

**VOLUME III:
NORTH PLATTE**

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North Platte

DEMOGRAPHICS

Population Estimates

Table III.22.1, at right shows the population for North the City of Platte. As can be seen, the population in North Platte decreased from 24,733 persons in 2010 to 24,110 person in 2016, or by -2.5 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 North Platte. Although a city may span several counties, for the county level data pieces, Lincoln County was selected. For a more in-depth county level view, please refer to Lincoln County in Volume II of this profile.

Lincoln 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 Lincoln County increased from 50 persons in 2015 to 64 persons in 2016, with an additional net movement of 64 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.22.2.

Table III.22.1 Population Estimates North Platte Census Population Estimates		
Year	Population	Percent Yearly Change
2000	23,878	.
2001	23,974	0.4%
2002	23,834	-0.6%
2003	23,966	0.6%
2004	24,201	1%
2005	24,435	1%
2006	24,665	0.9%
2007	24,651	-0.1%
2008	24,809	0.6%
2009	24,756	-0.2%
2010	24,733	-0.1%
2011	24,561	-0.7%
2012	24,524	-0.2%
2013	24,515	0%
2014	24,246	-1.1%
2015	24,172	-0.3%
2016	24,110	-0.3%

Table III.22.2			
Driver's Licenses Exchanged and Surrendered			
Lincoln County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	548	607	-59
Calendar 2002	639	467	172
Calendar 2003	588	391	197
Calendar 2004	592	500	92
Calendar 2005	604	486	118
Calendar 2006	609	526	83
Calendar 2007	656	508	148
Calendar 2008	535	502	33
Calendar 2009	499	422	77
Calendar 2010	719	532	187
Calendar 2011	495	403	92
Calendar 2012	576	411	165
Calendar 2013	498	451	47
Calendar 2014	534	469	65
Calendar 2015	545	495	50
Calendar 2016	571	507	64
First Half of 2017	294	230	64

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.22.3, shows population by age for the 2000 and 2010 Census. The population changed by 3.6 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 1.9 percent to a total of 3,833 persons in 2010. Those aged 25 to 34 changed by 12 percent, and those aged under 5 changed by 12.9 percent.

Table III.22.3
Population by Age
North Platte

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	1,672	7%	1,888	7.6%	12.9%
5 to 19	5,276	22.1%	4,927	19.9%	-6.6%
20 to 24	1,545	6.5%	1,576	6.4%	2%
25 to 34	3,008	12.6%	3,369	13.6%	12%
35 to 54	6,629	27.8%	6,103	24.7%	-7.9%
55 to 64	1,986	8.3%	3,037	12.3%	52.9%
65 or Older	3,762	15.8%	3,833	15.5%	1.9%
Total	23,878	100.0%	24,733	100.0%	3.6%

The elderly population is further explored in Table III.22.4. Those aged 65 to 66 changed by 26 percent between 2000 and 2010, resulting in a population of 402 persons. Those aged 85 or older changed by 11.8 percent during the same time period, and resulted in 675 persons over age 85 in 2010.

Table III.22.4
Elderly Population by Age
North Platte

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	319	8.5%	402	10.5%	26%
67 to 69	556	14.8%	517	13.5%	-7%
70 to 74	953	25.3%	814	21.2%	-14.6%
75 to 79	767	20.4%	736	19.2%	-4%
80 to 84	563	15%	689	18%	22.4%
85 or Older	604	16.1%	675	17.6%	11.8%
Total	3,762	100.0%	3,833	100.0%	1.9%

Population by race and ethnicity is shown in Table III.22.5 representing 93.1 percent of the white population in 2010. The black population changed by 47.1 percent, representing 1 percent of the population in 2010. The American Indian and Asian populations represented 0.7 and 0.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 36 percent between 2000 and 2010, compared to the 1.3 percent growth rate for non-Hispanics.

Table III.22.5
Population by Race and Ethnicity
North Platte

2000 & 2010 Census SF1 Data

Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	22,319	93.5%	23,025	93.1%	3.2%
Black	170	0.7%	250	1%	47.1%
American Indian	154	0.6%	172	0.7%	11.7%
Asian	94	0.4%	167	0.7%	77.7%
Native Hawaiian/ Pacific Islander	7	0%	5	0%	-28.6%
Other	787	3.3%	690	2.8%	-12.3%
Two or More Races	347	1.5%	424	1.7%	22.2%
Total	23,878	100.0%	24,733	100.0%	3.6%
Hispanic	1,596	6.7%	2,170	8.8%	36%
Non-Hispanic	22,282	93.3%	22,563	91.2%	1.3%



Population by race and ethnicity through 2016 is shown in Table III.22.6. The white population represented 95.5 percent of the population in 2016, compared with black households accounting for 1.4 percent of the population. Hispanic households represented 9.7 percent of the population in 2016.

Table III.22.6				
Population by Race and Ethnicity				
North Platte				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	23,025	93.1%	23,227	95.5%
Black	250	1%	351	1.4%
American Indian	172	0.7%	81	0.3%
Asian	167	0.7%	135	0.6%
Native Hawaiian/ Pacific Islander	5	0%	7	0%
Other	690	2.8%	191	0.8%
Two or More Races	424	1.7%	319	1.3%
Total	24,733	100.0%	24,311	100.0%
Non-Hispanic	22,563	91.2%	21,953	90.3%
Hispanic	2,170	8.8%	2,358	9.7%

The population by race is broken down further by ethnicity in Table III.22.7. While the white non-Hispanic population changed by 0.2 percent between 2000 and 2010, the white Hispanic population changed by 111.1 percent. The black non-Hispanic population changed by 39.1 percent, while the black Hispanic population changed by 188.9 percent.

Table III.22.7					
Population by Race and Ethnicity					
North Platte					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	21,725	97.5%	21,771	96.5%	0.2%
Black	161	0.7%	224	1%	39.1%
American Indian	119	0.5%	127	0.6%	6.7%
Asian	94	0.4%	163	0.7%	73.4%
Native Hawaiian/ Pacific Islander	1	0%	4	0%	300%
Other	5	0%	14	0.1%	180%
Two or More Races	177	0.8%	260	1.2%	46.9%
Total Non-Hispanic	22,282	100.0%	22,563	100.0%	1.3%
Hispanic					
White	594	37.2%	1,254	57.8%	111.1%
Black	9	0.6%	26	1.2%	188.9%
American Indian	35	2.2%	45	2.1%	28.6%
Asian	0	0%	4	0.2%	
Native Hawaiian/ Pacific Islander	6	0.4%	1	0%	-83.3%
Other	782	49%	676	31.2%	-13.6%
Two or More Races	170	10.7%	164	7.6%	-3.5%
Total Hispanic	1,596	100.0%	2,170	100.0%	1.3%
Total Population	23,878	100.0%	24,733	100.0%	3.6%



The change in race and ethnicity between 2010 and 2016 is shown in Table III.22.8. During this time, the total non-Hispanic population was 21,953 persons in 2016. The Hispanic population was 2,358.

Table III.22.8				
Population by Race and Ethnicity				
North Platte				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	21,771	96.5%	21,260	96.8%
Black	224	1%	289	1.3%
American Indian	127	0.6%	52	0.2%
Asian	163	0.7%	127	0.6%
Native Hawaiian/ Pacific Islander	4	0%	7	0%
Other	14	0.1%	0	0%
Two or More Races	260	1.2%	218	1%
Total Non-Hispanic	22,563	100.0%	21,953	100.0%
Hispanic				
White	1,254	57.8%	1,967	83.4%
Black	26	1.2%	62	2.6%
American Indian	45	2.1%	29	1.2%
Asian	4	0.2%	8	0.3%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	676	31.2%	191	8.1%
Two or More Races	164	7.6%	101	4.3%
Total Hispanic	2,170	100.0	2,358	100.0%
Total Population	24,733	100.0%	24,311	100.0%

Households by type and tenure are shown in Table III.22.9. Family households represented 59.2 percent of households, while non-family households accounted for 40.8 percent. These changed from 59.6 and 40.4 percent, respectively.

Table III.22.9				
Household Type by Tenure				
North Platte				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	6,290	59.6%	6,149	59.2%
Married-Couple Family	4,704	74.8%	4,581	74.5%
Owner-Occupied	3,885	82.6%	3,508	76.6%
Renter-Occupied	819	17.4%	1,073	23.4%
Other Family	1,586	25.2%	1,568	25.8%
Male Householder, No Spouse Present	454	28.6%	492	29%
Owner-Occupied	242	53.3%	236	48%
Renter-Occupied	212	46.7%	256	52%
Female Householder, No Spouse Present	1,132	71.4%	1,076	72.2%
Owner-Occupied	437	38.6%	412	38.3%
Renter-Occupied	695	61.4%	664	61.7%
Non-Family Households	4,270	40.4%	4,231	40.8%
Owner-Occupied	1,893	44.3%	1,880	44.4%
Renter-Occupied	2,377	55.7%	2,351	55.6%
Total	10,560	100.0%	10,380	100.0%



The group quarters population was 588 in 2010, compared to 624 in 2000. Institutionalized populations experienced a -2.0 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -10.4 percent change during this same time period.

Table III.22.10					
Group Quarters Population					
North Platte					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	73	21.2%	59	17.5%	-19.2%
Juvenile Facilities	.	.	16	4.7%	.
Nursing Homes	267	77.4%	263	77.8%	-1.5%
Other Institutions	5	1.4%	0	0%	-100%
Total	345	100.0%	338	100.0%	-2.0%
Non-Institutionalized					
College Dormitories	65	23.3%	159	63.6%	144.6%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	214	76.7%	91	36.4%	-57.5%
Total	279	100.0%	250	100.0%	-10.4%
Group Quarters Population	624	100.0%	588	100.0%	-5.8%

The number of foreign-born persons is shown in Table III.22.11. An estimated 0.5 percent of the population was born in Mexico, with 0.4 percent born in China excluding Hong Kong and Taiwan, and another 0.3 percent were born in Ethiopia.

Table III.22.11			
Place of Birth for the Foreign-Born Population			
North Platte			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	126	0.5%
#2 country of origin	China excluding Hong Kong and Taiwan	91	0.4%
#3 country of origin	Ethiopia	75	0.3%
#4 country of origin	Canada	46	0.2%
#5 country of origin	Ghana	34	0.1%
#6 country of origin	Ukraine	27	0.1%
#7 country of origin	Romania	18	0.1%
#8 country of origin	Taiwan	17	0.1%
#9 country of origin	Nicaragua	15	0.1%
#10 country of origin	England	10	0%

Limited English Proficiency and the language spoken at home are shown in Table III.22.12. An estimated 0.5 percent of the population speaks Chinese at home, followed by 0.2 percent speaking Spanish.

Table III.22.12 Limited English Proficiency and Language Spoken at Home North Platte 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Chinese	108	0.5%
#2 LEP Language	Spanish	49	0.2%
#3 LEP Language	Russian, Polish, or other Slavic languages	27	0.1%
#4 LEP Language	Other and unspecified languages	8	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.22.13. Some 22.3 percent of the population was disabled in 2000, or a total of 4,850 persons. The disability rate was highest for those over 65, with 43.5 percent disabled.

Table III.22.13 Disability by Age North Platte 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	269	7.2%
16 to 64	3,039	20.9%
65 and older	1,542	43.5%
Total	4,850	22.3%

Table III.22.14 shows disability by type in 2000. There were 2,183 physical disabilities in 2000, some 1,839 employment disabilities, and 1,437 go-outside-home disabilities reported.

Table III.22.14 Total Disabilities Tallied: Aged 5 and Older North Platte 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,146
Physical disability	2,183
Mental disability	1,224
Self-care disability	570
Employment disability	1,839
Go-outside-home disability	1,437
Total	8,399



Disability by age, as estimated by the 2016 ACS, is shown in Table III.22.15. The disability rate for females was 16.9 percent, compared to 14.9 percent for males. The disability rate changed precipitously higher with age, with 59.8 percent of those over 75 experiencing a disability.

Table III.22.15						
Disability by Age						
North Platte						
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	120	5.3%	254	12.4%	374	8.7%
18 to 34	194	7%	135	5.1%	329	6.1%
35 to 64	746	17.3%	715	15.9%	1,461	16.6%
65 to 74	228	27.1%	260	26.3%	488	26.7%
75 or Older	472	63.9%	696	57.3%	1,168	59.8%
Total	1,760	14.9%	2,060	16.9%	3,820	15.9%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.22.16. Some 9.6 percent have an ambulatory disability, 5.9 have an independent living disability, and 3.3 percent have a self-care disability.

Table III.22.16		
Total Disabilities Tallied: Aged 5 and Older		
North Platte		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,339	5.6%
Vision disability	874	3.6%
Cognitive disability	1,361	6.1%
Ambulatory disability	2,149	9.6%
Self-Care disability	732	3.3%
Independent living disability	1,064	5.9%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.22.17 and Table III.22.18. In 2016, some 11,914 persons were employed and 450 were unemployed. This totaled a labor force of 12,364 persons. The unemployment rate for North Platte was estimated to be 3.6 percent in 2016.

Table III.22.17	
Employment, Labor Force and Unemployment	
North Platte	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	11,914
Unemployed	450
Labor Force	12,364
Unemployment Rate	3.6%



In 2016, 91 percent of households in North Platte had a high school education or greater.

Table III.22.18	
High School or Greater Education	
North Platte	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	9,449
Total Households	10,380
Percent High School or Above	91%

As seen in Table III.22.19, 30.3 percent of the population had a high school diploma or equivalent, another 40 percent have some college, 13.2 percent have a Bachelor's Degree, and 5.4 percent of the population had a graduate or professional degree.

Table III.22.19		
Educational Attainment		
North Platte		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	2,033	11.1%
High School or Equivalent	5,543	30.3%
Some College or Associates Degree	7,320	40%
Bachelor's Degree	2,425	13.2%
Graduate or Professional Degree	988	5.4%
Total Population Above 18 years	18,309	100.0%

ECONOMICS

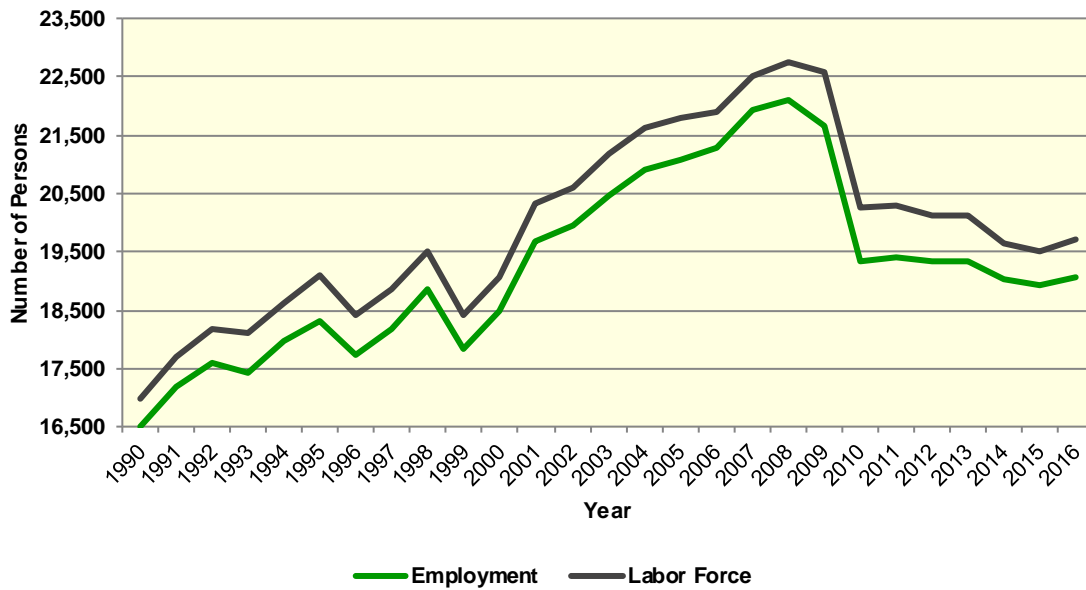
Labor Force

Table III.22.20, shows the labor force statistics for North Platte from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.6. The highest level of unemployment occurred during 2010 rising to a rate of 4.5. 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 North Platte increased from 2.9 percent in 2015 to 3.2 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table III.22.20 Labor Force Statistics North Platte 1990 - 2016 BLS Data					
Year	North Platte				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	460	16,517	16,977	2.7%	2.3%
1991	514	17,176	17,690	2.9%	2.7%
1992	574	17,591	18,165	3.2%	2.9%
1993	677	17,438	18,115	3.7%	2.8%
1994	670	17,963	18,633	3.6%	2.6%
1995	782	18,316	19,098	4.1%	2.6%
1996	697	17,731	18,428	3.8%	2.7%
1997	664	18,194	18,858	3.5%	2.5%
1998	651	18,863	19,514	3.3%	2.6%
1999	585	17,840	18,425	3.2%	2.8%
2000	601	18,479	19,080	3.1%	2.8%
2001	641	19,676	20,317	3.2%	3.1%
2002	670	19,948	20,618	3.2%	3.6%
2003	741	20,455	21,196	3.5%	3.9%
2004	744	20,896	21,640	3.4%	3.9%
2005	747	21,066	21,813	3.4%	3.8%
2006	613	21,298	21,911	2.8%	3.1%
2007	592	21,934	22,526	2.6%	3%
2008	666	22,089	22,755	2.9%	3.3%
2009	896	21,674	22,570	4%	4.6%
2010	909	19,337	20,246	4.5%	4.6%
2011	878	19,418	20,296	4.3%	4.4%
2012	787	19,354	20,141	3.9%	4%
2013	765	19,356	20,121	3.8%	3.8%
2014	637	19,022	19,659	3.2%	3.3%
2015	568	18,935	19,503	2.9%	3%
2016	629	19,069	19,698	3.2%	3.2%

Diagram III.22.1, shows the employment and labor force for North Platte. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 19,069 persons, with the labor force reaching 19,698, indicating there were a total of 629 unemployed persons.

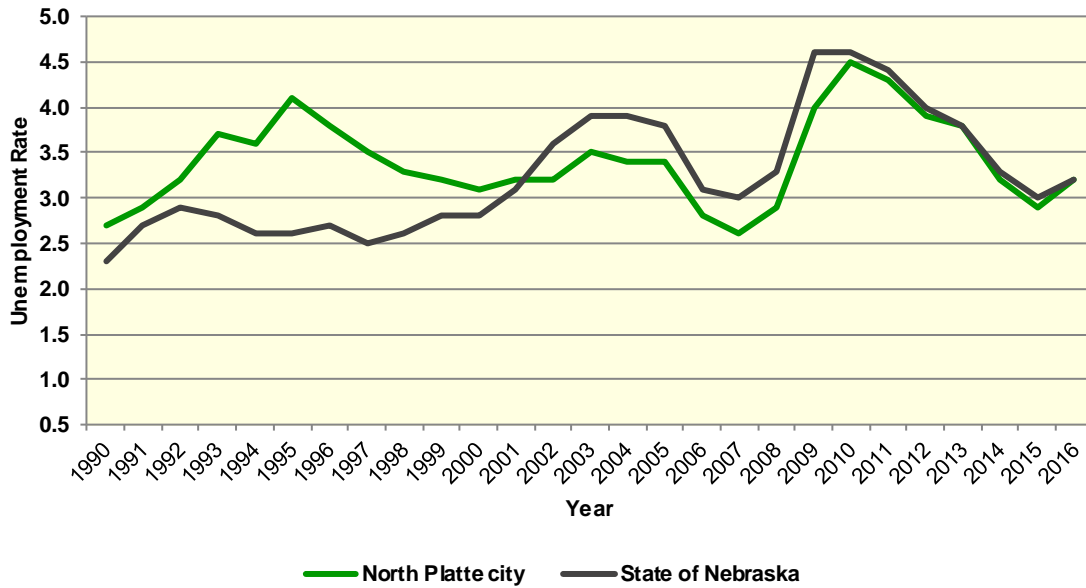
Diagram III.22.1
Employment and Labor Force
 North Platte
 1990 – 2016 BLS Data



Unemployment

Diagram III.22.2, shows the unemployment rate for both the State and North Platte. During the 1990's the average rate for North Platte was 3.4, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.2, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.7. Over the course of the entire period North Platte had an average unemployment rate higher than the state, 3.4 percent for North Platte, versus 3.3 percent statewide.

Diagram III.22.2
Annual Unemployment Rate
 North Platte
 1990 – 2016 BLS Data



Lincoln 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.22.3, shows real average earnings per job for Lincoln County from 1990 to 2016. Over this period the average earnings per job for North Platte was 46,110 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram III.22.3
Real Average Earnings Per Job
 Lincoln County
 BEA Data 1990 - 2016

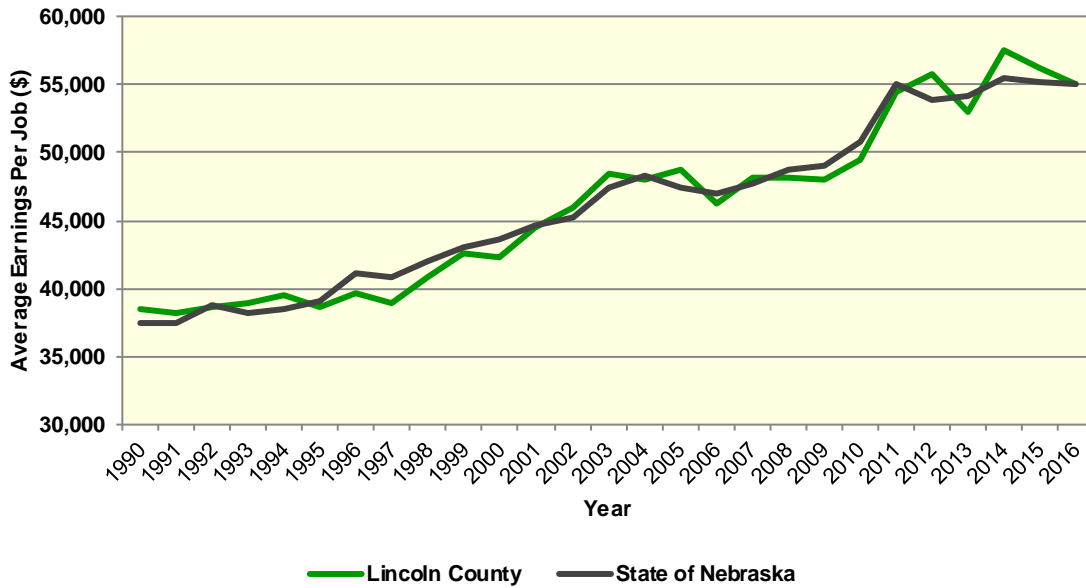
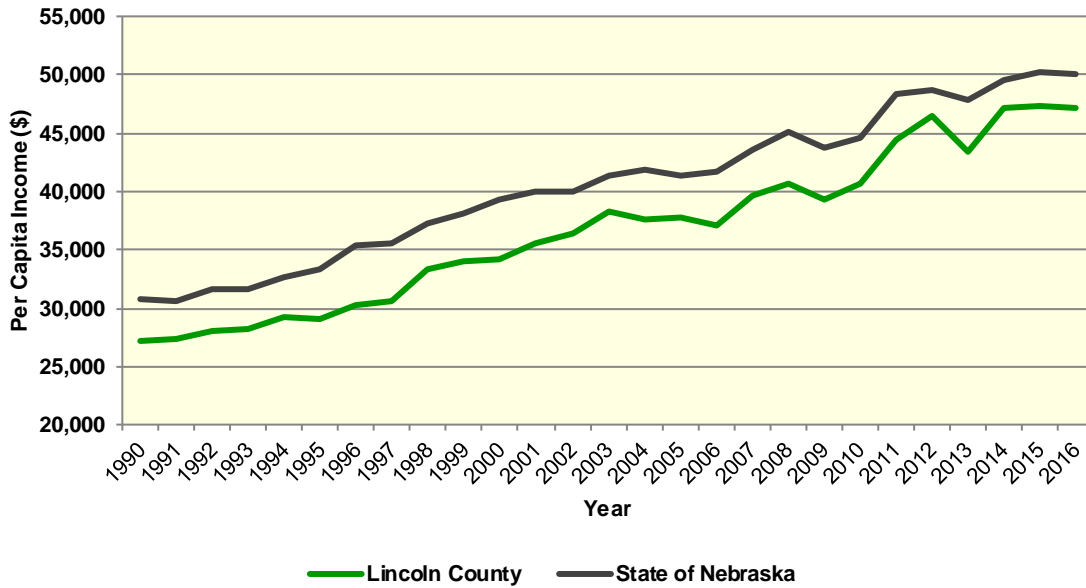


Diagram III.22.4, shows real per capita income North Platte from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for North Platte was 36,675 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram III.22.4
Real Per Capita Income
 North Platte
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Lincoln County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 12.1 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 7 percent over the period. In 2016 there were 2,328 returns for AGIs of \$100,000 or more. Table III.22.21 presents AGI distribution for the years 2000 through 2016.

Table III.22.21 Income Tax Returns by Adjusted Gross Income Lincoln 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 ⁴⁴
2000	4,329	1,207	2,326	1,620	2,283	2,491	974	565	77	15,872
2001	4,265	1,169	2,302	1,579	2,207	2,569	1,005	548	81	15,725
2002	4,162	1,273	2,378	1,618	2,088	2,566	1,101	562	71	15,819
2003	3,858	1,369	2,440	1,605	2,031	2,565	1,196	648	77	15,789
2004	3,785	1,382	2,353	1,636	2,030	2,570	1,339	804	90	15,989
2005	3,163	1,158	2,110	1,533	1,760	2,496	1,421	942	97	14,680
2006	3,278	1,399	2,384	1,775	2,084	2,666	1,620	1,059	126	16,391
2007	3,270	1,322	2,193	1,705	1,977	2,717	1,751	1,284	157	16,376
2008	3,328	1,377	2,387	1,773	2,007	2,753	1,754	1,299	155	16,833
2009	3,232	1,415	2,321	1,757	1,939	2,619	1,691	1,297	145	16,416
2010	3,073	1,454	2,413	1,679	1,905	2,576	1,820	1,442	168	16,530
2011	3,178	1,435	2,303	1,712	1,905	2,529	1,863	1,527	188	16,640
2012	3,059	1,405	2,219	1,690	1,913	2,523	1,883	1,736	279	16,707
2013	2,904	1,329	2,242	1,666	1,967	2,478	1,860	1,806	236	16,488
2014	2,724	1,364	2,194	1,719	1,918	2,382	1,921	2,105	262	16,589
2015	2,674	1,323	2,238	1,739	2,013	2,517	1,892	2,209	269	16,874
2016	2,699	1,242	2,276	1,758	2,039	2,532	1,902	2,074	254	16,776

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 4,364 in 2010 to 3,272 in 2016, with the poverty rate reaching 9.4 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.22.22 presents poverty data for Lincoln County.

The rate of poverty for North Platte is shown in Table III.22.23. In 2016, there were an estimated 3,453 persons living in poverty. This represented a 14.7 percent poverty rate, compared to 10.5 percent poverty in 2000. In 2016, some 9.7 percent of those in poverty were under age 6, and 13.2 percent were 65 or older.

Table III.22.22 Persons in Poverty Lincoln County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	3,469	10.2%
2001	3,647	10.7%
2002	3,798	11%
2003	3,758	10.8%
2004	3,733	10.5%
2005	3,802	10.9%
2006	3,834	10.9%
2007	4,264	12.2%
2008	3,369	9.6%
2009	3,921	11.2%
2010	4,364	12.3%
2011	4,537	12.8%
2012	4,196	11.9%
2013	4,441	12.6%
2014	5,112	14.5%
2015	4,294	12.3%
2016	3,272	9.4%

⁴⁴ 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.

Table III.22.23				
Poverty by Age				
North Platte				
2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	363	14.8%	334	9.7%
6 to 17	502	20.5%	830	24%
18 to 64	1,235	50.5%	1,833	53.1%
65 or Older	347	14.2%	456	13.2%
Total	2,447	100.0%	3,453	100.0%
Poverty Rate	10.5%	.	14.7%	.

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 North Platte decreased from 34 authorizations in 2015 to 30 in 2016.

The real value of single-family building permits increased from \$162,532 in 2015 to \$174,660 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.22.24.

Table III.22.24
Building Permits and Valuation
 North Platte
 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	65	8	4	82	159	135,900	73,501
1981	44	0	4	56	104	149,872	53,317
1982	10	4	0	0	14	137,327	0
1983	28	0	0	0	28	118,267	0
1984	21	2	6	0	29	188,390	0
1985	16	2	0	20	38	131,632	46,534
1986	5	0	0	0	5	225,191	0
1987	10	0	0	0	10	102,364	0
1988	11	4	0	0	15	201,040	0
1989	8	0	0	0	8	177,830	0
1990	21	2	0	0	23	151,789	0
1991	24	8	0	0	32	159,573	0
1992	35	10	0	0	45	157,341	0
1993	52	0	0	0	52	182,646	0
1994	53	6	0	0	59	167,318	0
1995	52	8	0	8	68	151,692	64,729
1996	58	2	0	0	60	158,239	0
1997	44	12	0	148	204	132,157	67,473
1998	53	2	0	50	105	132,227	53,298
1999	66	0	0	0	66	149,264	0
2000	51	2	0	48	101	113,287	65,210
2001	52	2	0	0	54	163,702	0
2002	26	2	0	32	60	178,477	31,942
2003	38	0	0	65	103	159,465	65,943
2004	29	58	0	0	87	294,496	0
2005	45	4	0	0	49	184,772	0
2006	53	0	0	0	53	187,849	0
2007	37	2	0	0	39	170,058	0
2008	29	2	0	0	31	142,743	0
2009	20	0	0	0	20	135,741	0
2010	20	16	18	0	54	105,472	0
2011	26	0	0	0	26	131,275	0
2012	13	0	0	0	13	164,585	0
2013	19	0	0	0	19	159,689	0
2014	16	0	0	0	16	162,070	0
2015	34	12	0	0	46	162,532	0
2016	30	4	0	0	34	174,660	0

Diagram III.22.5
Single-Family Permits
 North Platte
 Census Bureau Data, 1980–2016

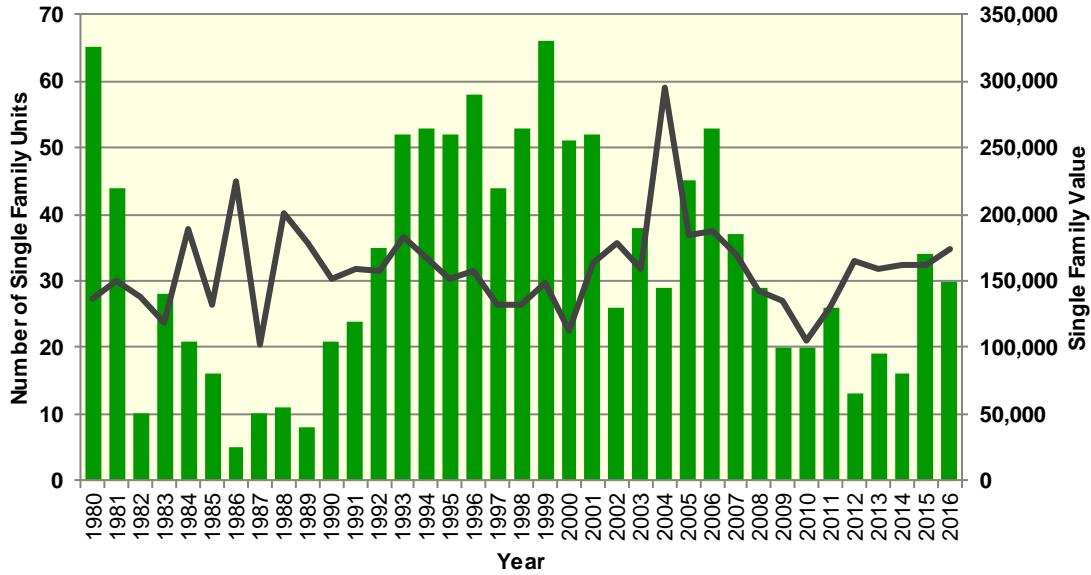
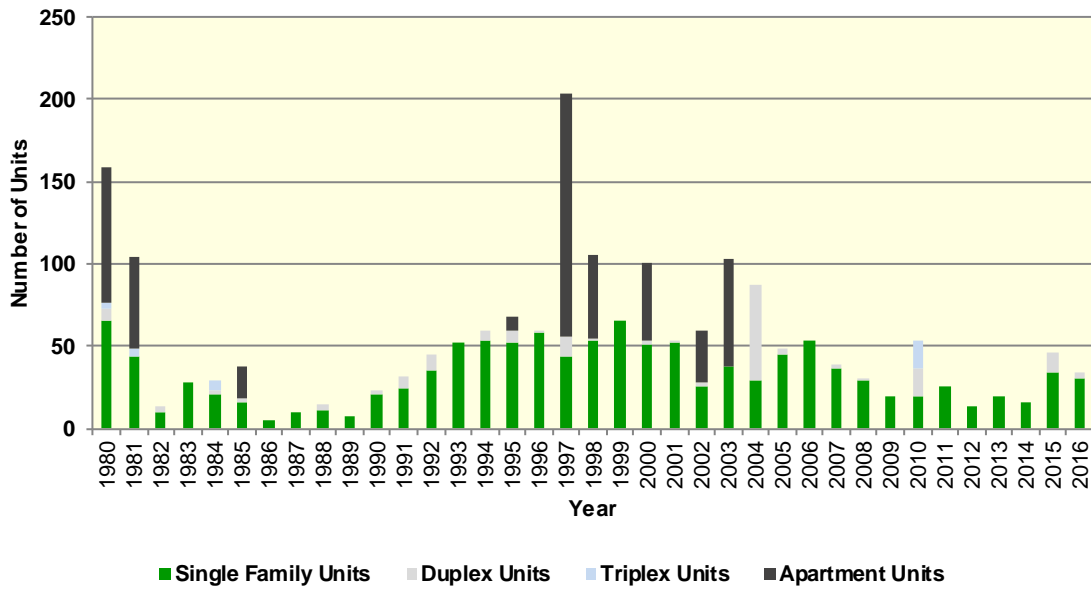


Diagram III.22.6
Total Permits by Unit Type
 North Platte
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.22.25. In 2016, there were 11,319 housing units, up from 10,718 in 2000. Single-family units accounted for 67.5 percent of units in 2016, compared to 70.5 in 2000. Apartment units accounted for 17.5 percent in 2016, compared to 11.2 percent in 2000.

Table III.22.25 Housing Units by Type North Platte 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	7,554	70.5%	7,640	67.5%
Duplex	557	5.2%	415	3.7%
Tri- or Four-Plex	341	3.2%	322	2.8%
Apartment	1,199	11.2%	1,982	17.5%
Mobile Home	1,055	9.8%	960	8.5%
Boat, RV, Van, Etc.	12	0.1%	0	0%
Total	10,718	100.0%	11,319	100.0%

Some 92.2 percent of housing was occupied in 2010, compared to 92.8 percent in 2000. Owner-occupied housing changed 0.7 percent between 2000 and 2010, ending with owner-occupied units representing 61.1 percent of units. Vacant units changed by 15 percent, resulting in 890 vacant units in 2010.

Table III.22.26 Housing Units by Tenure North Platte 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	9,944	92.8%	10,560	92.2%	6.2%
Owner-Occupied	6,413	64.5%	6,457	61.1%	0.7%
Renter-Occupied	3,531	35.5%	4,103	38.9%	16.2%
Vacant Housing Units	774	7.2%	890	7.8%	15%
Total Housing Units	10,718	100.0%	11,450	100.0%	6.8%

Table III.22.27 shows housing units by tenure from 2010 to 2016. By 2016, there were 11,319 housing units. An estimated 58.2 percent were owner-occupied, and 8.3 percent were vacant.

Table III.22.27 Housing Units by Tenure North Platte 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	10,560	92.2%	10,380	91.7%
Owner-Occupied	6,457	61.1%	6,036	58.2%
Renter-Occupied	4,103	38.9%	4,344	41.8%
Vacant Housing Units	890	7.8%	939	8.3%
Total Housing Units	11,450	100.0%	11,319	100.0%



Households by household size are shown in Table III.22.28. There were a total of 10,560 households in 2010, up from 9,944 in 2000. One person households changed by 15.7 percent between 2000 and 2010, while two person households changed by 2.6 percent. Three and four person households changed by 4 and -7.8 respectively, representing 13.7 percent and 10.4 percent of the population in 2010.

Table III.22.28					
Households by Household Size					
North Platte					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	3,175	31.9%	3,673	34.8%	15.7%
Two Persons	3,392	34.1%	3,479	32.9%	2.6%
Three Persons	1,388	14%	1,443	13.7%	4%
Four Persons	1,185	11.9%	1,093	10.4%	-7.8%
Five Persons	539	5.4%	587	5.6%	8.9%
Six Persons	202	2%	181	1.7%	-10.4%
Seven Persons or More	63	0.6%	104	1%	65.1%
Total	9,944	100.0%	10,560	100.0%	6.2%

Households by income is shown in Table III.22.29. Households earning more than \$100,000 per year represented 14.8 percent of households in 2016, compared to 6.1 percent in 2000. Households earning between \$50,000 and \$74,999 represented 22.2 percent of households in 2010, compared to 17.3 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 13.5 percent of households in 2016, compared to 19.6 percent in 2000.

Table III.22.29				
Households by Income				
North Platte				
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	1,948	19.6%	1,406	13.5%
\$15,000 to \$19,999	915	9.2%	567	5.5%
\$20,000 to \$24,999	797	8%	859	8.3%
\$25,000 to \$34,999	1,399	14.1%	1,041	10%
\$35,000 to \$49,999	1,792	18.1%	1,623	15.6%
\$50,000 to \$74,999	1,721	17.3%	2,300	22.2%
\$75,000 to \$99,999	749	7.5%	1,043	10%
\$100,000 or More	601	6.1%	1,541	14.8%
Total	9,922	100.0%	10,380	100.0%

Table III.22.30 shows households by year home built. Housing units built between 2000 and 2009, account for 5 percent and those built in 2010 or later accounted for 1.4 percent of households. Households built in the 1970's, 1980's, and 1990's account for 24.5 percent, 5.8 percent, and 6.4, respectively. Housing units built prior to 1939 represented 19.5 percent of households in 2016.

Table III.22.30				
Households by Year Home Built				
North Platte				
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	1,907	19.2%	2,021	19.5%
1940 to 1949	1,087	10.9%	1,100	10.6%
1950 to 1959	1,678	16.9%	1,294	12.5%
1960 to 1969	1,349	13.6%	1,481	14.3%
1970 to 1979	2,287	23%	2,548	24.5%
1980 to 1989	739	7.4%	597	5.8%
1990 to 1999	885	8.9%	665	6.4%
2000 to 2009	.	.	524	5%
2010 or Later	.	.	150	1.4%
Total	9,932	100.0%	10,380	100.0%

The distribution of unit types by race are shown in Table III.22.31. An estimated 71.1 percent of white households occupy single-family homes, while 15.4 percent of black households do. Some 15.2 percent of white households occupy apartments, while 69.8 percent of black households do. An estimated 0 percent of Asian, and 100 percent of American Indian households occupy single-family homes.

Table III.22.31							
Distribution of Units in Structure by Race							
North Platte							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	71.1%	15.4%	100%	0%	0%	83.5%	57.1%
Duplex	4%	0%	0%	0%	0%	0%	0%
Tri- or Four-Plex	2.7%	0%	0%	0%	100%	16.5%	0%
Apartment	15.2%	69.8%	0%	0%	0%	0%	42.9%
Mobile Home	7.1%	14.8%	0%	100%	0%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.22.32. An estimated 42.7 percent of vacant units were for rent in 2010, a 10.5 percent change since 2000. In addition, some 13.6 percent of vacant units were for sale, a change of -9 percent between 2000 and 2010. "Other" vacant units represented 29.1 percent of vacant units in 2010. This is a change of 68.2 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.

Table III.22.32					
Disposition of Vacant Housing Units					
North Platte					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	344	44.4%	380	42.7%	10.5%
For Sale	133	17.2%	121	13.6%	-9%
Rented or Sold, Not Occupied	69	8.9%	58	6.5%	-15.9%
For Seasonal, Recreational, or Occasional Use	74	9.6%	72	8.1%	-2.7%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	154	19.9%	259	29.1%	68.2%
Total	774	100.0%	890	100.0%	15%

The disposition of vacant units between 2010 and 2016 are shown in Table III.22.33. By 2016, for rent units accounted for 40.5 percent of vacant units, while for sale units accounted for 1.7 percent. "Other" vacant units accounted for 43.6 percent of vacant units, representing a total of 409 "other" vacant units.

Table III.22.33				
Disposition of Vacant Housing Units				
North Platte				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	380	42.7%	380	40.5%
For Sale	121	13.6%	16	1.7%
Rented Not Occupied	22	2.5%	0	0%
Sold Not Occupied	36	4%	42	4.5%
For Seasonal, Recreational, or Occasional Use	72	8.1%	92	9.8%
For Migrant Workers	0	0%	0	0%
Other Vacant	259	29.1%	409	43.6%
Total	890	100.0%	939	100.0%

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.22.34. In 2016, an estimated 1.2 percent of households were overcrowded, and an additional 1.3 percent were severely overcrowded.

Table III.22.34 Overcrowding and Severe Overcrowding North Platte 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	
Owner							
2000 Census	6,277	98.1%	109	1.7%	14	0.2%	6,400
2016 Five-Year ACS	5,996	99.3%	40	0.7%	0	0%	6,036
Renter							
2000 Census	3,342	94.6%	99	2.8%	91	2.6%	3,532
2016 Five-Year ACS	4,129	95.1%	81	1.9%	134	3.1%	10,380
Total							
2000 Census	9,619	96.8%	208	2.1%	105	1.1%	9,932
2016 Five-Year ACS	10,125	97.5%	121	1.2%	134	1.3%	10,380

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 North Platte. This is compared to 0.1 percent of households lacking complete plumbing facilities in 2000.

Table III.22.35 Households with Incomplete Plumbing Facilities North Platte 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	9,922	10,380
Lacking Complete Plumbing Facilities	10	0
Total Households	9,932	10,380
Percent Lacking	0.1%	0%

There were 213 households lacking complete kitchen facilities in 2016, compared to 41 households in 2000. This was a change from 0.4 percent of households in 2000 to 2.1 percent in 2016.

Table III.22.36 Households with Incomplete Kitchen Facilities North Platte 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	9,891	10,167
Lacking Complete Kitchen Facilities	41	213
Total Households	9,932	10,380
Percent Lacking	0.4%	2.1%

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 North Platte, 13.9 percent percent of households had a cost burden and 10.8 percent had a severe cost burden. Some 18.6 percent of renters were cost burdened, and 16.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.5 percent and a severe cost burden rate of 5.8 percent. Owner occupied households with a mortgage had a cost burden rate of 14.7 percent, and severe cost burden at 7.8 percent.

Table III.22.37
Cost Burden and Severe Cost Burden by Tenure

North Platte
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	
Owner With a Mortgage									
2000 Census	2,615	78.6%	477	14.3%	225	6.8%	8	0.2%	3,325
2016 Five-Year ACS	2,610	77.6%	493	14.7%	262	7.8%	0	0%	3,365
Owner Without a Mortgage									
2000 Census	1,890	87.6%	159	7.4%	84	3.9%	25	1.2%	2,158
2016 Five-Year ACS	2,353	88.1%	147	5.5%	155	5.8%	16	0.6%	2,671
Renter									
2000 Census	2,239	64%	679	19.4%	478	13.7%	104	3%	3,500
2016 Five-Year ACS	2,620	60.3%	807	18.6%	701	16.1%	216	5%	4,344
Total									
2000 Census	6,744	75.1%	1,315	14.6%	787	8.8%	137	1.5%	8,983
2016 Five-Year ACS	7,583	73.1%	1,447	13.9%	1,118	10.8%	232	2.2%	10,380

Housing Problems by Income

Table III.22.38, shows the HUD calculated Median Family Income (MFI) for a family of four for Lincoln County. As can be seen in 2017 the MFI was \$64,800, which compared to \$68,200 for the State of Nebraska.

Table III.22.38
Median Family Income

Lincoln County
2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	46,200	50,400
2001	48,400	53,400
2002	50,000	55,100
2003	52,800	55,400
2004	54,700	56,300
2005	54,700	57,400
2006	55,900	59,400
2007	54,800	58,200
2008	56,300	59,800
2009	58,700	62,000
2010	59,000	62,600
2011	62,100	63,500
2012	63,000	64,400
2013	64,600	64,600
2014	69,000	66,000
2015	67,200	66,800
2016	64,100	66,500
2017	64,800	68,200



Table III.22.39 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 760 owner-occupied and 540 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 400 owner-occupied and 730 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 7,600 households without a housing problem.

Table III.22.39						
Housing Problems by Income and Tenure						
North Platte						
2010–2014 HUD CHAS Data						
Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	15	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	10	0	30	40
Housing cost burden greater than 50% of income (and none of the above problems)	205	90	95	10	0	400
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	50	300	225	50	135	760
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	75	440	700	790	3,180	5,185
Total	330	830	1,040	850	3,360	6,410
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	85	135	0	15	235
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	45	0	0	45
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	40	0	0	40
Housing cost burden greater than 50% of income (and none of the above problems)	625	105	0	0	0	730
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	185	240	80	35	0	540
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	155	315	535	480	930	2,415
Total	995	745	835	515	945	4,035
Total						
Lacking complete plumbing or kitchen facilities	0	85	135	0	30	250
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	55	0	0	55
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	50	0	30	80
Housing cost burden greater than 50% of income (and none of the above problems)	830	195	95	10	0	1,130
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	235	540	305	85	135	1,300
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	230	755	1,235	1,270	4,110	7,600
Total	1,325	1,575	1,875	1,365	4,305	10,445



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.22.40 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in North Platte. The number of completed surveys decreased from 48 in 2016 to 38 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 0.2 percentage points and was at 6.4 percent in 2017.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	10	951	2.6	24.4
2003	6	228	14.5	36.2
2004	10	1,015	3.7	33.6
2005	12	1,104	6.3	30.9
2006	17	1,406	7.6	16.6
2007	18	1,615	16.5	21.6
2008	19	1,088	5.1	19.3
2009	37	1,872	7.3	18
2010	37	1,545	5.3	27
2011	48	1,879	5.1	24.6
2012	62	2,184	9.1	18
2013	51	1,932	4.8	38.3
2014	66	2,603	4	28.5
2015	53	2,238	5	26.7
2016	48	2,091	6.2	29.9
2017	38	1,261	6.4	12.8

Table III.22.41 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 155 single-family units in North Platte, with 12 of them available. This translates into a vacancy rate of 7.7 percent in North Platte, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 884 apartment units reported in the survey, with 58 of them available, which resulted in a vacancy rate of 6.6 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 5.8 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	155	12	7.7%	5.2%
Apartments	884	58	6.6%	5.1%
Mobile Homes	52	0	0%	1.1%
"Other" Units	0	0	0%	.
Don't Know	170	11	6.5%	5.5%
Total	1,261	81	6.4%	5.8%

Table III.22.42, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 70 units. The most common apartment units were two bedroom units, with 304 units.

Table III.22.42 Rental Units by Number of Bedrooms North Platte 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	53	0	0	.	53
One	12	193	0	0	.	205
Two	70	304	1	0	.	375
Three	43	110	1	0	.	154
Four	8	6	0	0	.	14
Don’t Know	22	218	50	0	170	460
Total	155	884	52	0	170	1,261

Table III.22.43 displays the vacancy rate of single-family units by the number of bedrooms. Two bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 4.3 percent.

Table III.22.43 Single-Family Units by Number of Bedrooms North Platte 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	12	0	0%
Two	70	3	4.3%
Three	43	0	0%
Four	8	1	12.5%
Don’t know	22	8	36.4%
Total	155	12	7.7%

Table III.22.44 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 3.6 percent.

Table III.22.44 Apartment Units by Number of Bedrooms North Platte 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	53	11	20.8%
One	193	18	9.3%
Two	304	11	3.6%
Three	110	8	7.3%
Four	6	0	0%
Don’t know	218	10	4.6%
Total	884	58	6.6%

Average market-rate rents by unit type are shown in Table III.22.45. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.22.45 Average Market Rate Rents by Number of Bedrooms North Platte 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$412.5	\$	\$	\$412.5
One	\$537.5	\$507.8	\$	\$	\$517.7
Two	\$568.9	\$613.6	\$550	\$	\$595.7
Three	\$849.2	\$707.3	\$650	\$	\$764
Four	\$875	\$859.7	\$	\$	\$867.3
Don't know	\$682.9	\$563.6	\$600	\$	
Total	\$665.1	\$594.8	\$600	\$600	\$626

Table III.22.46 shows vacancy rates for single-family units by average rental rates for North Platte. The most common rent for single-family units was \$750 to \$999 dollars and units in this price range had a vacancy rate of 7.4 percent.

Table III.22.46 Single-Family Market Rate Rents by Vacancy Status North Platte 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	1	0	0%
\$500 to \$749	67	1	1.5%
\$750 to \$999	68	5	7.4%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	19	6	31.6%
Total	155	12	7.7%

The average rent and availability of apartment units is displayed in Table III.22.47. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 6.3 percent.

Table III.22.47 Apartment Market Rate Rents by Vacancy Status North Platte 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	17	1	5.9%
\$500 to \$749	804	51	6.3%
\$750 to \$999	63	6	9.5%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	884	58	6.6%

Respondents were asked if utilities are included in the rent and, as shown in Table III.22.48, 21 respondents, or 75 percent, included some sort of utility in the rent.

Table III.22.48 Are there any utilities included with the rent? North Platte 2017 Survey of Rental Properties	
Period	Respondent
Yes	21
No	7
% Offering Utilities	75%

The type of utility included in the rent is shown in Table III.22.49. There were 3 respondents who included electricity, 2 respondents who included natural gas, 20 respondents who included water and sewer and 18 respondents included trash collection in the rent.

Table III.22.49 Which utilities are included with the rent? North Platte 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	2
Water/Sewer	20
Trash Collection	18

Table III.22.50 shows the number of survey respondents who keep a waiting list. As can be seen, 16 respondents said they keep a waitlist, with an estimated 65 persons on the wait list.

Table III.22.50 Do you keep a waiting list? North Platte 2017 Survey of Rental Properties	
Period	Respondent
Yes	16
No	12
Waitlist Size	65

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.22.51 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.

Table III.22.51 How would you rate the need for renovation of existing units in the city? North Platte 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	2	1		
Low Need	6	7	6	6
Moderate Need	6	5	4	3
High Need	4	4	4	4
Extreme Need	3	3	3	3

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.22.52 most respondents indicated there was extreme need for the construction of new single-family units and extreme need for the construction of new apartment units.

Table III.22.52 How would you rate the need for construction of new units in the city? North Platte 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	5	5	4	4
Low Need	2	2	2	2
Moderate Need	3	4	3	3
High Need	5	4	1	
Extreme Need	6	6	5	4

Local Commentary

North Platte is the county seat of Lincoln County. Union Pacific Railroad is the largest employer in the city, with 3,000 employees, although hundreds more work in the local medical and educational fields. A Wal-Mart store and distribution center also employ approximately 988 people.⁴⁵ The strong railroad presence in North Platte not only employs many residents but also allows distribution of manufactured goods and agricultural products; these and many other industries are growing.

⁴⁵ Nebraska Community Fast Facts, North Platte, <http://sites.nppd.com/aedc/fastfacts.asp?city=North+Platte>



There has been quite a bit of commercial development over the past year such as a new motel out by the Newberry Access I-80 Interchange is under construction. There was also the opening of the new Kubota dealership in that same area. A new McDonald's and a new Hardee's is under construction. Additionally, there have been several other motel and restaurant projects in various stages of development. Several fitness centers open up and the medical facilities continue to offer new and expanded services. There also seems to be a resurgence of small businesses locating in the old downtown area. These are primarily retail and service type businesses.

The community is growing slowly and the unemployment rate is low with many jobs available. Housing and qualified applicants seem to be the two most heard reasons from employers for their inability to hire into the community. The housing market is very tight and there is a need for single family homes as well as apartments and townhomes. Recently, the City has completed a joint economic development plan with the Development Corporation in the Workforce Housing arena. This is the "Shot in the Arm" program where the partners in an effort to give our shortage of housing a shot in the arm by incentivizing our local builders to build workforce housing. The project was very successful and lead to the construction of over 40 new housing units in the community. Recently, round two of this program has been approved and will be competing for the LB 518 funding being made available through the State of Nebraska for workforce housing. There are other efforts that, again, are at various stages of development.

North Platte is the largest community in quite a large area and the have the opportunity to draw people from quite a large trade area. There is the necessary infrastructure in place to meet the requirements of growth and they also have an abundance of land available for development and are located in an excellent location for transportation and logistical type growth. Additionally, North Platte is becoming more of a destination in the medical and health area as well. The largest employers are in industry and areas that are stable, so the City is truly poised for sustainable growth in the future.⁴⁶

⁴⁶ Email interview with City of North Platte Staff, 12/17



