	226,180	0
2009	12	0	0	0	12	266,920	0
2010	15	0	0	0	15	280,549	0
2011	12	0	0	0	12	245,970	0
2012	17	0	0	0	17	240,811	0
2013	23	0	0	0	23	251,436	0
2014	24	0	0	0	24	271,689	0
2015	26	0	0	0	26	222,256	0
2016	15	0	0	0	15	241,810	0

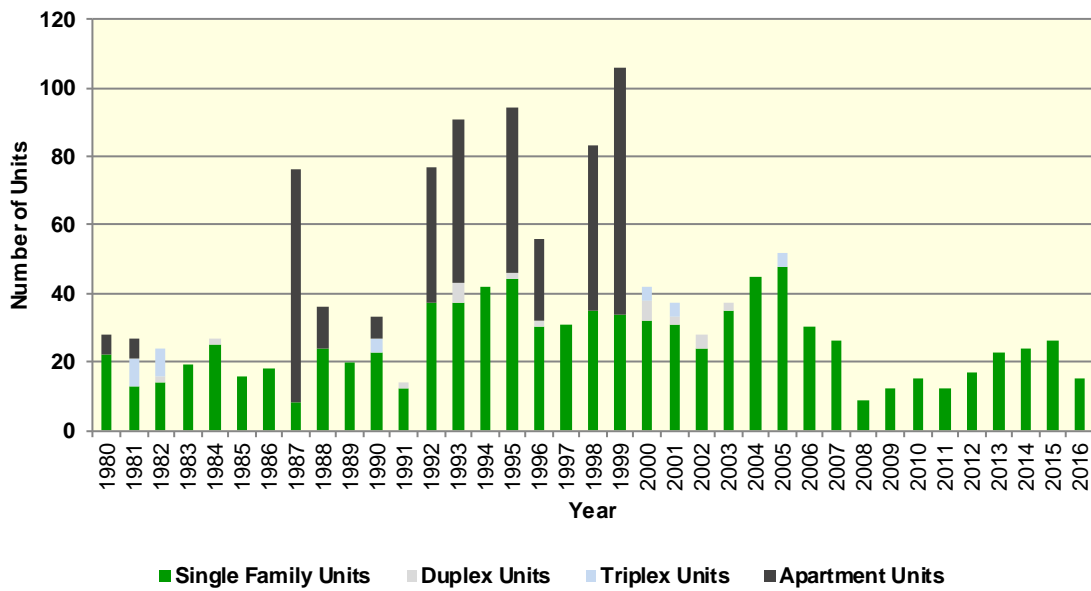
### Diagram III.6.4 Single-Family Permits

Blair  
Census Bureau Data, 1980–2016



### Diagram III.6.5 Total Permits by Unit Type

Blair  
Census Bureau Data, 1980–2016



## Housing Characteristics

Housing units by type are shown in Table III.6.24. In 2016, there were 3,484 housing units, up from 3,035 in 2000. Single-family units accounted for 73.6 percent of units in 2016, compared to 72.4 in 2000. Apartment units accounted for 18.8 percent in 2016, compared to 16.3 percent in 2000.

<b>Table III.6.24</b>				
<b>Housing Units by Type</b>				
Blair				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,196	72.4%	2,563	73.6%
Duplex	92	3%	138	4%
Tri- or Four-Plex	193	6.4%	97	2.8%
Apartment	494	16.3%	656	18.8%
Mobile Home	60	2%	30	0.9%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>3,035</b>	<b>100.0%</b>	<b>3,484</b>	<b>100.0%</b>

Some 92.8 percent of housing was occupied in 2010, compared to 94.7 percent in 2000. Owner-occupied housing changed 6.6 percent between 2000 and 2010, ending with owner-occupied units representing 66.8 percent of units. Vacant units changed by 48.8 percent, resulting in 241 vacant units in 2010.

<b>Table III.6.25</b>					
<b>Housing Units by Tenure</b>					
Blair					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,871	94.7%	3,110	92.8%	8.3%
Owner-Occupied	1,947	67.8%	2,076	66.8%	6.6%
Renter-Occupied	924	32.2%	1,034	33.2%	11.9%
Vacant Housing Units	162	5.3%	241	7.2%	48.8%
<b>Total Housing Units</b>	<b>3,033</b>	<b>100.0%</b>	<b>3,351</b>	<b>100.0%</b>	<b>10.5%</b>

Table III.6.26 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,484 housing units. An estimated 67.2 percent were owner-occupied, and 4.3 percent were vacant.

<b>Table III.6.26</b>				
<b>Housing Units by Tenure</b>				
Blair				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,110	92.8%	3,335	95.7%
Owner-Occupied	2,076	66.8%	2,242	67.2%
Renter-Occupied	1,034	33.2%	1,093	32.8%
Vacant Housing Units	241	7.2%	149	4.3%
<b>Total Housing Units</b>	<b>3,351</b>	<b>100.0%</b>	<b>3,484</b>	<b>100.0%</b>

Households by household size are shown in Table III.6.27. There were a total of 3,110 households in 2010, up from 2,871 in 2000. One person households changed by 12.7 percent between 2000 and 2010, while two person households changed by 11.6 percent. Three and four person households changed by 6 and -9.4 respectively, representing 14.8 percent and 12.1 percent of the population in 2010.

<b>Table III.6.27</b>					
<b>Households by Household Size</b>					
Blair					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	835	29.1%	941	30.3%	12.7%
Two Persons	948	33%	1,058	34%	11.6%
Three Persons	435	15.2%	461	14.8%	6%
Four Persons	414	14.4%	375	12.1%	-9.4%
Five Persons	173	6%	179	5.8%	3.5%
Six Persons	59	2.1%	70	2.3%	18.6%
Seven Persons or More	7	0.2%	26	0.8%	271.4%
<b>Total</b>	<b>2,871</b>	<b>100.0%</b>	<b>3,110</b>	<b>100.0%</b>	<b>8.3%</b>

Households by income is shown in Table III.6.28. Households earning more than \$100,000 per year represented 21.1 percent of households in 2016, compared to 7.6 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.1 percent of households in 2010, compared to 21.7 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 13.4 percent of households in 2016, compared to 13.4 percent in 2000.

<b>Table III.6.28</b>				
<b>Households by Income</b>				
Blair				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	385	13.4%	446	13.4%
\$15,000 to \$19,999	199	6.9%	219	6.6%
\$20,000 to \$24,999	242	8.4%	158	4.7%
\$25,000 to \$34,999	402	14%	277	8.3%
\$35,000 to \$49,999	486	16.9%	637	19.1%
\$50,000 to \$74,999	624	21.7%	672	20.1%
\$75,000 to \$99,999	313	10.9%	223	6.7%
\$100,000 or More	218	7.6%	703	21.1%
<b>Total</b>	<b>2,869</b>	<b>100.0%</b>	<b>3,335</b>	<b>100.0%</b>

Table III.6.29 shows households by year home built. Housing units built between 2000 and 2009, account for 14.1 percent and those built in 2010 or later accounted for 0.9 percent of households. Households built in the 1970's, 1980's, and 1990's account for 11.9 percent, 15.7 percent, and 14.1, respectively. Housing units built prior to 1939 represented 21.7 percent of households in 2016.

<b>Table III.6.29</b>				
<b>Households by Year Home Built</b>				
Blair				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	718	25%	723	21.7%
1940 to 1949	155	5.4%	151	4.5%
1950 to 1959	347	12.1%	296	8.9%
1960 to 1969	385	13.4%	271	8.1%
1970 to 1979	583	20.3%	396	11.9%
1980 to 1989	285	9.9%	525	15.7%
1990 to 1999	394	13.7%	471	14.1%
2000 to 2009	.	.	471	14.1%
2010 or Later	.	.	31	0.9%
<b>Total</b>	<b>2,867</b>	<b>100.0%</b>	<b>3,335</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.6.30. An estimated 77.9 percent of white households occupy single-family homes and some 18 percent of white households occupy apartments.

<b>Table III.6.30</b>							
<b>Distribution of Units in Structure by Race</b>							
Blair							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	77.9%	%	%	%	%	%	16.1%
Duplex	2.8%	%	%	%	%	%	83.9%
Tri- or Four-Plex	1.3%	%	%	%	%	%	0%
Apartment	18%	%	%	%	%	%	0%
Mobile Home	0%	%	%	%	%	%	0%
Boat, RV, Van, Etc.	0%	%	%	%	%	%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.6.31. An estimated 45.2 percent of vacant units were for rent in 2010, a 19.8 percent change since 2000. In addition, some 21.2 percent of vacant units were for sale, a change of 104 percent between 2000 and 2010. "Other" vacant units represented 22.4 percent of vacant units in 2010. This is a change of 116 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

<b>Table III.6.31</b>					
<b>Disposition of Vacant Housing Units</b>					
Blair					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	91	56.2%	109	45.2%	19.8%
For Sale	25	15.4%	51	21.2%	104%
Rented or Sold, Not Occupied	8	4.9%	10	4.1%	25%
For Seasonal, Recreational, or Occasional Use	12	7.4%	16	6.6%	33.3%
For Migrant Workers	1	0.6%	1	0.4%	0%
Other Vacant	25	15.4%	54	22.4%	116%
<b>Total</b>	<b>162</b>	<b>100.0%</b>	<b>241</b>	<b>100.0%</b>	<b>48.8%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.6.32. By 2016, for rent units accounted for 79.9 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 20.1 percent of vacant units, representing a total of 30 "other" vacant units.

<b>Table III.6.32</b>				
<b>Disposition of Vacant Housing Units</b>				
Blair				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	109	45.2%	119	79.9%
For Sale	51	21.2%	0	0%
Rented Not Occupied	3	1.2%	0	0%
Sold Not Occupied	7	2.9%	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%	30	20.1%
<b>Total</b>	<b>241</b>	<b>100.0%</b>	<b>149</b>	<b>100.0%</b>

## Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.6.33. In 2016, an estimated 0.7 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

<b>Table III.6.33</b>							
<b>Overcrowding and Severe Overcrowding</b>							
Blair							
2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2000 Census	1,931	99.2%	0	0%	16	0.8%	1,947
2016 Five-Year ACS	2,227	99.3%	15	0.7%	0	0%	2,242
<b>Renter</b>							
2000 Census	885	96.2%	25	2.7%	10	1.1%	920
2016 Five-Year ACS	1,083	99.1%	10	0.9%	0	0%	3,335
<b>Total</b>							
2000 Census	2,816	98.2%	25	0.9%	26	0.9%	2,867
2016 Five-Year ACS	3,310	99.3%	25	0.7%	0	0%	3,335



Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 0 households with incomplete plumbing facilities in 2016, representing 0 percent of households in Blair. This is compared to 0 percent of households lacking complete plumbing facilities in 2000.

<b>Table III.6.34</b>		
<b>Households with Incomplete Plumbing Facilities</b>		
Blair		
2000 Census SF3 & 2016 Five-Year ACS Data		
<b>Households</b>	<b>2000 Census</b>	<b>2016 Five-Year ACS</b>
With Complete Plumbing Facilities	2,867	3,335
Lacking Complete Plumbing Facilities	0	0
<b>Total Households</b>	<b>2,867</b>	<b>3,335</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>0%</b>

There were 55 households lacking complete kitchen facilities in 2016, compared to 0 households in 2000. This was a change from 0 percent of households in 2000 to 1.6 percent in 2016.

<b>Table III.6.35</b>		
<b>Households with Incomplete Kitchen Facilities</b>		
Blair		
2000 Census SF3 & 2016 Five-Year ACS Data		
<b>Households</b>	<b>2000 Census</b>	<b>2016 Five-Year ACS</b>
With Complete Kitchen Facilities	2,867	3,280
Lacking Complete Kitchen Facilities	0	55
<b>Total Households</b>	<b>2,867</b>	<b>3,335</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>1.6%</b>

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Blair, 19.3 percent of households had a cost burden and 11.5 percent had a severe cost burden. Some 24.3 percent of renters were cost burdened, and 16.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 14.6 percent and a severe cost burden rate of 1.7 percent. Owner occupied households with a mortgage had a cost burden rate of 17.6 percent, and severe cost burden at 11.8 percent.

**Table III.6.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Blair  
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2000 Census	839	73.9%	228	20.1%	68	6%	0	0%	1,135
2016 Five-Year ACS	1,127	70.5%	282	17.6%	189	11.8%	0	0%	1,598
<b>Owner Without a Mortgage</b>									
2000 Census	548	88%	35	5.6%	40	6.4%	0	0%	623
2016 Five-Year ACS	539	83.7%	94	14.6%	11	1.7%	0	0%	644
<b>Renter</b>									
2000 Census	570	63.7%	126	14.1%	131	14.6%	68	7.6%	895
2016 Five-Year ACS	543	49.7%	266	24.3%	185	16.9%	99	9.1%	1,093
<b>Total</b>									
2000 Census	1,957	73.8%	389	14.7%	239	9%	68	2.6%	2,653
2016 Five-Year ACS	2,209	66.2%	642	19.3%	385	11.5%	99	3%	3,335

**Housing Problems by Income**

Table III.6.37, shows the HUD calculated Median Family Income (MFI) for a family of four for Washington County. As can be seen in 2017 the MFI was \$75,000, which compared to \$68,200 for the State of Nebraska.

**Table III.6.37**  
**Median Family Income**  
 Washington County  
 2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	58,600	50,400
2001	62,400	53,400
2002	64,400	55,100
2003	63,300	55,400
2004	64,000	56,300
2005	65,250	57,400
2006	66,500	59,400
2007	64,800	58,200
2008	67,100	59,800
2009	69,900	62,000
2010	70,300	62,600
2011	70,600	63,500
2012	71,500	64,400
2013	72,700	64,600
2014	73,000	66,000
2015	72,800	66,800
2016	72,100	66,500
2017	75,000	68,200

Table III.6.38 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 360 owner-occupied and 135 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 195 owner-occupied and 125 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,245 households without a housing problem.



**Table III.6.38**  
**Housing Problems by Income and Tenure**

Blair

2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	20	20
Housing cost burden greater than 50% of income (and none of the above problems)	50	60	75	10	0	195
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	90	55	95	20	100	360
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	30	25	260	120	1,180	1,615
<b>Total</b>	<b>170</b>	<b>140</b>	<b>430</b>	<b>150</b>	<b>1,300</b>	<b>2,190</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	25	25	10	0	0	60
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	95	15	15	0	0	125
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	30	105	0	0	0	135
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	175	55	195	100	105	630
<b>Total</b>	<b>325</b>	<b>200</b>	<b>220</b>	<b>100</b>	<b>105</b>	<b>950</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	25	25	10	0	0	60
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	20	20
Housing cost burden greater than 50% of income (and none of the above problems)	145	75	90	10	0	320
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	120	160	95	20	100	495
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	205	80	455	220	1,285	2,245
<b>Total</b>	<b>495</b>	<b>340</b>	<b>650</b>	<b>250</b>	<b>1,405</b>	<b>3,140</b>

### Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.6.39 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Blair. The number of completed surveys increased from 14 in 2016 to 17 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 2.4 percentage points and was at 0.5 percent in 2017.

Table III.6.39 Survey of Rental Properties Blair 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009				
2010				
2011				
2012	7	216	1.9	18.4
2013	15	396	5.1	23
2014	13	428	6.1	7
2015	14	522	2.1	26
2016	14	444	2.9	11
2017	17	570	0.5	8.1

Table III.6.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 29 single-family units in Blair, with 0 of them available. This translates into a vacancy rate of 0 percent in Blair, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 540 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 0.6 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 3.1 percent.

Table III.6.40 Rental Vacancy Survey by Type Blair 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	29	0	0%	3.9%
Apartments	540	3	0.6%	3.5%
Mobile Homes	0	0	%	%
"Other" Units	1	0	0%	.
Don't Know	0	0	%	0%
<b>Total</b>	<b>570</b>	<b>3</b>	<b>0.5%</b>	<b>3.1%</b>

Table III.6.41, reports units by number of bedrooms. Two 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 183 units.



<b>Table III.6.41</b> <b>Rental Units by Number of Bedrooms</b> Blair 2017 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	53	0	0	·	55
Two	15	183	0	0	·	198
Three	12	30	0	0	·	42
Four	0	0	0	0	·	0
Don’t Know	0	273	0	1	0	274
<b>Total</b>	<b>29</b>	<b>540</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>570</b>

Table III.6.42 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 percent.

<b>Table III.6.42</b> <b>Single-Family Units by Number of Bedrooms</b> Blair 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	2	0	0%
Two	15	0	0%
Three	12	0	0%
Four	0	0	%
Don't know	0	0	%
<b>Total</b>	<b>29</b>	<b>0</b>	<b>0%</b>

Table III.6.43 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 1.1 percent.

<b>Table III.6.43</b> <b>Apartment Units by Number of Bedrooms</b> Blair 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1	0	0%
One	53	0	0%
Two	183	2	1.1%
Three	30	0	0%
Four	0	0	%
Don't know	273	1	0.4%
<b>Total</b>	<b>540</b>	<b>3</b>	<b>0.6%</b>

Average market-rate rents by unit type are shown in Table III.6.44. 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 III.6.44</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Blair					
2017 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	\$	\$325	\$	\$	\$325
One	\$500	\$613.7	\$	\$	\$597.4
Two	\$771.7	\$679.4	\$	\$	\$702.5
Three	\$881	\$868.8	\$	\$	\$871.2
Four	\$	\$	\$	\$	\$
Don't know	\$750	\$	\$	\$	
<b>Total</b>	<b>\$768.3</b>	<b>\$667.7</b>	<b>\$</b>	<b>\$</b>	<b>\$699.7</b>

Table III.6.45 shows vacancy rates for single-family units by average rental rates for Blair. The most common rent for single-family units was \$750 to \$999 dollars and units in this price range had a vacancy rate of 0 percent.

<b>Table III.6.45</b>			
<b>Single-Family Market Rate Rents by Vacancy Status</b>			
Blair			
2017 Survey of Rental Properties			
<b>Average Rents</b>	<b>Single-Family Units</b>	<b>Available Single-Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	0	0	%
\$500 to \$749	3	0	0%
\$750 to \$999	9	0	0%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	17	0	0%
<b>Total</b>	<b>29</b>	<b>0</b>	<b>0%</b>

The average rent and availability of apartment units is displayed in Table III.6.46. The most common rent for apartments was \$750 to \$999 dollars and the units in this price range had a vacancy rate of 1 percent.

<b>Table III.6.46</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Blair 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	114	1	0.9%
\$750 to \$999	203	2	1%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	223	0	0%
<b>Total</b>	<b>540</b>	<b>3</b>	<b>0.6%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table III.6.47, 11 respondents, or 78.6 percent, included some sort of utility in the rent.

<b>Table III.6.47</b> <b>Are there any utilities included with the rent?</b> Blair 2017 Survey of Rental Properties	
Period	Respondent
Yes	11
No	3
<b>% Offering Utilities</b>	<b>78.6%</b>

The type of utility included in the rent is shown in Table III.6.48. There were 2 respondents who included electricity, 3 respondents who included natural gas, 8 respondents who included water and sewer and 11 respondents included trash collection in the rent.

<b>Table III.6.48</b> <b>Which utilities are included with the rent?</b> Blair 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	3
Water/Sewer	8
Trash Collection	11

Table III.6.49 shows the number of survey respondents who keep a waiting list. As can be seen, 9 respondents said they keep a waitlist, with an estimated 31 persons on the wait list.

<b>Table III.6.49</b> <b>Do you keep a waiting list?</b> Blair 2017 Survey of Rental Properties	
Period	Respondent
Yes	9
No	4
<b>Waitlist Size</b>	<b>31</b>

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.6.50 most respondents indicated there was no need for the renovation of existing single-family units and no need for the renovation of existing apartment units.

<b>Table III.6.50</b> <b>How would you rate the need for renovation of existing units in the city?</b> Blair 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	4	4	3	3
Low Need	4	4	4	4
Moderate Need	2	2	2	2
High Need	0	0		
Extreme Need	1	1	1	1

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.6.51 most respondents indicated there was high need for the construction of new single-family units and high need for the construction of new apartment units.

<b>Table III.6.51</b> <b>How would you rate the need for construction of new units in the city?</b> Blair 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	3	3	2	2
Low Need	2	2	2	2
Moderate Need	3	3	3	3
High Need	5	5	5	5
Extreme Need	0	0		

### 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.<sup>11</sup>

There have at least eight to ten new retail businesses and eight to ten new commercial businesses that have opened this past year. Additionally, there have been five large industrial announcements

<sup>11</sup> Blair Area Chamber of Commerce, <http://www.blairchamber.org>



or expansions. Gateway Development Corporation did extensive due diligence work on our industrial park, Blair South. Portion of this property was purchased by a company for industrial development. This included a rail study, Alta survey, topo, site layouts, soil testing, etc.

With the closure of Dana College in 2010 the population dropped approximately 500 people, but Blair is currently seeing a slow positive growth in population and expects to see more increases in the coming year. Employment has remained steady and growing slightly with expansions and new businesses. There is a need for more single family homes and apartments especially work force housing. Economy remains solid and tax receipts have been steady. There has been a local task force working on the housing issue for the past six months and with the completion of HWY 133 to four lane that future looks bright for continued steady growth.<sup>12</sup>

---

<sup>12</sup> Email interview with City of Blair staff, 12/17



