

**VOLUME III:  
NEBRASKA CITY**

NEBRASKA PROFILE

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# Nebraska City

## DEMOGRAPHICS

### Population Estimates

Table III.20.1, at right shows the population for the City of Nebraska City. As can be seen, the population in Nebraska City increased from 7,289 persons in 2010 to 7,347 person in 2016, or by 0.8 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 Nebraska City. Although a city may span several counties, for the county level data pieces, Otoe County was selected. For a more in-depth county level view, please refer to Otoe County in Volume II of this profile.

### Otoe 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 Otoe County decreased from 40 persons in 2015 to 17 persons in 2016, with an additional net movement of 21 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.20.2.

Table III.20.1 Population Estimates Nebraska City Census Population Estimates		
Year	Population	Percent Yearly Change
2000	7,228	.
2001	7,317	1.2%
2002	7,286	-0.4%
2003	7,250	-0.5%
2004	7,258	0.1%
2005	7,284	0.4%
2006	7,339	0.8%
2007	7,367	0.4%
2008	7,304	-0.9%
2009	7,237	-0.9%
2010	7,289	0.7%
2011	7,320	0.4%
2012	7,290	-0.4%
2013	7,269	-0.3%
2014	7,298	0.4%
2015	7,322	0.3%
2016	7,347	0.3%



<b>Table III.20.2</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Otoe 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	199	187	12
Calendar 2002	173	192	-19
Calendar 2003	205	174	31
Calendar 2004	196	187	9
Calendar 2005	208	168	40
Calendar 2006	208	172	36
Calendar 2007	197	197	0
Calendar 2008	208	175	33
Calendar 2009	174	120	54
Calendar 2010	276	206	70
Calendar 2011	192	129	63
Calendar 2012	211	154	57
Calendar 2013	219	150	69
Calendar 2014	204	159	45
Calendar 2015	206	166	40
Calendar 2016	202	185	17
First Half of 2017	100	79	21

### 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.20.3, shows population by age for the 2000 and 2010 Census. The population changed by 0.8 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 4.3 percent to a total of 1,433 persons in 2010. Those aged 25 to 34 changed by 6.1 percent, and those aged under 5 changed by 8.5 percent.

**Table III.20.3**  
**Population by Age**  
Nebraska City

2000 &amp; 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	470	6.5%	510	7%	8.5%
5 to 19	1,580	21.9%	1,411	19.4%	-10.7%
20 to 24	355	4.9%	418	5.7%	17.7%
25 to 34	790	10.9%	838	11.5%	6.1%
35 to 54	1,978	27.4%	1,806	24.8%	-8.7%
55 to 64	681	9.4%	873	12%	28.2%
65 or Older	1,374	19%	1,433	19.7%	4.3%
<b>Total</b>	<b>7,228</b>	<b>100.0%</b>	<b>7,289</b>	<b>100.0%</b>	<b>0.8%</b>

The elderly population is further explored in Table III.20.4. Those aged 65 to 66 changed by 24.6 percent between 2000 and 2010, resulting in a population of 142 persons. Those aged 85 or older changed by 26.7 percent during the same time period, and resulted in 351 persons over age 85 in 2010.

**Table III.20.4**  
**Elderly Population by Age**  
Nebraska City

2000 &amp; 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	114	8.3%	142	9.9%	24.6%
67 to 69	173	12.6%	205	14.3%	18.5%
70 to 74	286	20.8%	276	19.3%	-3.5%
75 to 79	294	21.4%	244	17%	-17%
80 to 84	230	16.7%	215	15%	-6.5%
85 or Older	277	20.2%	351	24.5%	26.7%
<b>Total</b>	<b>1,374</b>	<b>100.0%</b>	<b>1,433</b>	<b>100.0%</b>	<b>4.3%</b>

Population by race and ethnicity is shown in Table III.20.5 representing 91.5 percent of the white population in 2010. The black population changed by 3.7 percent, representing 0.4 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 0.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 150 percent between 2000 and 2010, compared to the -6 percent growth rate for non-Hispanics.

**Table III.20.5**  
**Population by Race and Ethnicity**  
Nebraska City

2000 &amp; 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	6,939	96%	6,669	91.5%	-3.9%
Black	27	0.4%	28	0.4%	3.7%
American Indian	22	0.3%	20	0.3%	-9.1%
Asian	27	0.4%	51	0.7%	88.9%
Native Hawaiian/ Pacific Islander	5	0.1%	18	0.2%	260%
Other	145	2%	386	5.3%	166.2%
Two or More Races	63	0.9%	117	1.6%	85.7%
<b>Total</b>	<b>7,228</b>	<b>100.0%</b>	<b>7,289</b>	<b>100.0%</b>	<b>0.8%</b>
<b>Hispanic</b>	318	4.4%	795	10.9%	150%
<b>Non-Hispanic</b>	6,910	95.6%	6,494	89.1%	-6%

Population by race and ethnicity through 2016 is shown in Table III.20.6. The white population represented 93.7 percent of the population in 2016, compared with black households accounting for 0.3 percent of the population. Hispanic households represented 14.4 percent of the population in 2016.

<b>Table III.20.6</b>				
<b>Population by Race and Ethnicity</b>				
Nebraska City				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,669	91.5%	6,846	93.7%
Black	28	0.4%	19	0.3%
American Indian	20	0.3%	80	1.1%
Asian	51	0.7%	52	0.7%
Native Hawaiian/ Pacific Islander	18	0.2%	0	0%
Other	386	5.3%	102	1.4%
Two or More Races	117	1.6%	204	2.8%
<b>Total</b>	<b>7,289</b>	<b>100.0%</b>	<b>7,303</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>6,494</b>	<b>89.1%</b>	<b>6,249</b>	<b>85.6%</b>
<b>Hispanic</b>	<b>795</b>	<b>10.9%</b>	<b>1,054</b>	<b>14.4%</b>

The population by race is broken down further by ethnicity in Table III.20.7. While the white non-Hispanic population changed by -7.2 percent between 2000 and 2010, the white Hispanic population changed by 146.3 percent. The black non-Hispanic population changed by 19 percent, while the black Hispanic population changed by -50 percent.

<b>Table III.20.7</b>					
<b>Population by Race and Ethnicity</b>					
Nebraska City					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	6,790	98.3%	6,302	97%	-7.2%
Black	21	0.3%	25	0.4%	19%
American Indian	21	0.3%	19	0.3%	-9.5%
Asian	27	0.4%	51	0.8%	88.9%
Native Hawaiian/ Pacific Islander	2	0%	16	0.2%	700%
Other	0	0%	10	0.2%	
Two or More Races	49	0.7%	71	1.1%	44.9%
<b>Total Non-Hispanic</b>	<b>6,910</b>	<b>100.0%</b>	<b>6,494</b>	<b>100.0%</b>	<b>-6%</b>
<b>Hispanic</b>					
White	149	46.9%	367	46.2%	146.3%
Black	6	1.9%	3	0.4%	-50%
American Indian	1	0.3%	1	0.1%	0%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	3	0.9%	2	0.3%	-33.3%
Other	145	45.6%	376	47.3%	159.3%
Two or More Races	14	4.4%	46	5.8%	228.6%
<b>Total Hispanic</b>	<b>318</b>	<b>100.0%</b>	<b>795</b>	<b>100.0%</b>	<b>-6%</b>
<b>Total Population</b>	<b>7,228</b>	<b>100.0%</b>	<b>7,289</b>	<b>100.0%</b>	<b>0.8%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table III.20.8. During this time, the total non-Hispanic population was 6,249 persons in 2016. The Hispanic population was 1,054.

<b>Table III.20.8</b>				
<b>Population by Race and Ethnicity</b>				
Nebraska City				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
<b>Non-Hispanic</b>				
White	6,302	97%	5,963	95.4%
Black	25	0.4%	19	0.3%
American Indian	19	0.3%	56	0.9%
Asian	51	0.8%	52	0.8%
Native Hawaiian/ Pacific Islander	16	0.2%	0	0%
Other	10	0.2%	0	0%
Two or More Races	71	1.1%	159	2.5%
<b>Total Non-Hispanic</b>	<b>6,494</b>	<b>100.0%</b>	<b>6,249</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	367	46.2%	883	83.8%
Black	3	0.4%	0	0%
American Indian	1	0.1%	24	2.3%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	2	0.3%	0	0%
Other	376	47.3%	102	9.7%
Two or More Races	46	5.8%	45	4.3%
<b>Total Hispanic</b>	<b>795</b>	<b>100.0</b>	<b>1,054</b>	<b>100.0%</b>
<b>Total Population</b>	<b>7,289</b>	<b>100.0%</b>	<b>7,303</b>	<b>100.0%</b>

Households by type and tenure are shown in Table III.20.9. Family households represented 60.1 percent of households, while non-family households accounted for 39.9 percent. These changed from 63.1 and 36.9 percent, respectively.

<b>Table III.20.9</b>				
<b>Household Type by Tenure</b>				
Nebraska City				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,867	63.1%	1,833	60.1%
Married-Couple Family	1,366	73.2%	1,361	74.2%
Owner-Occupied	1,148	84%	1,136	83.5%
Renter-Occupied	218	16%	225	16.5%
Other Family	501	26.8%	472	27.3%
Male Householder, No Spouse Present	158	31.5%	72	33.5%
Owner-Occupied	78	49.4%	55	76.4%
Renter-Occupied	80	50.6%	17	23.6%
Female Householder, No Spouse Present	343	68.5%	400	72.7%
Owner-Occupied	165	48.1%	224	56%
Renter-Occupied	178	51.9%	176	44%
Non-Family Households	1,093	36.9%	1,217	39.9%
Owner-Occupied	540	49.4%	643	52.8%
Renter-Occupied	553	50.6%	574	47.2%
<b>Total</b>	<b>2,960</b>	<b>100.0%</b>	<b>3,050</b>	<b>100.0%</b>



The group quarters population was 260 in 2010, compared to 275 in 2000. Institutionalized populations experienced a 12.2 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -95.6 percent change during this same time period.

<b>Table III.20.10</b>					
<b>Group Quarters Population</b>					
Nebraska City					
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	10	4.3%	11	4.3%	10%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	211	91.7%	247	95.7%	17.1%
Other Institutions	9	3.9%	0	0%	-100%
<b>Total</b>	<b>230</b>	<b>100.0%</b>	<b>258</b>	<b>100.0%</b>	<b>12.2%</b>
<b>Non-Institutionalized</b>					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	45	100%	2	100%	-95.6%
<b>Total</b>	<b>45</b>	<b>100.0%</b>	<b>2</b>	<b>100.0%</b>	<b>-95.6%</b>
<b>Group Quarters Population</b>	<b>275</b>	<b>100.0%</b>	<b>260</b>	<b>100.0%</b>	<b>-5.5%</b>

The number of foreign-born persons is shown in Table III.20.11. An estimated 2.7 percent of the population was born in Mexico, with 2.1 percent born in El Salvador, and another 0.7 percent were born in Colombia.

<b>Table III.20.11</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Nebraska City			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	194	2.7%
#2 country of origin	El Salvador	153	2.1%
#3 country of origin	Colombia	53	0.7%
#4 country of origin	South Africa	44	0.6%
#5 country of origin	Guatemala	37	0.5%
#6 country of origin	Honduras	33	0.5%
#7 country of origin	Ecuador	24	0.3%
#8 country of origin	England	22	0.3%
#9 country of origin	Iran	11	0.2%
#10 country of origin	Canada	8	0.1%

Limited English Proficiency and the language spoken at home are shown in Table III.20.12. An estimated 5.6 percent of the population speaks Spanish at home, followed by 0.5 percent speaking Other Indo-European languages.



**Table III.20.12**  
**Limited English Proficiency and Language Spoken at Home**  
 Nebraska City  
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	384	5.6%
#2 LEP Language	Other Indo-European languages	31	0.5%
#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 and unspecified 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.20.13. Some 21.5 percent of the population was disabled in 2000, or a total of 1,392 persons. The disability rate was highest for those over 65, with 46.9 percent disabled.

**Table III.20.13**  
**Disability by Age**  
 Nebraska City  
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	43	3.7%
16 to 64	787	19%
65 and older	562	46.9%
<b>Total</b>	<b>1,392</b>	<b>21.5%</b>

Table III.20.14 shows disability by type in 2000. There were 767 physical disabilities in 2000, some 459 employment disabilities, and 424 go-outside-home disabilities reported.

**Table III.20.14**  
**Total Disabilities Tallied: Aged 5 and Older**  
 Nebraska City  
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	302
Physical disability	767
Mental disability	364
Self-care disability	246
Employment disability	459
Go-outside-home disability	424
<b>Total</b>	<b>2,562</b>

Disability by age, as estimated by the 2016 ACS, is shown in Table III.20.15. The disability rate for females was 15.6 percent, compared to 17.2 percent for males. The disability rate changed precipitously higher with age, with 53.8 percent of those over 75 experiencing a disability.

<b>Table III.20.15</b>						
<b>Disability by Age</b>						
Nebraska City						
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	159	19.9%	10	1.8%	169	12.5%
18 to 34	88	11%	31	4.2%	119	7.7%
35 to 64	111	9.4%	176	14.3%	287	11.9%
65 to 74	149	46%	80	21.9%	229	33.2%
75 or Older	106	46.5%	254	57.6%	360	53.8%
<b>Total</b>	<b>613</b>	<b>17.2%</b>	<b>551</b>	<b>15.6%</b>	<b>1,164</b>	<b>16.4%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.20.16. Some 6.7 percent have an ambulatory disability, 5.3 have an independent living disability, and 1.9 percent have a self-care disability.

<b>Table III.20.16</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Nebraska City		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	412	5.8%
Vision disability	135	1.9%
Cognitive disability	484	7.3%
Ambulatory disability	447	6.7%
Self-Care disability	127	1.9%
Independent living disability	284	5.3%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.20.17 and Table III.20.18. In 2016, some 3,619 persons were employed and 178 were unemployed. This totaled a labor force of 3,797 persons. The unemployment rate for Nebraska City was estimated to be 4.7 percent in 2016.

<b>Table III.20.17</b>	
<b>Employment, Labor Force and Unemployment</b>	
Nebraska City	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	3,619
Unemployed	178
<b>Labor Force</b>	<b>3,797</b>
Unemployment Rate	4.7%



In 2016, 88.8 percent of households in Nebraska City had a high school education or greater.

<b>Table III.20.18</b>	
<b>High School or Greater Education</b>	
Nebraska City 2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	2,708
Total Households	3,050
<b>Percent High School or Above</b>	<b>88.8%</b>

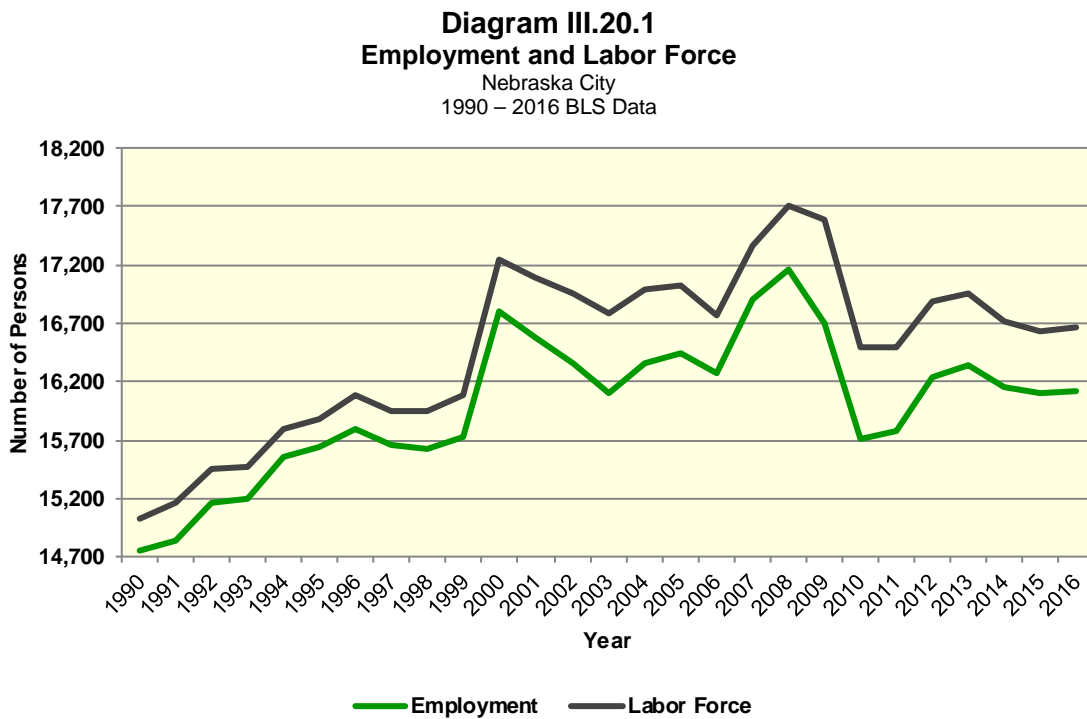
As seen in Table III.20.19, 43.3 percent of the population had a high school diploma or equivalent, another 28.8 percent have some college, 11.7 percent have a Bachelor's Degree, and 4.5 percent of the population had a graduate or professional degree.

<b>Table III.20.19</b>		
<b>Educational Attainment</b>		
Nebraska City 2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	652	11.8%
High School or Equivalent	2,393	43.3%
Some College or Associates Degree	1,592	28.8%
Bachelor's Degree	645	11.7%
Graduate or Professional Degree	250	4.5%
<b>Total Population Above 18 years</b>	<b>5,532</b>	<b>100.0%</b>

## ECONOMICS

### Labor Force

Diagram III.20.1, shows the employment and labor force for Nebraska City. The difference between the two lines represents the number of unemployed persons.



### Otoe 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.20.2, shows real average earnings per job for Otoe County from 1990 to 2016. Over this period the average earnings per job for Nebraska City was 36,202 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

**Diagram III.20.2**  
**Real Average Earnings Per Job**  
 Otoe County  
 BEA Data 1990 - 2016

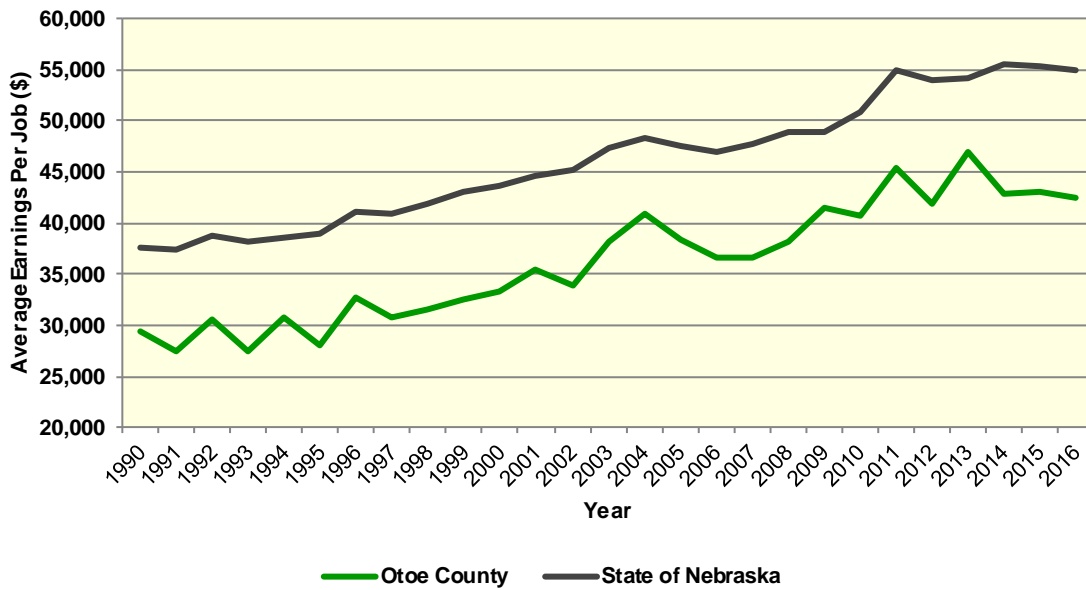
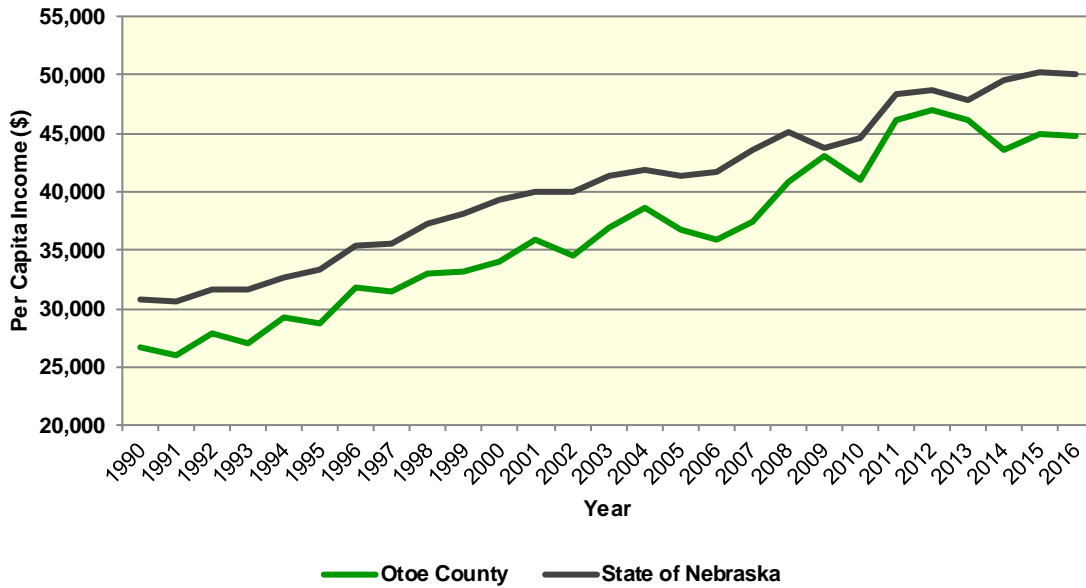


Diagram III.20.3, shows real per capita income Nebraska City from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Nebraska City was 36,408 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

**Diagram III.20.3**  
**Real Per Capita Income**  
 Nebraska City  
 BEA Data 1990 - 2016



**Nebraska Department of Revenue: Otoe County**

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 2.1 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 3 percent over the period. In 2016 there were 1,077 returns for AGIs of \$100,000 or more. Table III.20.20 presents AGI distribution for the years 2000 through 2016.

Table III.20.20 Income Tax Returns by Adjusted Gross Income Otoe 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>41</sup>
2000	1,736	510	1,067	834	1,016	1,098	357	277	33	6,928
2001	1,780	436	1,047	863	985	1,110	385	260	21	6,887
2002	1,784	462	992	841	944	1,083	422	262	15	6,805
2003	1,633	497	976	896	892	1,066	464	301	22	6,747
2004	1,567	506	970	905	895	1,068	500	384	29	6,824
2005	1,412	423	808	821	824	1,119	563	378	30	6,378
2006	1,306	533	973	868	966	1,174	644	467	43	6,974
2007	1,263	544	927	789	959	1,181	682	585	59	6,989
2008	1,216	530	949	814	1,018	1,159	719	604	69	7,078
2009	1,188	506	912	844	960	1,141	701	604	53	6,909
2010	1,106	530	904	771	961	1,126	711	682	61	6,852
2011	1,141	507	902	791	872	1,142	758	762	81	6,956
2012	1,139	463	907	807	881	1,153	782	833	107	7,072
2013	1,092	541	901	752	899	1,148	748	872	92	7,045
2014	1,060	490	929	803	942	1,148	756	922	101	7,151
2015	1,111	484	872	780	984	1,135	846	957	92	7,261
2016	1,082	503	851	774	990	1,079	826	989	88	7,182

**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 decreased from 1,630 in 2010 to 1,489 in 2016, with the poverty rate reaching 9.5 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.20.21 presents poverty data for Otoe County.

The rate of poverty for Nebraska City is shown in Table III.20.22. In 2016, there were an estimated 1,083 persons living in poverty. This represented a 15.4 percent poverty rate, compared to 9.3 percent poverty in 2000. In 2016, some 14.3 percent of those in poverty were under age 6, and 11.5 percent were 65 or older.

Table III.20.21 Persons in Poverty Otoe County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	1,205	7.9%
2001	1,240	8.1%
2002	1,328	8.7%
2003	1,281	8.4%
2004	1,280	8.4%
2005	1,346	8.9%
2006	1,513	9.8%
2007	1,437	9.4%
2008	1,457	9.6%
2009	1,718	11.6%
2010	1,630	10.6%
2011	1,532	9.9%
2012	1,552	10.1%
2013	1,506	9.8%
2014	1,544	10%
2015	1,648	10.6%
2016	1,489	9.5%

<sup>41</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.20.22</b>				
<b>Poverty by Age</b>				
Nebraska City				
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	113	17.5%	155	14.3%
6 to 17	115	17.8%	208	19.2%
18 to 64	325	50.4%	595	54.9%
65 or Older	92	14.3%	125	11.5%
<b>Total</b>	<b>645</b>	<b>100.0%</b>	<b>1,083</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>9.3%</b>	<b>.</b>	<b>15.4%</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 Nebraska City increased from 5 authorizations in 2015 to 37<sup>42</sup> in 2016.

The real value of single-family building permits decreased from \$304,357 in 2015 to \$243,489 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.20.23.

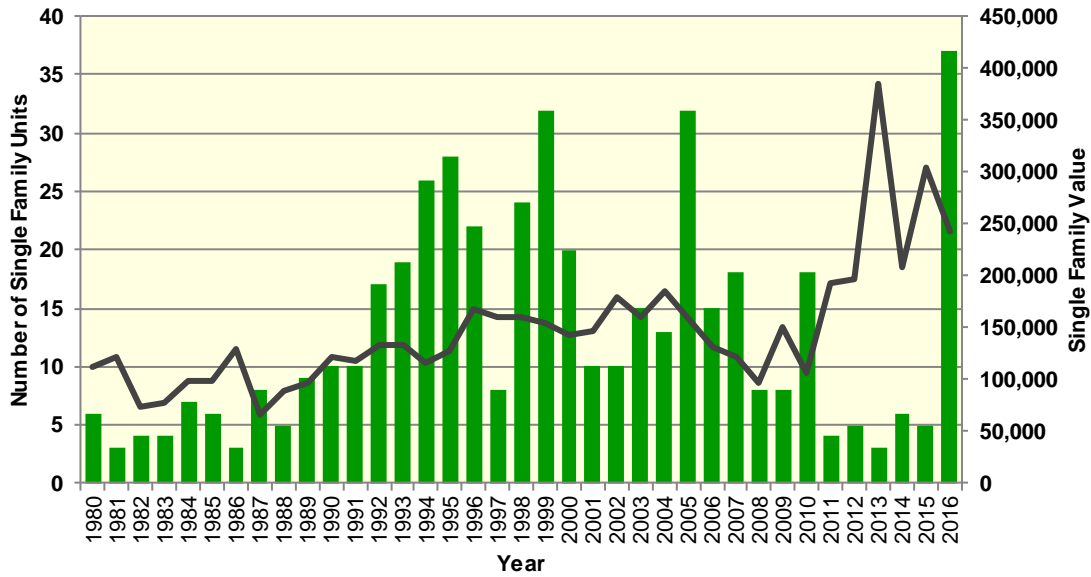
<sup>42</sup> Data from Nebraska City indicates 12 units.



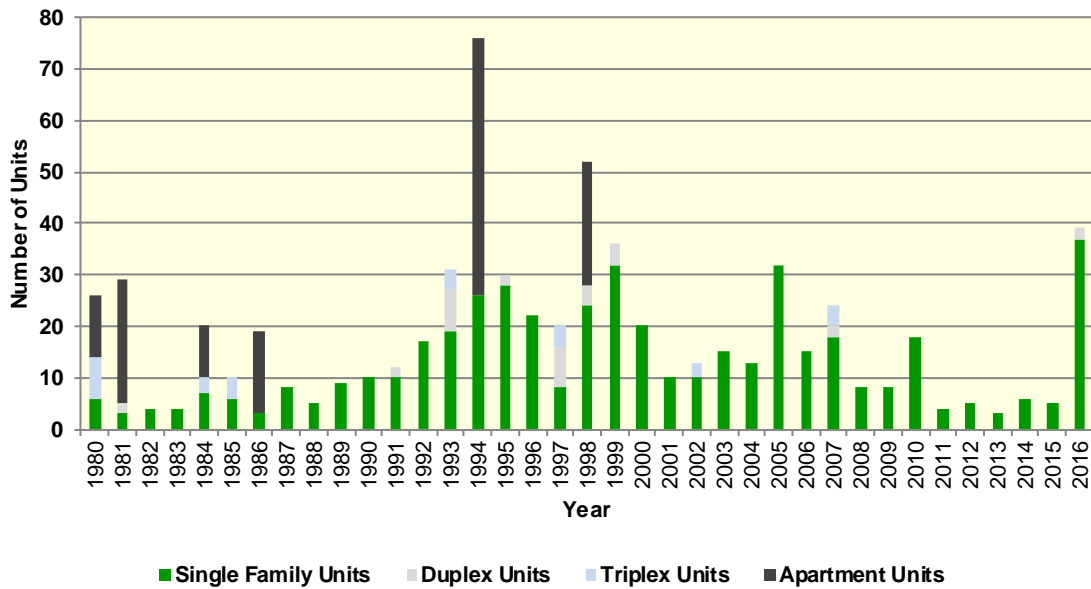
**Table III.20.23**  
**Building Permits and Valuation**  
 Nebraska City  
 Census Bureau Data, 1980–2016

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	6	0	8	12	26	111,962	48,133
1981	3	2	0	24	29	120,962	52,634
1982	4	0	0	0	4	73,259	0
1983	4	0	0	0	4	76,987	0
1984	7	0	3	10	20	99,170	58,268
1985	6	0	4	0	10	99,299	0
1986	3	0	0	16	19	129,771	42,223
1987	8	0	0	0	8	66,769	0
1988	5	0	0	0	5	88,961	0
1989	9	0	0	0	9	97,689	0
1990	10	0	0	0	10	122,255	0
1991	10	2	0	0	12	117,186	0
1992	17	0	0	0	17	133,380	0
1993	19	8	4	0	31	132,504	0
1994	26	0	0	50	76	116,675	51,775
1995	28	2	0	0	30	127,640	0
1996	22	0	0	0	22	167,013	0
1997	8	8	4	0	20	160,482	0
1998	24	4	0	24	52	159,729	66,245
1999	32	4	0	0	36	154,045	0
2000	20	0	0	0	20	142,232	0
2001	10	0	0	0	10	146,880	0
2002	10	0	3	0	13	180,084	0
2003	15	0	0	0	15	159,750	0
2004	13	0	0	0	13	184,819	0
2005	32	0	0	0	32	157,499	0
2006	15	0	0	0	15	131,437	0
2007	18	2	4	0	24	120,983	0
2008	8	0	0	0	8	96,856	0
2009	8	0	0	0	8	151,148	0
2010	18	0	0	0	18	106,898	0
2011	4	0	0	0	4	192,060	0
2012	5	0	0	0	5	195,954	0
2013	3	0	0	0	3	385,698	0
2014	6	0	0	0	6	209,080	0
2015	5	0	0	0	5	304,357	0
2016	37	2	0	0	39	243,489	0

**Diagram III.20.4**  
**Single-Family Permits**  
 Nebraska City  
 Census Bureau Data, 1980–2016



**Diagram III.20.5**  
**Total Permits by Unit Type**  
 Nebraska City  
 Census Bureau Data, 1980–2016



### Housing Characteristics

Housing units by type are shown in Table III.20.24. In 2016, there were 3,300 housing units, up from 3,146 in 2000. Single-family units accounted for 79.7 percent of units in 2016, compared to 73.3 in 2000. Apartment units accounted for 10.5 percent in 2016, compared to 10.5 percent in 2000.

<b>Table III.20.24 Housing Units by Type</b> Nebraska City 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,307	73.3%	2,631	79.7%
Duplex	115	3.7%	103	3.1%
Tri- or Four-Plex	199	6.3%	135	4.1%
Apartment	329	10.5%	348	10.5%
Mobile Home	196	6.2%	83	2.5%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>3,146</b>	<b>100.0%</b>	<b>3,300</b>	<b>100.0%</b>

Some 90.7 percent of housing was occupied in 2010, compared to 91.9 percent in 2000. Owner-occupied housing changed -1.6 percent between 2000 and 2010, ending with owner-occupied units representing 65.2 percent of units. Vacant units changed by 19.1 percent, resulting in 305 vacant units in 2010.

<b>Table III.20.25 Housing Units by Tenure</b> Nebraska City 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	2,898	91.9%	2,960	90.7%	2.1%
Owner-Occupied	1,962	67.7%	1,931	65.2%	-1.6%
Renter-Occupied	936	32.3%	1,029	34.8%	9.9%
Vacant Housing Units	256	8.1%	305	9.3%	19.1%
<b>Total Housing Units</b>	<b>3,154</b>	<b>100.0%</b>	<b>3,265</b>	<b>100.0%</b>	<b>3.5%</b>

Table III.20.26 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,300 housing units. An estimated 67.5 percent were owner-occupied, and 7.6 percent were vacant.

<b>Table III.20.26 Housing Units by Tenure</b> Nebraska City 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,960	90.7%	3,050	92.4%
Owner-Occupied	1,931	65.2%	2,058	67.5%
Renter-Occupied	1,029	34.8%	992	32.5%
Vacant Housing Units	305	9.3%	250	7.6%
<b>Total Housing Units</b>	<b>3,265</b>	<b>100.0%</b>	<b>3,300</b>	<b>100.0%</b>



Households by household size are shown in Table III.20.27. There were a total of 2,960 households in 2010, up from 2,898 in 2000. One person households changed by 4.7 percent between 2000 and 2010, while two person households changed by 5 percent. Three and four person households changed by 0.5 and -16 respectively, representing 14.3 percent and 10.1 percent of the population in 2010.

<b>Table III.20.27</b>					
<b>Households by Household Size</b>					
Nebraska City					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	890	30.7%	932	31.5%	4.7%
Two Persons	972	33.5%	1,021	34.5%	5%
Three Persons	422	14.6%	424	14.3%	0.5%
Four Persons	357	12.3%	300	10.1%	-16%
Five Persons	164	5.7%	175	5.9%	6.7%
Six Persons	64	2.2%	70	2.4%	9.4%
Seven Persons or More	29	1%	38	1.3%	31%
<b>Total</b>	<b>2,898</b>	<b>100.0%</b>	<b>2,960</b>	<b>100.0%</b>	<b>2.1%</b>

Households by income is shown in Table III.20.28. Households earning more than \$100,000 per year represented 11.2 percent of households in 2016, compared to 4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 19 percent of households in 2010, compared to 18.9 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 9 percent of households in 2016, compared to 19.8 percent in 2000.

<b>Table III.20.28</b>				
<b>Households by Income</b>				
Nebraska City				
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	572	19.8%	274	9%
\$15,000 to \$19,999	218	7.6%	251	8.2%
\$20,000 to \$24,999	234	8.1%	191	6.3%
\$25,000 to \$34,999	422	14.6%	426	14%
\$35,000 to \$49,999	593	20.5%	657	21.5%
\$50,000 to \$74,999	547	18.9%	578	19%
\$75,000 to \$99,999	185	6.4%	332	10.9%
\$100,000 or More	116	4%	341	11.2%
<b>Total</b>	<b>2,887</b>	<b>100.0%</b>	<b>3,050</b>	<b>100.0%</b>

Table III.20.29 shows households by year home built. Housing units built between 2000 and 2009, account for 8 percent and those built in 2010 or later accounted for 1.7 percent of households. Households built in the 1970's, 1980's, and 1990's account for 12.6 percent, 4.8 percent, and 10, respectively. Housing units built prior to 1939 represented 30.4 percent of households in 2016.

<b>Table III.20.29</b>				
<b>Households by Year Home Built</b>				
Nebraska City				
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	1,037	35.9%	928	30.4%
1940 to 1949	253	8.8%	223	7.3%
1950 to 1959	339	11.7%	424	13.9%
1960 to 1969	425	14.7%	346	11.3%
1970 to 1979	369	12.8%	385	12.6%
1980 to 1989	209	7.2%	146	4.8%
1990 to 1999	257	8.9%	304	10%
2000 to 2009	.	.	243	8%
2010 or Later	.	.	51	1.7%
<b>Total</b>	<b>2,889</b>	<b>100.0%</b>	<b>3,050</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table III.20.30. An estimated 82.2 percent of white households occupy single-family homes, while 0 percent of black households do. Some 9.4 percent of white households occupy apartments, while 100 percent of black households do. An estimated 0 percent of Asian, and 27.3 percent of American Indian households occupy single-family homes.

<b>Table III.20.30</b>							
<b>Distribution of Units in Structure by Race</b>							
Nebraska City							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.2%	0%	27.3%	0%	%	38.2%	37.1%
Duplex	2.3%	0%	0%	100%	%	0%	0%
Tri- or Four-Plex	4.6%	0%	0%	0%	%	0%	0%
Apartment	9.4%	100%	0%	0%	%	26.5%	57.1%
Mobile Home	1.5%	0%	72.7%	0%	%	35.3%	5.7%
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 housing units in 2000 and 2010 are shown in Table III.20.31. An estimated 39.7 percent of vacant units were for rent in 2010, a -5.5 percent change since 2000. In addition, some 17.7 percent of vacant units were for sale, a change of 35 percent between 2000 and 2010. "Other" vacant units represented 31.8 percent of vacant units in 2010. This is a change of 110.9 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.20.31</b>					
<b>Disposition of Vacant Housing Units</b>					
Nebraska City					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	128	50%	121	39.7%	-5.5%
For Sale	40	15.6%	54	17.7%	35%
Rented or Sold, Not Occupied	33	12.9%	16	5.2%	-51.5%
For Seasonal, Recreational, or Occasional Use	9	3.5%	17	5.6%	88.9%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	46	18%	97	31.8%	110.9%
<b>Total</b>	<b>256</b>	<b>100.0%</b>	<b>305</b>	<b>100.0%</b>	<b>19.1%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table III.20.32. By 2016, for rent units accounted for 11.6 percent of vacant units, while for sale units accounted for 32 percent. “Other” vacant units accounted for 52.4 percent of vacant units, representing a total of 131 “other” vacant units.

<b>Table III.20.32</b>				
<b>Disposition of Vacant Housing Units</b>				
Nebraska City				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	121	39.7%	29	11.6%
For Sale	54	17.7%	80	32%
Rented Not Occupied	4	1.3%	0	0%
Sold Not Occupied	12	3.9%	0	0%
For Seasonal, Recreational, or Occasional Use	17	5.6%	10	4%
For Migrant Workers	0	0%	0	0%
Other Vacant	97	31.8%	131	52.4%
<b>Total</b>	<b>305</b>	<b>100.0%</b>	<b>250</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.20.33. In 2016, an estimated 1.4 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.

<b>Table III.20.33</b> <b>Overcrowding and Severe Overcrowding</b> Nebraska City 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	1,934	99%	20	1%	0	0%	1,954
2016 Five-Year ACS	2,049	99.6%	0	0%	9	0.4%	2,058
<b>Renter</b>							
2000 Census	900	96.3%	30	3.2%	5	0.5%	935
2016 Five-Year ACS	941	94.9%	42	4.2%	9	0.9%	3,050
<b>Total</b>							
2000 Census	2,834	98.1%	50	1.7%	5	0.2%	2,889
2016 Five-Year ACS	2,990	98%	42	1.4%	18	0.6%	3,050

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 Nebraska City. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2000.

<b>Table III.20.34</b> <b>Households with Incomplete Plumbing Facilities</b> Nebraska City 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	2,884	3,050
Lacking Complete Plumbing Facilities	5	0
<b>Total Households</b>	<b>2,889</b>	<b>3,050</b>
<b>Percent Lacking</b>	<b>0.2%</b>	<b>0%</b>

There were 73 households lacking complete kitchen facilities in 2016, compared to 5 households in 2000. This was a change from 0.2 percent of households in 2000 to 2.4 percent in 2016.

<b>Table III.20.35</b> <b>Households with Incomplete Kitchen Facilities</b> Nebraska City 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	2,884	2,977
Lacking Complete Kitchen Facilities	5	73
<b>Total Households</b>	<b>2,889</b>	<b>3,050</b>
<b>Percent Lacking</b>	<b>0.2%</b>	<b>2.4%</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 Nebraska City, 12.9 percent of households had a cost burden and 12.9 percent had a severe cost burden. Some 12.3 percent of renters were cost burdened, and 20.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7.1 percent and a severe cost burden rate of 3.2 percent. Owner occupied households with a mortgage had a cost burden rate of 17.5 percent, and severe cost burden at 13.8 percent.

**Table III.20.36**  
**Cost Burden and Severe Cost Burden by Tenure**  
 Nebraska City  
 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	758	80%	110	11.6%	79	8.3%	0	0%	947
2016 Five-Year ACS	815	68.7%	208	17.5%	164	13.8%	0	0%	1,187
<b>Owner Without a Mortgage</b>									
2000 Census	674	86%	87	11.1%	16	2%	7	0.9%	784
2016 Five-Year ACS	772	88.6%	62	7.1%	28	3.2%	9	1%	871
<b>Renter</b>									
2000 Census	627	67.7%	139	15%	86	9.3%	74	8%	926
2016 Five-Year ACS	564	56.9%	122	12.3%	201	20.3%	105	10.6%	992
<b>Total</b>									
2000 Census	2,059	77.5%	336	12.6%	181	6.8%	81	3%	2,657
2016 Five-Year ACS	2,151	70.5%	392	12.9%	393	12.9%	114	3.7%	3,050

**Housing Problems by Income**

Table III.20.37, shows the HUD calculated Median Family Income (MFI) for a family of four for Otoe County. As can be seen in 2017 the MFI was \$67,100, which compared to \$68,200 for the State of Nebraska.

**Table III.20.37**  
**Median Family Income**  
 Otoe County  
 2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	42,200	50,400
2001	44,400	53,400
2002	45,400	55,100
2003	52,000	55,400
2004	52,700	56,300
2005	54,150	57,400
2006	56,000	59,400
2007	54,800	58,200
2008	56,300	59,800
2009	58,500	62,000
2010	59,000	62,600
2011	59,200	63,500
2012	60,100	64,400
2013	63,000	64,600
2014	64,400	66,000
2015	67,400	66,800
2016	65,500	66,500
2017	67,100	68,200





Table III.20.38 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 185 owner-occupied and 175 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 175 owner-occupied and 195 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,275 households without a housing problem.

<b>Table III.20.38</b>						
<b>Housing Problems by Income and Tenure</b>						
Nebraska City						
2010–2014 HUD CHAS Data						
<b>Housing Problem</b>	<b>Less Than 30% MFI</b>	<b>30% - 50% MFI</b>	<b>50% - 80% MFI</b>	<b>80% - 100% MFI</b>	<b>Greater than 100% MFI</b>	<b>Total</b>
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	10	0	0	10
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	10	0	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	80	45	30	0	20	175
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	20	65	50	25	25	185
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	45	150	215	205	1,080	1,695
<b>Total</b>	<b>165</b>	<b>260</b>	<b>315</b>	<b>230</b>	<b>1,125</b>	<b>2,095</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	4	25	0	0	0	29
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	30	0	30
Housing cost burden greater than 50% of income (and none of the above problems)	170	25	0	0	0	195
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	55	100	20	0	0	175
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	15	65	210	170	120	580
<b>Total</b>	<b>244</b>	<b>215</b>	<b>230</b>	<b>200</b>	<b>120</b>	<b>1,009</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	4	25	10	0	0	39
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	10	30	0	40
Housing cost burden greater than 50% of income (and none of the above problems)	250	70	30	0	20	370
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	75	165	70	25	25	360
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	60	215	425	375	1,200	2,275
<b>Total</b>	<b>409</b>	<b>475</b>	<b>545</b>	<b>430</b>	<b>1,245</b>	<b>3,104</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.20.39 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Nebraska City. The number of completed surveys decreased from 16 in 2016 to 12 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 1.2 percentage points and was at 6.7 percent in 2017.

Table III.20.39 Survey of Rental Properties Nebraska City 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	14	271	9.6	25.8
2013	16	287	6.6	60
2014	12	240	5.8	
2015	9	229	3.1	52.5
2016	16	252	5.6	30
2017	12	193	6.7	19.5

Table III.20.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 15 single-family units in Nebraska City, with 0 of them available. This translates into a vacancy rate of 0 percent in Nebraska City, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 158 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 7.6 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 6.4 percent.

Table III.20.40 Rental Vacancy Survey by Type Nebraska City 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	15	0	0%	1.1%
Apartments	158	12	7.6%	3.5%
Mobile Homes	20	1	5%	2.5%
"Other" Units	0	0	0%	.
Don't Know	0	0	%	27.3%
<b>Total</b>	<b>193</b>	<b>13</b>	<b>6.7%</b>	<b>6.4%</b>

Table III.20.41, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 8 units. The most common apartment units were one bedroom units, with 82 units.

<b>Table III.20.41</b> <b>Rental Units by Number of Bedrooms</b> Nebraska City 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	4	0	0	·	4
One	0	82	0	0	·	82
Two	5	46	0	10	·	61
Three	8	10	0	10	·	28
Four	2	0	0	0	·	2
Don’t Know	0	16	20	0	0	36
<b>Total</b>	<b>15</b>	<b>158</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>193</b>

Table III.20.42 displays the vacancy rate of single-family units by the number of bedrooms. Three bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

<b>Table III.20.42</b> <b>Single-Family Units by Number of Bedrooms</b> Nebraska City 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	5	0	0%
Three	8	0	0%
Four	2	0	0%
Don’t know	0	0	%
<b>Total</b>	<b>15</b>	<b>0</b>	<b>0%</b>

Table III.20.43 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 2.4 percent.

<b>Table III.20.43</b> <b>Apartment Units by Number of Bedrooms</b> Nebraska City 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	4	0	0%
One	82	2	2.4%
Two	46	8	17.4%
Three	10	1	10%
Four	0	0	%
Don’t know	16	1	6.3%
<b>Total</b>	<b>158</b>	<b>12</b>	<b>7.6%</b>

Average market-rate rents by unit type are shown in Table III.20.44. 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.20.44</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Nebraska City					
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	\$	\$419	\$	\$	\$419
One	\$	\$467	\$	\$	\$467
Two	\$625	\$585.3	\$625	\$	\$598.5
Three	\$675	\$995	\$750	\$	\$773.8
Four	\$650	\$	\$	\$	\$650
Don't know	\$700	\$550	\$	\$	
<b>Total</b>	<b>\$678.1</b>	<b>\$558.9</b>	<b>\$687.5</b>	<b>\$</b>	<b>\$624.4</b>

Table III.20.45 shows vacancy rates for single-family units by average rental rates for Nebraska City. The most common rent for single-family units was \$500 to \$749 dollars and units in this price range had a vacancy rate of 0 percent.

<b>Table III.20.45</b>			
<b>Single-Family Market Rate Rents by Vacancy Status</b>			
Nebraska City			
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	10	0	0%
\$750 to \$999	5	0	0%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>15</b>	<b>0</b>	<b>0%</b>

The average rent and availability of apartment units is displayed in Table III.20.46. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 7.8 percent.

<b>Table III.20.46</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Nebraska City			
2017 Survey of Rental Properties			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	4	0	0%
\$500 to \$749	103	8	7.8%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	51	4	7.8%
<b>Total</b>	<b>158</b>	<b>12</b>	<b>7.6%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table III.20.47, 6 respondents, or 54.5 percent, included some sort of utility in the rent.

<b>Table III.20.47</b>	
<b>Are there any utilities included with the rent?</b>	
Nebraska City	
2017 Survey of Rental Properties	
<b>Period</b>	<b>Respondent</b>
Yes	6
No	5
<b>% Offering Utilities</b>	<b>54.5%</b>

The type of utility included in the rent is shown in Table III.20.48. There were 2 respondents who included electricity, 2 respondents who included natural gas, 5 respondents who included water and sewer and 5 respondents included trash collection in the rent.

<b>Table III.20.48</b>	
<b>Which utilities are included with the rent?</b>	
Nebraska City	
2017 Survey of Rental Properties	
<b>Type of Utility Provided</b>	<b>Respondent</b>
Electricity	2
Natural Gas	2
Water/Sewer	5
Trash Collection	5

Table III.20.49 shows the number of survey respondents who keep a waiting list. As can be seen, 4 respondents said they keep a waitlist, with an estimated 2 persons on the wait list.

<b>Table III.20.49</b> <b>Do you keep a waiting list?</b> Nebraska City 2017 Survey of Rental Properties	
Period	Respondent
Yes	4
No	5
<b>Waitlist Size</b>	<b>2</b>

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.20.50 most respondents indicated there was low need for the renovation of existing single-family units and low need for the renovation of existing apartment units.

<b>Table III.20.50</b> <b>How would you rate the need for renovation of existing units in the city?</b> Nebraska City 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	2	1	1
Low Need	3	3	3	2
Moderate Need	0	0		
High Need	3	3	2	2
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.20.51 most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

<b>Table III.20.51</b> <b>How would you rate the need for construction of new units in the city?</b> Nebraska City 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	2	3	2	2
Low Need	1	1	1	1
Moderate Need	1	1	1	1
High Need	1	2	1	
Extreme Need	2	1	1	1

### Local Commentary

Nebraska City is the county seat of Otoe County and is the oldest incorporated city in the state of Nebraska. It is home to the National Arbor Day Foundation Headquarters. There are a wide range of employees in Nebraska City and is located within a 50-mile radius of Omaha and Lincoln, Nebraska. The major employers are the Arbor Day Foundation, Cargill Meat Solutions, Honeywell, Omaha Public Power District, and Saint Mary’s Community Hospital.

Several new businesses have opened up in the past year including two new restaurants, a new physical therapy office, and a new psychiatry office. A Holiday Express has started construction



and is slated to open in May of 2018. There has been a slight increase in population and unemployment is very low. The housing market is very tight with a strong need for both single family homes and rentals.<sup>43</sup>

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<sup>43</sup> Email interview with Nebraska City Staff, 12/17



