

**VOLUME III:  
COLUMBUS CITY**

NEBRASKA PROFILE

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## COLUMBUS CITY

### DEMOGRAPHICS

#### Population Estimates

Table III.8.1 shows the population for Columbus city. The population in Columbus city increased from 22,111 persons in 2010 to 23,128 persons in 2017, or by 4.6 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 Columbus city. Although a city may span several counties, for the county level data pieces, Platte County was selected. For a more in-depth county level view, please refer to Platte County in Volume II of this profile.

#### Platte County Population Migration Trends

The Nebraska Department of Transportation (NEDOT) collects data on drivers who move to Nebraska and exchange licenses from other states as well as those surrendering Nebraska driver’s licenses when relocating to a different state. The NEDOT data do not represent a precise count of migration, as they show only the net change in the number of driver’s licenses, but the data indicate the general direction of population movement.

As shown in Table III.8.2, the most recent first half of 2018 data saw a total net in-migration of 93 persons, with a total of 361 persons entering Platte County and 268 persons leaving Columbus city.

Diagram III.8.1 shows in- and out- migration as a shaded area, with net-migration depicted as a line graph. The maximum net-migration occurred in 2011 with 179 people entering and the lowest net-migration occurred in 2006 with 39 leaving Columbus city

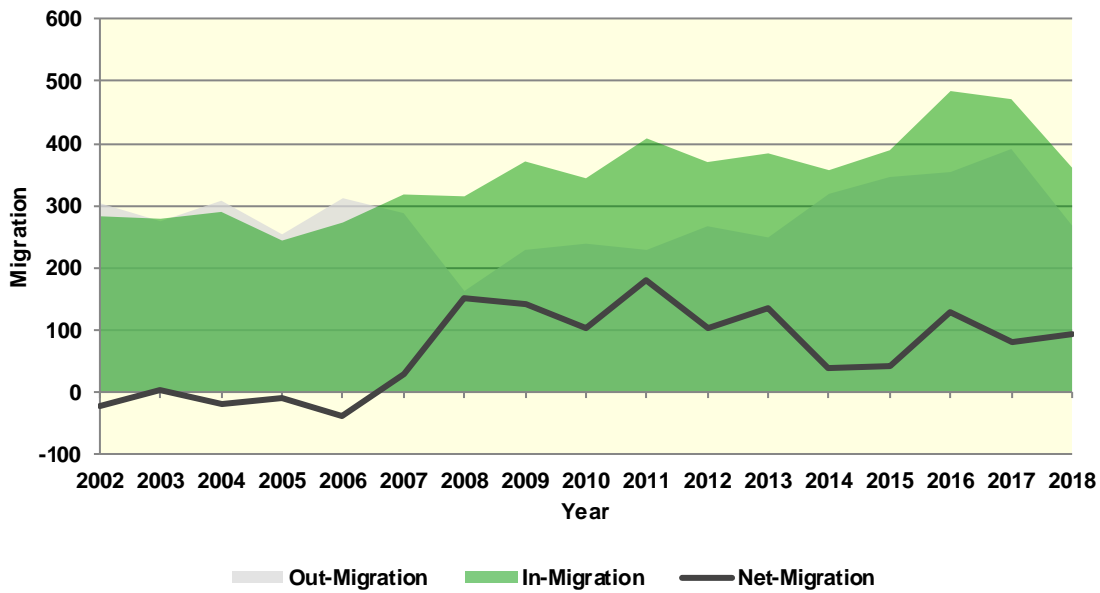
Year	Population	Percent Yearly Change
2000	21,133	-
2001	21,029	-0.5%
2002	20,825	-1%
2003	20,754	-0.3%
2004	20,740	-0.1%
2005	20,931	0.9%
2006	21,142	1%
2007	21,402	1.2%
2008	21,536	0.6%
2009	21,921	1.8%
2010	22,111	0.9%
2011	22,436	1.5%
2012	22,568	0.6%
2013	22,603	0.2%
2014	22,686	0.4%
2015	22,792	0.5%
2016	22,906	0.5%
2017	23,128	1%

Year	In-Migration	Out-Migration	Net-Migration
2002	283	304	-21
2003	279	275	4
2004	290	308	-18
2005	244	254	-10
2006	273	312	-39
2007	318	288	30
2008	315	163	152
2009	371	229	142
2010	344	239	105
2011	408	229	179
2012	370	267	103
2013	384	249	135
2014	357	319	38
2015	389	346	43
2016	484	354	130
2017	471	391	80
2018 – First Half	361	268	93



### Diagram III.8.1 Net In-migration

Platte County  
Nebraska DOT Data: 2002 – First Half 2018



The NEDOT data also collects gender and age information. Table III.8.3 shows in- and out-migration by gender. In the most recent first half of 2018 data, 48 percent of net-migrants were male and the remaining 52 percent were female.

**Table III.8.3**  
**Net In-migration by Gender**  
Platte County  
Nebraska DOT Data

Gender	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018-First Half
<b>In</b>										
Male	161	163	175	158	182	171	173	204	199	158
Female	210	181	233	212	202	186	216	280	272	203
<b>Total</b>	<b>371</b>	<b>344</b>	<b>408</b>	<b>370</b>	<b>384</b>	<b>357</b>	<b>389</b>	<b>484</b>	<b>471</b>	<b>361</b>
<b>Out</b>										
Male	99	124	115	124	127	151	144	165	185	113
Female	130	115	114	143	122	168	202	189	206	155
<b>Total</b>	<b>229</b>	<b>239</b>	<b>229</b>	<b>267</b>	<b>249</b>	<b>319</b>	<b>346</b>	<b>354</b>	<b>391</b>	<b>268</b>
<b>Net</b>										
Male	62	39	60	34	55	20	29	39	14	45
Female	80	66	119	69	80	18	14	91	66	48
<b>Total</b>	<b>142</b>	<b>105</b>	<b>179</b>	<b>103</b>	<b>135</b>	<b>38</b>	<b>43</b>	<b>130</b>	<b>80</b>	<b>93</b>

Table III.8.4 shows net-migration for Platte County by age range. The largest age cohort in the most recent 2018 net-migration data was those in the age range of 14 to 24, with 34 persons entering Platte County. Those in the age range of 65 and older had the lowest levels of net migration, with 3 persons entering Platte County.

Table III.8.4 Migration by Age Range Platte County Nebraska DOT Data										
Age Range	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 – First Half
<b>In</b>										
14-24	86	86	103	83	94	75	69	86	84	81
25-34	113	100	121	129	120	115	136	150	142	121
35-44	87	67	86	66	78	67	65	107	99	69
45-54	51	49	57	60	47	49	76	79	71	43
55-64	21	31	24	20	31	27	27	37	55	32
65 +	13	11	17	12	14	24	16	25	20	15
<b>Total</b>	<b>371</b>	<b>344</b>	<b>408</b>	<b>370</b>	<b>384</b>	<b>357</b>	<b>389</b>	<b>484</b>	<b>471</b>	<b>361</b>
<b>Out</b>										
14-24	41	67	56	57	38	68	56	69	77	47
25-34	82	67	73	100	84	114	127	110	135	92
35-44	42	39	35	44	42	59	68	82	70	61
45-54	26	35	28	36	48	39	50	40	51	31
55-64	28	20	26	21	23	26	28	31	36	25
65 +	10	11	11	9	14	13	17	22	22	12
<b>Total</b>	<b>229</b>	<b>239</b>	<b>229</b>	<b>267</b>	<b>249</b>	<b>319</b>	<b>346</b>	<b>354</b>	<b>391</b>	<b>268</b>
<b>Net</b>										
14-24	45	19	47	26	56	7	13	17	7	34
25-34	31	33	48	29	36	1	9	40	7	29
35-44	45	28	51	22	36	8	-3	25	29	8
45-54	25	14	29	24	-1	10	26	39	20	12
55-64	-7	11	-2	-1	8	1	-1	6	19	7
65 +	3	0	6	3	0	11	-1	3	-2	3
<b>Total</b>	<b>142</b>	<b>105</b>	<b>179</b>	<b>103</b>	<b>135</b>	<b>38</b>	<b>43</b>	<b>130</b>	<b>80</b>	<b>93</b>

### 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.

### Commuting Patterns

Table III.8.5 shows the place of work by county of residence. In 2010, 90.3 percent of residents worked within the county they reside in with 8.8 percent working outside their home county in 2017. This compares to 87.4 percent of residents who worked within the county in which they resided and 12.1 percent of residents worked outside their home county in 2017.



<b>Table III.8.5</b>				
<b>Place of Work</b>				
Columbus city				
2010 and 2017 5 year ACS data				
<b>Place of work</b>	<b>2010 5-year ACS</b>	<b>% of Total</b>	<b>2017 5-year ACS</b>	<b>% of Total</b>
Worked in county of residence	10,208	90.3%	10,610	87.4%
Worked outside county of residence	991	8.8%	1,468	12.1%
Worked outside state of residence	102	0.9%	56	0.5%
<b>Total</b>	<b>11,301</b>	<b>100.0%</b>	<b>12,134</b>	<b>100.0%</b>

Table III.8.6 shows the aggregate travel time to work based on place of work and residence. In 2017 in Columbus city the total aggregate travel time was 145,270 minutes, with residents working in their home county spending a total of 105,740 minutes commuting.

<b>Table III.8.6</b>				
<b>Aggregate Travel Time to Work (in Minutes)</b>				
Columbus city				
2010 and 2017 5 year ACS data				
<b>Place of Work</b>	<b>2010 5-year ACS</b>	<b>% of Total</b>	<b>2017 5-year ACS</b>	<b>% of Total</b>
Worked in county of residence	107,825	68.6%	105,740	72.8%
Worked outside county of residence	44,320	28.2%	36,730	25.3%
Worked outside State of residence	4,955	3.2%	2,800	1.9%
<b>Aggregate travel time to work (in minutes):</b>	<b>157,100</b>	<b>100.0%</b>	<b>145,270</b>	<b>100.0%</b>

Table III.8.7 shows the average travel time to work based on place of work and residence. In 2017 the overall average travel time was 12 minutes. Residents working within their home county spent an average of 10 minutes commuting to work, with those working outside their county of residence spending an average of 25 minutes on the commute.

<b>Table III.8.7</b>		
<b>Average Travel Time to Work (in Minutes)</b>		
Columbus city		
2010 and 2017 5 year ACS data		
<b>Place of Work</b>	<b>2010 5-year ACS</b>	<b>2017 5-year ACS</b>
Worked in county of residence	10.6	10
Worked outside county of residence	44.7	25
Worked outside State of residence	48.6	50
<b>Average travel time to work (in minutes):</b>	<b>13.9</b>	<b>12</b>

Table III.8.8 shows the means of transportation to work. In 2017, 79 percent of commuters drove alone in a car, truck or van. Only 14.6 percent carpoolled, with an additional 0.1 percent taking public transportation. There were also 268 persons or 2.2 percent who worked from home.

<b>Table III.8.8</b>				
<b>Means of Transportation to Work</b>				
Columbus city 2010 and 2017 5 year ACS data				
<b>Means</b>	<b>2010 5-year ACS</b>	<b>% of Total</b>	<b>2017 5-year ACS</b>	<b>% of Total</b>
Car, truck, or van: Drove alone	9,551	84.5%	9,583	79%
Car, truck, or van: Carpooled:	897	7.9%	1,776	14.6%
Public transportation (excluding taxicab):	13	0.1%	14	0.1%
Taxicab	0	0%	0	0%
Motorcycle	39	0.3%	6	0%
Bicycle	63	0.6%	19	0.2%
Walked	328	2.9%	430	3.5%
Other means	79	0.7%	38	0.3%
Worked at home	331	2.9%	268	2.2%
<b>Total</b>	<b>11,301</b>	<b>100.0%</b>	<b>12,134</b>	<b>100.0%</b>

Table III.8.9 shows the breakdown of the means of transportation by tenure. In 2017, 58.8 percent of commuters owned their home and commuted alone by car, which compares to 67.4 percent in 2010. There were also 2,453 renters who drove alone in 2017 and accounted for 20.2 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.1 percent of the population, which compares to 0 renters, or 0 percent of commuters taking public transportation.

<b>Table III.8.9</b>				
<b>Means Of Transportation To Work By Tenure</b>				
Columbus city 2010 and 2017 5 year ACS data				
<b>Tenure</b>	<b>2010 5-year ACS</b>	<b>% of Total</b>	<b>2017 5-year ACS</b>	<b>% of Total</b>
<b>Car, truck, or van - drove alone:</b>				
Owner	7,615	67.4%	7,129	58.8%
Renter	1,936	17.1%	2,453	20.2%
<b>Car, truck, or van - carpooled:</b>				
Owner	529	4.7%	1,198	9.9%
Renter	368	3.3%	578	4.8%
<b>Public transportation (excluding taxicab):</b>				
Owner	13	0.1%	14	0.1%
Renter	0	0%	0	0%
<b>Walked:</b>				
Owner	161	1.4%	171	1.4%
Renter	167	1.5%	247	2%
<b>Taxicab, motorcycle, bicycle, or other means:</b>				
Owner	75	0.7%	56	0.5%
Renter	106	0.9%	6	0%
<b>Worked at home:</b>				
Owner	288	2.5%	249	2.1%
Renter	43	0.4%	18	0.1%
<b>Total:</b>	<b>11,301</b>	<b>100.0%</b>	<b>12,119</b>	<b>100.0%</b>



## Population Characteristics

Population by race and ethnicity through 2017 is shown in Table III.8.10. The white population represented 94.7 percent of the population in 2017, compared with the black population accounting for 0.4 percent of the population. Hispanic persons represented 22.4 percent of the population in 2017.

<b>Table III.8.10</b>				
<b>Population by Race and Ethnicity</b>				
Columbus city				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	19,477	88.1%	21,618	94.7%
Black	113	0.5%	96	0.4%
American Indian	197	0.9%	107	0.5%
Asian	109	0.5%	126	0.6%
Native Hawaiian/ Pacific Islander	11	0%	0	0%
Other	1,812	8.2%	609	2.7%
Two or More Races	392	1.8%	278	1.2%
<b>Total</b>	<b>22,111</b>	<b>100.0%</b>	<b>22,834</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>18,505</b>	<b>83.7%</b>	<b>17,728</b>	<b>77.6%</b>
<b>Hispanic</b>	<b>3,606</b>	<b>16.3%</b>	<b>5,106</b>	<b>22.4%</b>

The change in race and ethnicity between 2010 and 2017 is shown in Table III.8.11. During this time, the total non-Hispanic population was 17,728 persons in 2017. The Hispanic population was 5,106.

<b>Table III.8.11</b>				
<b>Population by Race and Ethnicity</b>				
Columbus city				
2010 Census & 2017 Five-Year ACS				
Race	2010 Census		2017 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	18,027	97.4%	17,139	96.7%
Black	102	0.6%	96	0.5%
American Indian	80	0.4%	107	0.6%
Asian	107	0.6%	126	0.7%
Native Hawaiian/ Pacific Islander	5	0%	0	0%
Other	25	0.1%	6	0%
Two or More Races	159	0.9%	254	1.4%
<b>Total Non-Hispanic</b>	<b>18,505</b>	<b>100.0%</b>	<b>17,728</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	1,450	40.2%	4,479	87.7%
Black	11	0.3%	0	0%
American Indian	117	3.2%	0	0%
Asian	2	0.1%	0	0%
Native Hawaiian/ Pacific Islander	6	0.2%	0	0%
Other	1,787	49.6%	603	11.8%
Two or More Races	233	6.5%	24	0.5%
<b>Total Hispanic</b>	<b>3,606</b>	<b>100.0</b>	<b>5,106</b>	<b>100.0%</b>
<b>Total Population</b>	<b>22,111</b>	<b>100.0%</b>	<b>22,834</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.8.12. Family households represented 62.1 percent of households in 2017, while non-family households accounted for 37.9 percent. These changed from 65.5 and 34.5 percent, respectively.

<b>Table III.8.12</b>				
<b>Household Type by Tenure</b>				
Columbus city				
2010 Census SF1 & 2017 Five-Year ACS Data				
Household Type <sup>36</sup>	2010 Census		2017 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	5,811	65.5%	5,718	62.1%
Married-Couple Family	4,565	78.6%	4,528	79.2%
Owner-Occupied	3,933	86.2%	3,884	85.8%
Renter-Occupied	632	13.8%	644	14.2%
Other Family	1,246	21.4%	1,190	21.8%
Male Householder, No Spouse Present	386	31%	297	32.4%
Owner-Occupied	222	57.5%	200	67.3%
Renter-Occupied	164	42.5%	97	32.7%
Female Householder, No Spouse Present	860	69%	893	72.3%
Owner-Occupied	442	51.4%	455	51%
Renter-Occupied	418	48.6%	438	49%
Non-Family Households	3,063	34.5%	3,497	37.9%
Owner-Occupied	1,465	47.8%	1,540	44%
Renter-Occupied	1,598	52.2%	1,957	56%
<b>Total</b>	<b>8,874</b>	<b>100.0%</b>	<b>9,215</b>	<b>100.0%</b>

The number of foreign born persons is shown in Table III.8.13. An estimated 5.9 percent of the population was born in Mexico with 1.4 percent born in Cuba and another 0.8 percent were born in El Salvador.

<b>Table III.8.13</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Columbus city			
2017 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	1,352	5.9%
#2 country of origin	Cuba	327	1.4%
#3 country of origin	El Salvador	178	0.8%
#4 country of origin	Honduras	130	0.6%
#5 country of origin	Guatemala	129	0.6%
#6 country of origin	Peru	76	0.3%
#7 country of origin	India	56	0.2%
#8 country of origin	Colombia	48	0.2%
#9 country of origin	Brazil	45	0.2%
#10 country of origin	Philippines	43	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.8.14. An estimated 9.2 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other Asian and Pacific Island languages.

<sup>36</sup> Sums and percentages are based on indendation of categories.

**Table III.8.14**  
**Limited English Proficiency and Language Spoken at Home**  
 Columbus city  
 2017 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	1,942	9.2%
#2 LEP Language	Other Asian and Pacific Island languages	16	0.1%
#3 LEP Language	Other and unspecified languages	11	0.1%
#4 LEP Language	Russian, Polish, or other Slavic languages	9	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	German or other West Germanic languages	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

## Disability

Disability by age, as estimated by the 2017 ACS, is shown in Table III.8.15. The disability rate for females was 9 percent, compared to 11.3 percent for males. The disability rate grew precipitously higher with age, with 47.2 percent of those over 75 experiencing a disability.

**Table III.8.15**  
**Disability by Age**  
 Columbus city  
 2017 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	12	1.3%	0	0%	12	0.7%
5 to 17	141	6.4%	33	1.7%	174	4.2%
18 to 34	185	6.9%	64	2.7%	249	4.9%
35 to 64	377	9.2%	318	8%	695	8.6%
65 to 74	143	17.7%	182	20.4%	325	19.1%
75 or Older	432	61.1%	405	38%	837	47.2%
<b>Total</b>	<b>1,290</b>	<b>11.3%</b>	<b>1,002</b>	<b>9%</b>	<b>2,292</b>	<b>10.2%</b>

The number of disabilities by type, as estimated by the 2017 ACS, is shown in Table III.8.16. Some 5.4 percent have an ambulatory disability, 4.4 percent have an independent living disability, and 1.3 percent have a self-care disability.

<b>Table III.8.16</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Columbus city 2017 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	802	3.6%
Vision disability	446	2%
Cognitive disability	681	3.3%
Ambulatory disability	1,121	5.4%
Self-Care disability	273	1.3%
Independent living disability	734	4.4%

**Education**

Education and employment data, as estimated by the 2017 ACS, is presented in Tables III.8.17 and 18. In 2017, some 12,361 persons were employed and 546 were unemployed. This totaled a labor force of 12,907 persons. The unemployment rate for Columbus city was estimated to be 4.2 percent in 2017.

<b>Table III.8.17</b> <b>Employment, Labor Force and Unemployment</b> Columbus city 2017 Five-Year ACS Data	
Employment Status	2017 Five-Year ACS
Employed	12,361
Unemployed	546
<b>Labor Force</b>	<b>12,907</b>
Unemployment Rate	4.2%

In 2017, 89.4 percent of households in Columbus city had a high school education or greater.

<b>Table III.8.18</b> <b>High School or Greater Education</b> Columbus city 2017 Five-Year ACS Data	
Education Level	Households
High School or Greater	8,234
Total Households	9,215
<b>Percent High School or Above</b>	<b>89.4%</b>

As seen in Table III.8.19, 30.1 percent of the population had a high school diploma or equivalent in 2017, another 35.9 percent have some college, 14.9 percent have a Bachelor’s Degree, and 5.7 percent of the population had a graduate or professional degree.

**Table III.8.19**  
**Educational Attainment**  
 Columbus city  
 2017 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	2,249	13.3%
High School or Equivalent	5,098	30.1%
Some College or Associate's Degree	6,076	35.9%
Bachelor's Degree	2,527	14.9%
Graduate or Professional Degree	962	5.7%
<b>Total Population Above 18 years</b>	<b>16,912</b>	<b>100.0%</b>

## ECONOMICS

### Labor Force

Table III.8.20 shows the labor force statistics for Columbus city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 1.8. The highest level of unemployment occurred during 2003 rising to a rate of 4.7. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Columbus city decreased from 3.5 percent in 2016 to 2.9 percent in 2017, which compared to a statewide decrease to 2.9 percent.

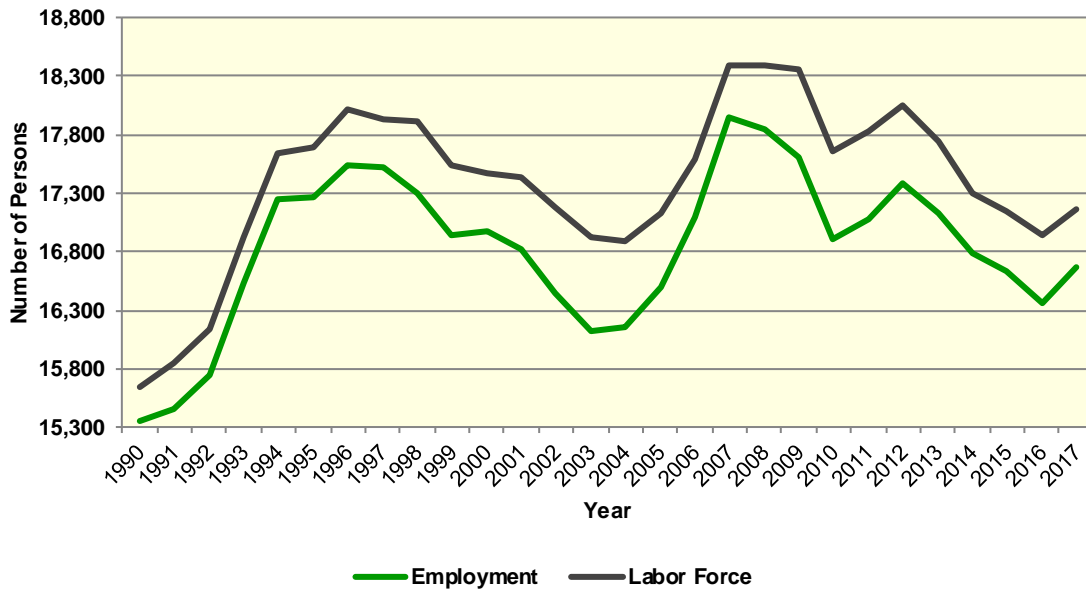
**Table III.8.20**  
**Labor Force Statistics**  
 Columbus city  
 1990 - 2017 BLS Data

Year	Columbus city				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	283	15,356	15,639	1.8%	2.3%
1991	392	15,461	15,853	2.5%	2.7%
1992	394	15,740	16,134	2.4%	2.9%
1993	398	16,524	16,922	2.4%	2.8%
1994	397	17,250	17,647	2.2%	2.6%
1995	430	17,265	17,695	2.4%	2.6%
1996	483	17,540	18,023	2.7%	2.7%
1997	404	17,530	17,934	2.3%	2.5%
1998	609	17,298	17,907	3.4%	2.6%
1999	596	16,938	17,534	3.4%	2.8%
2000	485	16,984	17,469	2.8%	2.8%
2001	611	16,828	17,439	3.5%	3.1%
2002	737	16,448	17,185	4.3%	3.6%
2003	799	16,117	16,916	4.7%	3.9%
2004	721	16,163	16,884	4.3%	3.9%
2005	632	16,500	17,132	3.7%	3.8%
2006	493	17,103	17,596	2.8%	3.1%
2007	448	17,953	18,401	2.4%	3%
2008	544	17,854	18,398	3%	3.3%
2009	750	17,611	18,361	4.1%	4.6%
2010	745	16,910	17,655	4.2%	4.6%
2011	742	17,083	17,825	4.2%	4.4%
2012	660	17,387	18,047	3.7%	4%
2013	616	17,136	17,752	3.5%	3.8%
2014	516	16,789	17,305	3%	3.3%
2015	511	16,630	17,141	3%	3%
2016	591	16,353	16,944	3.5%	3.1%
2017	493	16,667	17,160	2.9%	2.9%



Diagram III.8.2 shows the employment and labor force for Columbus city. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 16,667 persons, with the labor force reaching 17,160, indicating there were a total of 493 unemployed persons.

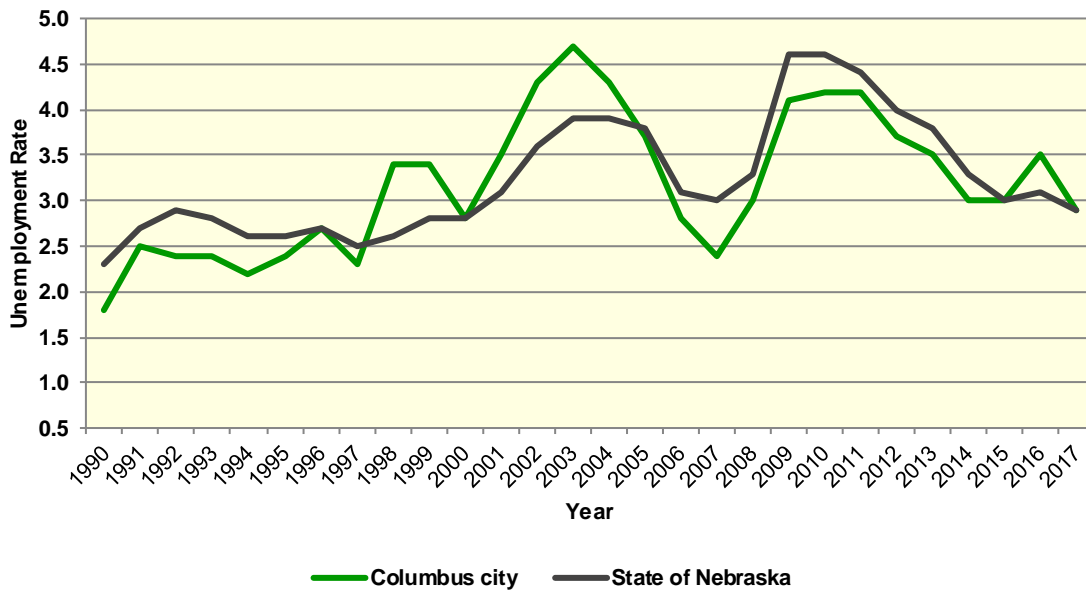
**Diagram III.8.2**  
**Employment and Labor Force**  
 Columbus city  
 1990 – 2017 BLS Data



### Unemployment

Diagram III.8.3 shows the unemployment rate for both the State and Columbus city. During the 1990's the average rate for Columbus city was 2.6, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.5, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.5. Over the course of the entire period Columbus city had an average unemployment rate lower than the state, 3.2 percent for Columbus city, versus 3.3 statewide.

**Diagram III.8.3**  
**Annual Unemployment Rate**  
 Columbus city  
 1990 – 2017 BLS Data



**Platte 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.8.4 shows real average earnings per job for Platte County from 1990 to 2017. Over this period the average earnings per job for Platte County was 43,701 dollars, which was lower than the statewide average of 47,247 dollars over the same period.

**Diagram III.8.4**  
**Real Average Earnings Per Job**  
 Platte County  
 BEA Data 1990 - 2017

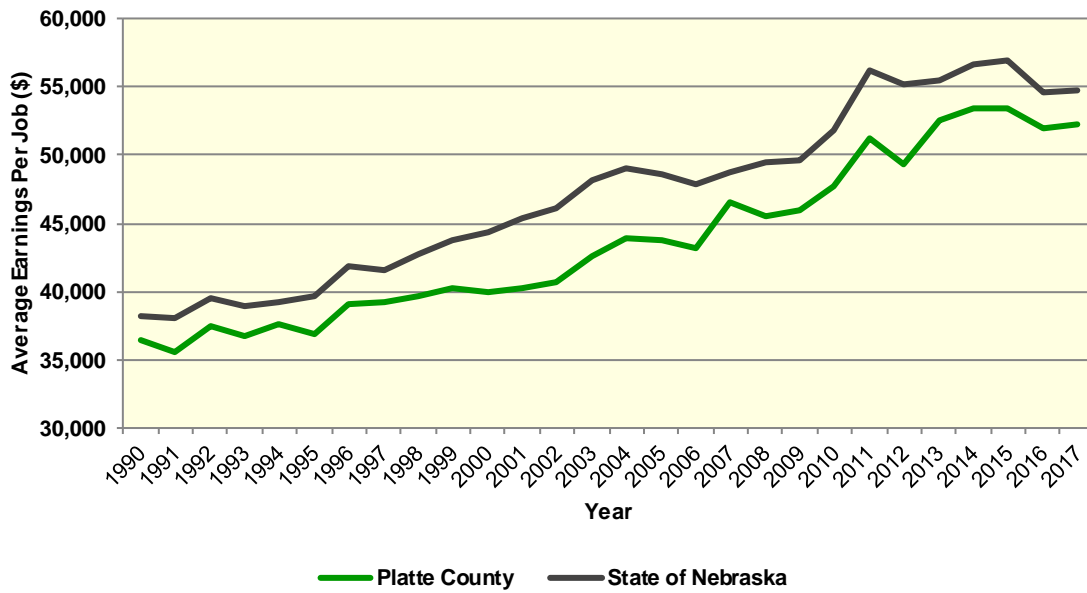
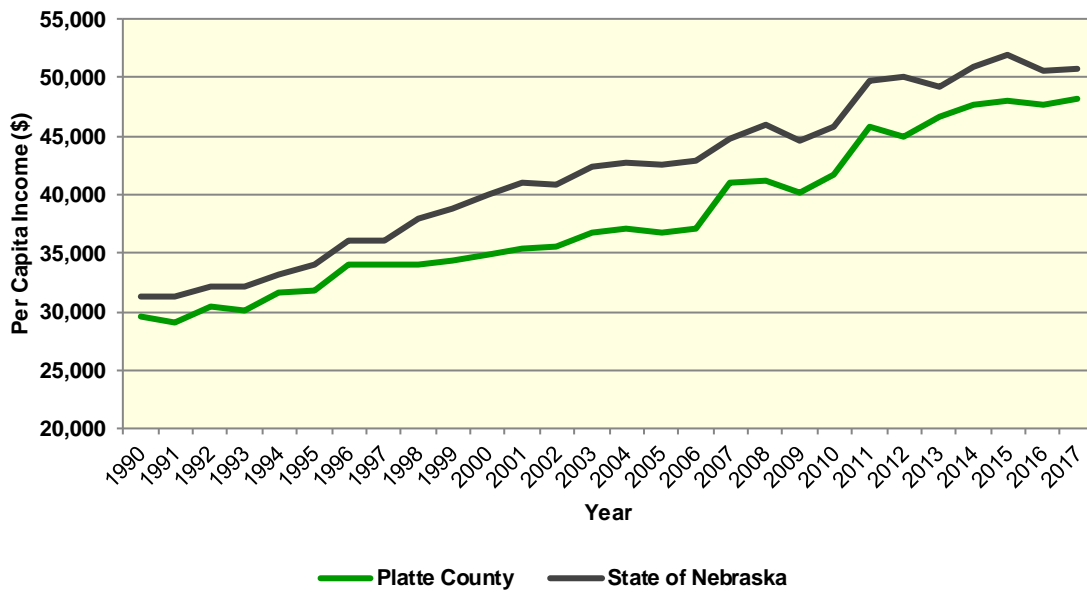


Diagram III.8.5 shows real per capita income for Platte County from 1990 to 2017, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Platte County was 38,072 dollars, which was lower than the statewide average of 41,782 dollars over the same period.

**Diagram III.8.5**  
**Real Per Capita Income**  
 Platte County  
 BEA Data 1990 - 2017





## Nebraska Department of Revenue: Platte County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than 10,000 dollars decreased by 11.9 percent between 2010 and 2017. Returns from taxpayers with AGIs of 35,001 dollars to 50,000 dollars increased by 16.3 percent over the period. By 2017 there were 2,415 returns for AGIs of 100,000 dollars or more. Table III.8.21, presents AGI distribution for the years 2000 through 2017.

<b>Table III.8.21</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Platte County										
2000–2017 DOR Data										
<b>Year</b>	<b>Less than \$10,000</b>	<b>\$10,001– \$15,000</b>	<b>\$15,001– \$25,000</b>	<b>\$25,001– \$35,000</b>	<b>\$35,001– \$50,000</b>	<b>\$50,001– \$75,000</b>	<b>\$75,001– \$100,000</b>	<b>\$100,001– \$250,000</b>	<b>More than \$250,000</b>	<b>Total<sup>37</sup></b>
2000	3,974	1,022	2,356	1,968	2,175	2,306	748	528	91	15,168
2001	3,804	1,012	2,337	1,990	2,059	2,295	727	524	72	14,820
2002	3,716	1,049	2,292	1,912	2,073	2,189	785	513	69	14,598
2003	3,527	1,065	2,308	1,935	1,988	2,199	812	564	72	14,470
2004	3,446	1,032	2,187	1,864	1,989	2,286	919	639	76	14,438
2005	3,067	963	1,830	1,755	1,885	2,280	966	693	94	13,533
2006	2,952	1,180	2,159	1,997	2,084	2,512	1,142	853	124	15,003
2007	2,859	1,120	1,977	2,008	2,058	2,667	1,326	1,039	151	15,205
2008	2,901	1,131	2,037	2,122	2,174	2,645	1,470	1,136	149	15,765
2009	2,791	1,197	2,141	2,022	2,262	2,592	1,365	1,166	133	15,669
2010	2,623	1,203	2,099	1,958	2,301	2,622	1,502	1,255	135	15,698
2011	2,652	1,256	2,069	1,907	2,280	2,645	1,529	1,416	174	15,928
2012	2,615	1,219	2,078	1,891	2,331	2,625	1,643	1,583	240	16,225
2013	2,578	1,135	2,055	1,896	2,382	2,603	1,675	1,702	238	16,264
2014	2,497	1,137	1,959	1,910	2,367	2,605	1,771	1,864	269	16,379
2015	2,433	1,073	1,973	1,884	2,496	2,593	1,775	1,956	246	16,429
2016	2,433	1,148	1,981	1,907	2,635	2,691	1,801	2,050	241	16,887
2017	2,310	1,057	1,877	1,863	2,675	2,753	1,804	2,149	266	16,754

<sup>37</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.



## 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 2,681 in 2010 to 2,807 in 2017, with the poverty rate reaching 8.6 percent in 2017. This compared to a state poverty rate of 10.7 percent and a national rate of 13.4 percent in 2017. Table III.8.22, presents poverty data for Platte County.

To compare the poverty rate against more recent data for Columbus city, Table III.8.23 shows poverty by age from the 2010 and 2017 five-year ACS data. The 2010 5-year ACS had a poverty rate of 8.4 percent versus 9.1 percent in the most recent 2017 data.

Table III.8.22 Persons in Poverty Platte County 2000–2017 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	2,273	7.3%
2001	2,365	7.6%
2002	2,527	8.1%
2003	2,661	8.6%
2004	2,682	8.6%
2005	2,744	8.9%
2006	2,815	8.9%
2007	2,796	8.9%
2008	2,446	7.7%
2009	2,839	8.9%
2010	2,681	8.4%
2011	3,322	10.4%
2012	2,852	8.9%
2013	3,262	10.2%
2014	2,687	8.4%
2015	2,670	8.3%
2016	2,920	9%
2017	2,807	8.6%

Table III.8.23 Poverty by Age Columbus city 2010 & 2017 Five-Year ACS Data				
Age	2010 Five-Year ACS		2017 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	193	10.6%	271	13.3%
6 to 17	392	21.6%	458	22.4%
18 to 64	874	48.2%	1,007	49.3%
65 or Older	356	19.6%	307	15%
<b>Total</b>	<b>1,815</b>	<b>100.0%</b>	<b>2,043</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>8.4%</b>	.	<b>9.1%</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 Columbus city decreased from 59 authorizations in 2016 to 46 authorizations in 2017.

The real value of single-family building permits decreased from 288,063 dollars in 2016 to 233,795 dollars in 2017. This compares to a decrease in permit value statewide, with values falling from 210,309 dollars in 2016 to 206,825 dollars in 2017. Additional details are given in Table III.8.24 and presented in Diagram III.8.6. Diagram III.8.7 shows total permits by unit type from 1980 to 2017.

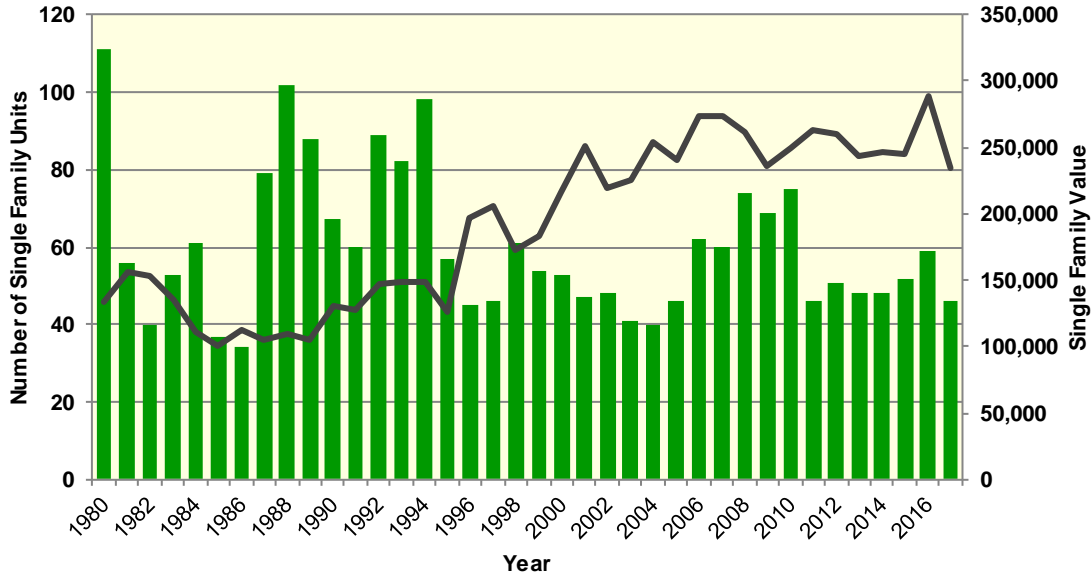


**Table III.8.24**  
**Building Permits and Valuation**  
 Columbus city  
 Census Bureau Data, 1980–2017

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	111	2	10	60	183	133,787	25,556
1981	56	8	0	53	117	155,927	28,447
1982	40	8	8	12	68	152,711	50,444
1983	53	14	12	8	87	135,548	37,847
1984	61	6	4	8	79	110,745	39,110
1985	37	12	8	8	65	101,086	41,658
1986	34	2	0	0	36	113,230	0
1987	79	2	0	0	81	105,362	0
1988	102	4	8	5	119	109,930	33,511
1989	88	2	0	103	193	104,766	52,011
1990	67	2	8	111	188	131,429	45,684
1991	60	4	4	60	128	128,113	69,656
1992	89	2	7	52	150	147,586	37,707
1993	82	4	4	0	90	148,047	0
1994	98	0	15	120	233	148,344	42,967
1995	57	4	11	17	89	125,957	58,438
1996	45	18	4	0	67	196,279	0
1997	46	6	0	0	52	205,513	0
1998	61	6	0	10	77	173,216	36,675
1999	54	0	0	0	54	183,143	0
2000	53	8	0	48	109	216,392	69,396
2001	47	10	0	24	81	250,927	62,071
2002	48	12	3	0	63	219,266	0
2003	41	8	0	0	49	224,909	0
2004	40	12	0	0	52	253,325	0
2005	46	16	0	0	62	240,242	0
2006	62	0	4	0	66	273,004	0
2007	60	10	0	0	70	274,222	0
2008	74	12	0	0	86	261,154	0
2009	69	10	0	0	79	236,349	0
2010	75	8	0	0	83	249,766	0
2011	46	6	0	0	52	262,513	0
2012	51	42	0	0	93	259,729	0
2013	48	6	0	0	54	244,200	0
2014	48	12	0	0	60	245,930	0
2015	52	16	0	0	68	245,330	0
2016	59	12	3	12	86	288,063	67,868
2017	46	20	0	0	66	233,795	0

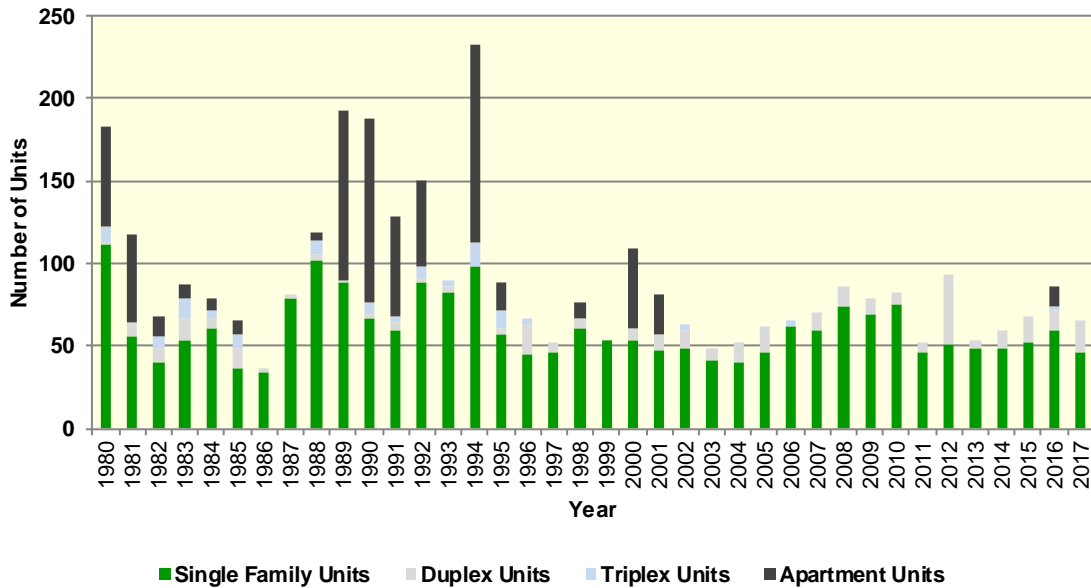
### Diagram III.8.6 Single-Family Permits

Columbus city  
Census Bureau Data, 1980–2017



### Diagram III.8.7 Total Permits by Unit Type

Columbus city  
Census Bureau Data, 1980–2017



## Housing Characteristics

As shown below in Table III.8.25, in 2010 there were 9,185 housing units, compared with 9,716 in 2017. Single-family units accounted for 75.5 percent of units in 2017, compared to 75.4 in 2010. Apartment units accounted for 12.9 percent in 2017, compared to 13.7 percent in 2010.

<b>Table III.8.25</b>				
<b>Housing Units by Type</b>				
Columbus city				
2010 & 2017 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	6,926	75.4%	7,333	75.5%
Duplex	254	2.8%	498	5.1%
Tri- or Four-Plex	504	5.5%	445	4.6%
Apartment	1,261	13.7%	1,257	12.9%
Mobile Home	232	2.5%	183	1.9%
Boat, RV, Van, Etc.	8	0.1%	0	0%
<b>Total</b>	<b>9,185</b>	<b>100.0%</b>	<b>9,716</b>	<b>100.0%</b>

Table III.8.26 shows housing units by tenure from 2010 to 2017. By 2017, there were 9,716 housing units. An estimated 66 percent were owner-occupied, and 5.2 percent were vacant.

<b>Table III.8.26</b>				
<b>Housing Units by Tenure</b>				
Columbus city				
2010 Census & 2017 Five-Year ACS Data				
Tenure	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,874	95.2%	9,215	94.8%
Owner-Occupied	6,062	68.3%	6,079	66%
Renter-Occupied	2,812	31.7%	3,136	34%
Vacant Housing Units	448	4.8%	501	5.2%
<b>Total Housing Units</b>	<b>9,322</b>	<b>100.0%</b>	<b>9,716</b>	<b>100.0%</b>

Households by income for the 2010 and 2017 5-year ACS are shown in Table III.8.27. Households earning 100,000 dollars or more per year represented 16 percent of households in 2017, compared to 12.7 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.5 percent of households in 2017, compared to 11.9 percent in 2010.

<b>Table III.8.27</b>				
<b>Households by Income</b>				
Columbus city				
2010 & 2017 Five-Year ACS Data				
Income	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,031	11.9%	964	10.5%
\$15,000 to \$19,999	529	6.1%	432	4.7%
\$20,000 to \$24,999	326	3.8%	467	5.1%
\$25,000 to \$34,999	1,283	14.8%	953	10.3%
\$35,000 to \$49,999	1,475	17%	1,394	15.1%
\$50,000 to \$74,999	1,933	22.3%	2,007	21.8%
\$75,000 to \$99,999	989	11.4%	1,520	16.5%
\$100,000 or More	1,104	12.7%	1,478	16%
<b>Total</b>	<b>8,670</b>	<b>100.0%</b>	<b>9,215</b>	<b>100.0%</b>

Table III.8.28 shows households by year home built for the 2010 and 2017 5-year ACS data. Housing units built between 2000 and 2009, account for 7.4 percent in 2010 and 8.1 percent of households in 2017. Housing units built in 1939 or earlier represented 13.9 percent of households in 2017 and 15.6 percent of households in 2010.

<b>Table III.8.28</b>				
<b>Households by Year Home Built</b>				
Columbus city				
2010 & 2017 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2017 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,354	15.6%	1,281	13.9%
1940 to 1949	320	3.7%	444	4.8%
1950 to 1959	1,420	16.4%	1,534	16.6%
1960 to 1969	1,389	16%	1,361	14.8%
1970 to 1979	1,642	18.9%	1,600	17.4%
1980 to 1989	868	10%	1,137	12.3%
1990 to 1999	1,038	12%	901	9.8%
2000 to 2009	639	7.4%	744	8.1%
2010 or Later			213	2.3%
<b>Total</b>	<b>8,670</b>	<b>100.0%</b>	<b>9,215</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.8.29. An estimated 76.5 percent of white households occupy single-family homes, while 68 percent of black households occupy single-family homes. Some 12.9 percent of white households occupy apartments, while 0 percent of black households occupy apartments. An estimated 0 percent of Asian, and 22.2 percent of American Indian households occupy single-family homes.

<b>Table III.8.29</b>							
<b>Distribution of Units in Structure by Race</b>							
Columbus city							
2017 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	76.5%	68%	22.2%	0%	%	88.9%	63.1%
Duplex	4.2%	0%	0%	100%	%	0%	5.4%
Tri- or Four-Plex	4.5%	0%	0%	0%	%	5.6%	0%
Apartment	12.9%	0%	77.8%	0%	%	5.6%	31.5%
Mobile Home	1.8%	32%	0%	0%	%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	%	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 units between 2010 and 2017 are shown in Table III.8.30. By 2017, for rent units accounted for 11.6 percent of vacant units, while for sale units accounted for 2.6 percent. "Other" vacant units accounted for 52.5 percent of vacant units, representing a total of 263 "other" vacant units.

<b>Table III.8.30</b>				
<b>Disposition of Vacant Housing Units</b>				
Columbus city				
2010 Census & 2017 Five-Year ACS Data				
Disposition	2010 Census		2017 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	156	34.8%	58	11.6%
For Sale	72	16.1%	13	2.6%
Rented Not Occupied	12	2.7%	32	6.4%
Sold Not Occupied	15	3.3%	14	2.8%
For Seasonal, Recreational, or Occasional Use	88	19.6%	121	24.2%
For Migrant Workers	0	0%	0	0%
Other Vacant	105	23.4%	263	52.5%
<b>Total</b>	<b>448</b>	<b>100.0%</b>	<b>501</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.8.31. In 2017, an estimated 2.1 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.

<b>Table III.8.31</b>							
<b>Overcrowding and Severe Overcrowding</b>							
Columbus city							
2010 & 2017 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2010 Five-Year ACS	5,948	98.5%	21	0.3%	70	1.2%	6,039
2017 Five-Year ACS	5,988	98.5%	77	1.3%	14	0.2%	6,079
<b>Renter</b>							
2010 Five-Year ACS	2,513	95.5%	89	3.4%	29	1.1%	8,670
2017 Five-Year ACS	2,974	94.8%	121	3.9%	41	1.3%	9,215
<b>Total</b>							
2010 Five-Year ACS	8,461	97.6%	110	1.3%	99	1.1%	8,670
2017 Five-Year ACS	8,962	97.3%	198	2.1%	55	0.6%	9,215

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. Tables III.8.32 and 33 show this data below.

There were a total of 0 households with incomplete plumbing facilities in 2017, representing 0 percent of households in Columbus city. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2010.

**Table III.8.32**  
**Households with Incomplete Plumbing Facilities**  
 Columbus city  
 2000 Census SF3 & 2010 & 2017 Five-Year ACS Data

Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Plumbing Facilities	8,284	8,646	9,215
Lacking Complete Plumbing Facilities	17	24	0
<b>Total Households</b>	<b>8,301</b>	<b>8,670</b>	<b>9,215</b>
<b>Percent Lacking</b>	<b>0.2%</b>	<b>0.3%</b>	<b>0%</b>

There were 181 households lacking complete kitchen facilities in 2017, compared to 8,301 households in 2000. This was a change from 2 percent of households in 2000 to 2 percent in 2017.

**Table III.8.33**  
**Households with Incomplete Kitchen Facilities**  
 Columbus city  
 2000 Census SF3 & 2010 & 2017 Five-Year ACS Data

Households	2000 Census	2010 Five-Year ACS	2017 Five-Year ACS
With Complete Kitchen Facilities	8,220	8,500	9,034
Lacking Complete Kitchen Facilities	81	170	181
<b>Total Households</b>	<b>8,301</b>	<b>8,670</b>	<b>9,215</b>
<b>Percent Lacking</b>	<b>1%</b>	<b>2%</b>	<b>2%</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 Columbus city, 10.4 percent of households had a cost burden and 8.9 percent had a severe cost burden in 2017, as shown in Table III.8.33. Some 14.6 percent of renters were cost burdened, and 15.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.7 percent and a severe cost burden rate of 5.1 percent. Owner occupied households with a mortgage had a cost burden rate of 9.2 percent, and severe cost burden at 5.7 percent.



**Table III.8.34**  
**Cost Burden and Severe Cost Burden by Tenure**

Columbus city  
 2010 Five-Year & 2017 Five-Year ACS Data

Data Source	Less Than 30%		30%-50% (Cost Burden)		Above 50%(Severe Cost Burden)		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2010 Five-Year ACS	3,118	80.8%	569	14.8%	170	4.4%	0	0%	3,857
2017 Five-Year ACS	3,073	84.7%	332	9.2%	208	5.7%	13	0.4%	3,626
<b>Owner Without a Mortgage</b>									
2010 Five-Year ACS	1,982	90.8%	119	5.5%	66	3%	15	0.7%	2,182
2017 Five-Year ACS	2,146	87.5%	165	6.7%	126	5.1%	16	0.7%	2,453
<b>Renter</b>									
2010 Five-Year ACS	1,585	60.2%	489	18.6%	468	17.8%	89	3.4%	2,631
2017 Five-Year ACS	2,089	66.6%	459	14.6%	486	15.5%	102	3.3%	3,136
<b>Total</b>									
2010 Five-Year ACS	6,685	77.1%	1,177	13.6%	704	8.1%	104	1.2%	8,670
2017 Five-Year ACS	7,308	79.3%	956	10.4%	820	8.9%	131	1.4%	9,215

**Platte County Housing Problems by Income**

Table III.8.35 shows the HUD calculated Median Family Income (MFI) for a family of four for Platte County. In 2018 the MFI was 71,100 dollars, which compared to 74,900 dollars for the State of Nebraska.

**Table III.8.35**  
**Median Family Income**  
 Platte County  
 2000–2018 HUD MFI

Year	MFI	State of Nebraska MFI
2000	45,800	50,400
2001	48,800	53,400
2002	49,600	55,100
2003	55,000	55,400
2004	55,500	56,300
2005	57,050	57,400
2006	58,800	59,400
2007	57,500	58,200
2008	59,100	59,800
2009	61,400	62,000
2010	61,900	62,600
2011	61,900	63,500
2012	62,700	64,400
2013	63,400	64,600
2014	63,400	66,000
2015	64,700	66,800
2016	62,400	66,500
2017	68,600	68,200
2018	71,100	74,900



Table III.8.36 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 440 owner-occupied and 285 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 345 owner-occupied and 425 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 7,050 households without a housing problem.

<b>Table III.8.36</b>						
<b>Housing Problems by Income and Tenure</b>						
Columbus city						
2010–2018 HUD CHAS Data						
<b>Housing Problem</b>	<b>Less Than 30% MFI</b>	<b>30% - 50% MFI</b>	<b>51% - 80% MFI</b>	<b>81% - 100% MFI</b>	<b>Greater than 100% MFI</b>	<b>Total</b>
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.5 people per room (and complete kitchen and plumbing)	0	30	0	0	0	30
Overcrowded - With 1.1-1.5 people per room (and none of the above problems)	0	55	45	15	35	150
Housing cost burden greater than 50% of income (and none of the above problems)	185	120	0	15	25	345
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	85	110	170	50	25	440
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
Has none of the 4 housing problems	55	280	715	805	3,250	5,105
<b>Total</b>	<b>365</b>	<b>595</b>	<b>930</b>	<b>885</b>	<b>3,335</b>	<b>6,110</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	15	75	0	30	120
Severely Overcrowded with > 1.5 people per room (and complete kitchen and plumbing)	0	0	50	0	10	60
Overcrowded - With 1.1-1.5 people per room (and none of the above problems)	0	65	10	0	4	79
Housing cost burden greater than 50% of income (and none of the above problems)	335	70	20	0	0	425
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	115	105	15	0	285
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	220	225	420	400	680	1,945
<b>Total</b>	<b>605</b>	<b>490</b>	<b>680</b>	<b>415</b>	<b>724</b>	<b>2,914</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	15	75	0	30	120
Severely Overcrowded with > 1.5 people per room (and complete kitchen and plumbing)	0	30	50	0	10	90
Overcrowded - With 1.1-1.5 people per room (and none of the above problems)	0	120	55	15	39	229
Housing cost burden greater than 50% of income (and none of the above problems)	520	190	20	15	25	770
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	135	225	275	65	25	725
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
Has none of the 4 housing problems	275	505	1,135	1,205	3,930	7,050
<b>Total</b>	<b>970</b>	<b>1,085</b>	<b>1,610</b>	<b>1,300</b>	<b>4,059</b>	<b>9,024</b>

### Survey of Rental Properties

From September through December of 2018, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.8.37, presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2018 in Columbus city. The number of completed surveys fell from 41 in 2017 to 37 in 2018. Between 2017 and 2018 the vacancy rate for all units increased by 1.3 percentage points and was at 3.3 percent in 2018.

<b>Table III.8.37</b> <b>Survey of Rental Properties</b> Columbus city 2002–2018 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	9	563	3	17.5
2003	11	1,312	10.2	20.1
2004	10	677	5.2	29.2
2005	19	844	6.6	30.1
2006	25	801	4.2	23.7
2007	29	965	3.9	17.1
2008	35	1,106	2.1	14.2
2009	35	927	1.9	19
2010	27	705	1.7	28
2011	41	1,024	1	17.8
2012	47	1,085	1.7	16.3
2013	47	1,188	4.1	36.3
2014	45	963	2.1	85.6
2015	43	1,229	2.5	41.7
2016	41	1,081	1.5	25.8
2017	41	971	2	18.1
2018	37	961	3.3	17.4

Table III.8.38 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 32 single family units in Columbus city, with 3 of them available. This translates into a vacancy rate of 9.4 percent in Columbus city, which compares to a single family vacancy rate of 4.1 percent for the State of Nebraska. There were 906 apartment units reported in the survey, with 28 of them available, which resulted in a vacancy rate of 3.1 percent. This compares to a statewide vacancy rate of 4.4 percent for apartment units across the state.

<b>Table III.8.38</b> <b>Rental Vacancy Survey by Type</b> Columbus city 2018 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Average
Single-Family	32	3	9.4%	4.5%
Apartments	906	28	3.1%	1.5%
Mobile Homes	0	0	0%	0%
“Other” Units	20	1	5%	3.1%
Don't Know	3	0	0%	.
<b>Total</b>	<b>961</b>	<b>32</b>	<b>3.3%</b>	<b>2.3%</b>

Table III.8.39, reports units by number of bedrooms. As can be seen there were 371 two-bedroom apartment units and 90 three-bedroom units. Overall, the 383 two-bedroom units accounted for 39.9 percent of all units, and the 106 three-bedroom units accounted for 11 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 141 units listed as “Don’t Know”. Details for additional unit types are reported below.

<b>Table III.8.39</b> <b>Rental Units by Number of Bedrooms</b> Columbus city 2018 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	16	0	0	.	16
One	1	309	0	0	.	310
Two	12	371	0	0	.	383
Three	16	90	0	0	.	106
Four	3	2	0	0	.	5
Don’t Know	0	118	0	20	3	141
<b>Total</b>	<b>32</b>	<b>906</b>	<b>0</b>	<b>20</b>	<b>3</b>	<b>961</b>

Table III.8.40, displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 6.2 percent.

<b>Table III.8.40</b> <b>Single-Family Units by Number of Bedrooms</b> Columbus city 2018 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	1	0	0%
Two	12	2	16.7%
Three	16	1	6.2%
Four	3	0	0%
Don't know	0	0	0%
<b>Total</b>	<b>32</b>	<b>3</b>	<b>9.4%</b>

Table III.8.41, 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 2.7 percent.

<b>Table III.8.41</b> <b>Apartment Units by Number of Bedrooms</b> Columbus city 2018 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	16	0	0%
One	309	10	3.2%
Two	371	10	2.7%
Three	90	0	0%
Four	2	0	0%
Don't know	118	8	6.8%
<b>Total</b>	<b>906</b>	<b>28</b>	<b>3.1%</b>

Average market-rate rents by unit type are shown in Table III.8.42. 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.8.42</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Columbus city					
2018 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	\$0	\$388	\$0	\$0	\$388
One	\$500	\$551	\$0	\$0	\$546
Two	\$671	\$674	\$0	\$0	\$685
Three	\$800	\$838	\$0	\$0	\$822
Four	\$1,300	\$1,400	\$0	\$0	\$1,350
<b>Average<sup>38</sup></b>	<b>\$793</b>	<b>\$684</b>	<b>\$0</b>	<b>\$0</b>	<b>\$725</b>

Median market-rate rents by unit type are shown in Table III.8.43. 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.8.43</b>					
<b>Median Market Rate Rents by Number of Bedrooms</b>					
Columbus city					
2018 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	\$0	\$388	\$0	\$0	\$388
One	\$500	\$565	\$0	\$0	\$545
Two	\$663	\$626	\$0	\$0	\$650
Three	\$800	\$850	\$0	\$0	\$825
Four	\$1,300	\$1,400	\$0	\$0	\$1,350
<b>Average<sup>39</sup></b>	<b>\$750</b>	<b>\$659</b>	<b>\$0</b>	<b>\$0</b>	<b>\$682</b>

Table III.8.44 shows the average rental rates for assisted units by bedroom size 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 III.8.44</b>					
<b>Average Assisted Rate Rents by Bedroom Size</b>					
Columbus city					
2018 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	\$0	\$0	\$0	\$0	\$0
One	\$0	\$633	\$0	\$0	\$633
Two	\$0	\$0	\$0	\$0	\$0
Three	\$0	\$541	\$0	\$0	\$541
Four	\$0	\$0	\$0	\$0	\$0
<b>Average<sup>40</sup></b>	<b>\$0</b>	<b>\$602</b>	<b>\$0</b>	<b>\$0</b>	<b>\$602</b>

<sup>38</sup> Rents for units missing number of bedrooms are not shown.

<sup>39</sup> Rents for units missing number of bedrooms are not shown.

<sup>40</sup> Rents for units missing number of bedrooms are not shown.

Table III.8.45 shows vacancy rates for single family units by average rental rates for Columbus city. The most common rent for single family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 12.5 percent.

<b>Table III.8.45</b> <b>Single-Family Market Rate Rents by Vacancy Status</b> Columbus city 2018 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$750	16	2	12.5%
\$751 to \$1,000	13	1	7.7%
\$1,001 to \$1,250	0	0	0%
\$1,251 to \$1,500	3	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
<b>Total</b>	<b>32</b>	<b>3</b>	<b>9.4%</b>

The average rent and availability of apartment units is displayed in Table III.8.46. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 1.9 percent.

<b>Table III.8.46</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Columbus city 2018 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	32	0	0%
\$500 to \$750	484	9	1.9%
\$751 to \$1,000	254	11	4.3%
\$1,001 to \$1,250	0	0	0%
\$1,251 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	136	8	5.9%
<b>Total</b>	<b>906</b>	<b>28</b>	<b>3.1%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.8.47, 23 respondents, or 76.7 percent, included some sort of utility in the rent.

<b>Table III.8.47</b> <b>Are there any utilities included with the rent?</b> Columbus city 2018 Survey of Rental Properties	
Period	Respondent
Yes	23
No	7
<b>% Offering Utilities</b>	<b>76.7%</b>

The type of utility included in the rent is shown in Table III.8.48. There were 9 respondents who included electricity, 5 respondents who included natural gas, 24 respondents who included water and sewer and 22 respondents included trash collection in the rent.

<b>Table III.8.48</b> <b>Which utilities are included with the rent?</b> Columbus city 2018 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	9
Natural Gas	5
Water/Sewer	24
Trash Collection	22

Table III.8.49 shows the number of survey respondents who keep a waiting list. As can be seen 14 respondents said they keep a waitlist, with an estimated 201 number of persons on the wait list.

<b>Table III.8.49</b> <b>Do you keep a waiting list?</b> Columbus city 2018 Survey of Rental Properties	
Period	Respondent
Yes	14
No	17
<b>Waitlist Size</b>	<b>201</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.8.50, 2 respondents said there was no need for renovating single family units, with 2 respondents saying there was extreme need for renovating single family units. Likewise, 2 respondents indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.

<b>Table III.8.50</b> <b>How would you rate the need for renovation of existing units in the city?</b> Columbus city 2018 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	2
Low Need	6	6	5	5
Moderate Need	7	7	3	2
High Need	2	2	1	1
Extreme Need	2	2	1	1

Respondents were also asked how they would rate the need for constructing new units. As shown in Table III.8.51, 6 respondents said there was no need for new single family units, with 8 respondents saying there was extreme need for constructing new single family units. Likewise, 6 respondents indicated no need for new apartment units, with 8 respondents saying there was extreme need for constructing new apartment units.

**Table III.8.51**  
**How would you rate the need for construction of new units in the city?**  
 Columbus city  
 2018 Survey of Rental Properties

<b>Need</b>	<b>Single-Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	6	6	5	5
Low Need	3	3	0	0
Moderate Need	3	3	1	1
High Need	3	3	2	2
Extreme Need	8	8	5	4