

**VOLUME II:
DAKOTA COUNTY**

NEBRASKA PROFILE

Please visit the Nebraska State Profile Dashboard:

<http://www.NEstats.org>

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

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

Dakota County

DEMOGRAPHICS

Population Estimates

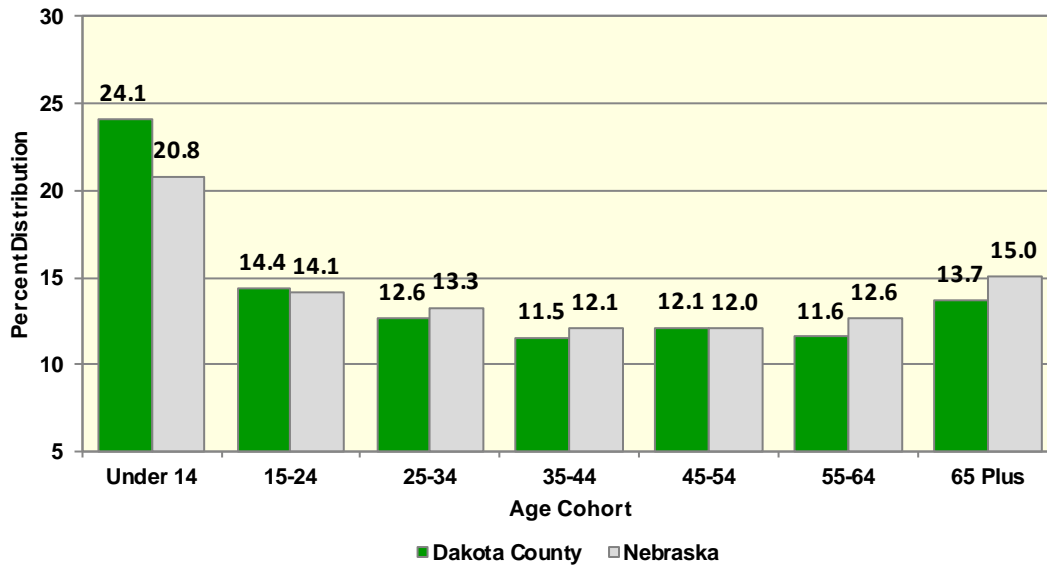
The Census Bureau's current census estimates indicate that Dakota County's population decreased from 21,006 in 2010 to 20,465 in 2016, or by -2.6 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age decreased by 6.7 percent, and the number of people from 55 to 64 years of age increased by 7.1 percent. The white population decreased by 5.9 percent, while the black population increased by 32.6 percent. The Hispanic population increased from 7,419 to 7,937 people between 2010 and 2016 or by 7 percent. These data are presented in Table II.22.1.

Table II.22.1						
Profile of Population Characteristics						
Dakota County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Dakota County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	21,006	20,465	-2.6%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	5,270	4,934	-6.4%	383,542	396,601	3.4%
15 to 24 years	3,031	2,943	-2.9%	258,206	269,442	4.4%
25 to 34 years	2,774	2,587	-6.7%	245,176	252,946	3.2%
35 to 44 years	2,528	2,363	-6.5%	220,838	230,528	4.4%
45 to 54 years	2,802	2,477	-11.6%	258,726	229,683	-11.2%
55 to 64 years	2,210	2,367	7.1%	213,176	241,172	13.1%
65 and Over	2,391	2,794	16.9%	246,677	286,744	16.2%
Race						
White	18,578	17,489	-5.9%	1,649,264	1,694,976	2.8%
Black	694	920	32.6%	85,971	94,620	10.1%
American Indian and Alaskan Native	741	846	14.2%	23,418	27,318	16.7%
Asian	658	713	8.4%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	66	85	28.8%	2,061	2,425	17.7%
Two or more races	269	412	53.2%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	7,419	7,937	7%	167,405	203,320	21.5%

Table II.22.2, presents the population of Dakota County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 10,489 males, who accounted for 49.9 percent of the population, and the remaining 50.1 percent, or 10,517 persons, were female. In 2016, the number of males was 10,279 persons, and accounted for 50.2 percent of the population, with the remaining 49.8 percent, or 10,186 persons being female.

Table II.22.2 Population by Age and Gender Dakota County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
0 to 14 years	2,686	2,584	5,270	2,546	2,388	4,934	-6.4%
15 to 24 years	1,568	1,463	3,031	1,491	1,452	2,943	-2.9%
25 to 34 years	1,392	1,382	2,774	1,332	1,255	2,587	-6.7%
35 to 44 years	1,308	1,220	2,528	1,189	1,174	2,363	-6.5%
45 to 54 years	1,422	1,380	2,802	1,268	1,209	2,477	-11.6%
55 to 64 years	1,077	1,133	2,210	1,179	1,188	2,367	7.1%
65 and Over	1,036	1,355	2,391	1,274	1,520	2,794	-2.6%
Total	10,489	10,517	21,006	10,279	10,186	20,465	-2.6%
% of Total	49.9%	50.1%	.	50.2%	49.8%	.	

Diagram II.22.1
Age Distribution
 Dakota County
 Nebraska DOT Data: 2008 – First Half 2017



Population Migration Trends

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.22.3, from April 2000 to July 2009, Dakota County natural increase was estimated to be 2,160 people. Dakota County has been experiencing net out-migration, with 1,762 persons leaving the county in the last nine years.⁸⁸ The 2016 population estimates showed a natural increase of 1,352 persons. Between 2010 and 2016, Dakota County’s population decreased to 20,465 persons.

Table II.22.3	
Population Change	
Dakota County	
1980–2010 Census and Intercensal Data	
1980 Population	16,573
Natural Increase 80–90	1,687
Net Migration 80–90	-1,518
1990 Population	16,742
Natural Increase 90–00	1,615
Net Migration 90–00	1,896
2000 Population	20,253
Natural Increase 00–09	2,160
Net Migration 00–09	-1,762
2009 Population Estimate	20,651
2010 Population	21,006
Natural Increase 10–16	1,352
Net Migration 10–16	-1,893
2016 Population Estimate	20,465

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 Dakota County increased from -65 persons in 2015 to -27 persons in 2016, with an additional net movement of -89 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.22.4.

Table II.22.4			
Driver's Licenses Exchanged and Surrendered			
Dakota County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	654	722	-68
Calendar 2002	669	634	35
Calendar 2003	563	578	-15
Calendar 2004	550	703	-153
Calendar 2005	529	644	-115
Calendar 2006	552	673	-121
Calendar 2007	563	596	-33
Calendar 2008	630	509	121
Calendar 2009	536	378	158
Calendar 2010	944	859	85
Calendar 2011	576	517	59
Calendar 2012	632	546	86
Calendar 2013	522	541	-19
Calendar 2014	551	606	-55
Calendar 2015	565	630	-65
Calendar 2016	629	656	-27
First Half of 2017	335	424	-89

⁸⁸ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.



School Age Enrollment

According to the Nebraska Department of Education (DOE), the total number of school-age children in Dakota County increased by 1.8 percent from 4,729 in 2016 to 4,815 in 2017, as shown in Table II.22.5. The number of school-age children 5 to 11 years of age increased from 2,398 in 2016 to 2,438 in 2017.

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.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	2,233	597	1,374	4,204
1993	2,235	583	1,412	4,230
1994	2,377	656	1,482	4,515
1995	2,424	702	1,541	4,667
1996	2,557	711	1,605	4,873
1997	2,668	733	1,619	5,020
1998	2,643	769	1,746	5,158
1999	2,729	815	1,814	5,358
2000	2,871	785	1,896	5,552
2001	2,911	785	1,983	5,679
2002	2,997	836	2,117	5,950
2003	2,888	932	2,117	5,937
2004	3,049	972	2,178	6,199
2005	2,055	707	1,495	4,257
2006	2,431	702	1,633	4,766
2007	2,519	656	1,591	4,766
2008	2,369	622	1,678	4,669
2009	2,410	639	1,677	4,726
2010	2,496	713	1,677	4,886
2011	2,112	732	1,695	4,539
2012	2,371	726	1,660	4,757
2013	2,373	719	1,635	4,727
2014	2,351	715	1,662	4,728
2015	2,374	702	1,699	4,775
2016	2,398	651	1,680	4,729
2017	2,438	671	1,706	4,815

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 II.22.6, shows population by age for the 2000 and 2010 Census. The population changed by 3.7 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 18.7 percent to a total of 2,391 persons in 2010. Those aged 25 to 34 changed by -4.7 percent, and those aged under 5 changed by 7.2 percent.

Table II.22.6					
Population by Age					
Dakota County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	1,772	8.7%	1,900	9%	7.2%
5 to 19	5,028	24.8%	5,013	23.9%	-0.3%
20 to 24	1,425	7%	1,388	6.6%	-2.6%
25 to 34	2,910	14.4%	2,774	13.2%	-4.7%
35 to 54	5,525	27.3%	5,330	25.4%	-3.5%
55 to 64	1,579	7.8%	2,210	10.5%	40%
65 or Older	2,014	9.9%	2,391	11.4%	18.7%
Total	20,253	100.0%	21,006	100.0%	3.7%

The elderly population is further explored in Table II.22.7. Those aged 65 to 66 changed by 42 percent between 2000 and 2010, resulting in a population of 318 persons. Those aged 85 or older changed by 18.8 percent during the same time period, and resulted in 342 persons over age 85 in 2010.

Table II.22.7					
Elderly Population by Age					
Dakota County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	224	11.1%	318	13.3%	42%
67 to 69	353	17.5%	429	17.9%	21.5%
70 to 74	448	22.2%	590	24.7%	31.7%
75 to 79	426	21.2%	422	17.6%	-0.9%
80 to 84	275	13.7%	290	12.1%	5.5%
85 or Older	288	14.3%	342	14.3%	18.8%
Total	2,014	100.0%	2,391	100.0%	18.7%

Population by race and ethnicity is shown in Table II.22.8, with the white population representing 70.5 percent in 2010. The black population changed by 423.8 percent, representing 3.1 percent of the population in 2010. The American Indian and Asian populations represented 2.7 and 3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 62 percent between 2000 and 2010, compared to the -13.3 percent growth rate for non-Hispanics.

Table II.22.8					
Population by Race and Ethnicity					
Dakota County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	15,968	78.8%	14,810	70.5%	-7.3%
Black	126	0.6%	660	3.1%	423.8%
American Indian	377	1.9%	566	2.7%	50.1%
Asian	624	3.1%	631	3%	1.1%
Native Hawaiian/ Pacific Islander	12	0.1%	44	0.2%	266.7%
Other	2,615	12.9%	3,812	18.1%	45.8%
Two or More Races	531	2.6%	483	2.3%	-9%
Total	20,253	100.0%	21,006	100.0%	3.7%
Hispanic	4,581	22.6%	7,419	35.3%	62%
Non-Hispanic	15,672	77.4%	13,587	64.7%	-13.3%

Population by race and ethnicity through 2016 is shown in Table II.22.9. The white population represented 70.6 percent of the population in 2016, compared with black population accounting for 4.2 percent of the population. Hispanic population represented 37.8 percent of the population in 2016.

Table II.22.9				
Population by Race and Ethnicity				
Dakota County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	14,810	70.5%	14,611	70.6%
Black	660	3.1%	862	4.2%
American Indian	566	2.7%	485	2.3%
Asian	631	3%	659	3.2%
Native Hawaiian/ Pacific Islander	44	0.2%	25	0.1%
Other	3,812	18.1%	3,638	17.6%
Two or More Races	483	2.3%	417	2%
Total	21,006	100.0%	20,697	100.0%
Non-Hispanic	13,587	64.7%	12,873	62.2%
Hispanic	7,419	35.3%	7,824	37.8%

The population by race is broken down further by ethnicity in Table II.22.10. While the white non-Hispanic population changed by -19.3 percent between 2000 and 2010, the white Hispanic population changed by 100.9 percent. The black non-Hispanic population changed by 477.5 percent, while the black Hispanic population changed by 26.7 percent.

Table II.22.10					
Population by Race and Ethnicity					
Dakota County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	14,368	91.7%	11,596	85.3%	-19.3%
Black	111	0.7%	641	4.7%	477.5%
American Indian	339	2.2%	466	3.4%	37.5%
Asian	619	3.9%	621	4.6%	0.3%
Native Hawaiian/ Pacific Islander	8	0.1%	43	0.3%	437.5%
Other	7	0%	4	0%	-42.9%
Two or More Races	220	1.4%	216	1.6%	-1.8%
Total Non-Hispanic	15,672	100.0%	13,587	100.0%	-13.3%
Hispanic					
White	1,600	34.9%	3,214	43.3%	100.9%
Black	15	0.3%	19	0.3%	26.7%
American Indian	38	0.8%	100	1.3%	163.2%
Asian	5	0.1%	10	0.1%	100%
Native Hawaiian/ Pacific Islander	4	0.1%	1	0%	-75%
Other	2,608	56.9%	3,808	51.3%	46%
Two or More Races	311	6.8%	267	3.6%	-14.1%
Total Hispanic	4,581	100.0%	7,419	100.0%	62.0%
Total Population	20,253	100.0%	21,006	100.0%	3.7%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.22.11. During this time, the total non-Hispanic population was 12,873 persons in 2016. The Hispanic population was 7,824.

Table II.22.11				
Population by Race and Ethnicity				
Dakota County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	11,596	85.3%	10,496	81.5%
Black	641	4.7%	850	6.6%
American Indian	466	3.4%	427	3.3%
Asian	621	4.6%	647	5%
Native Hawaiian/ Pacific Islander	43	0.3%	0	0%
Other	4	0%	83	0.6%
Two or More Races	216	1.6%	370	2.9%
Total Non-Hispanic	13,587	100.0%	12,873	100.0%
Hispanic				
White	3,214	43.3%	4,115	52.6%
Black	19	0.3%	12	0.2%
American Indian	100	1.3%	58	0.7%
Asian	10	0.1%	12	0.2%
Native Hawaiian/ Pacific Islander	1	0%	25	0.3%
Other	3,808	51.3%	3,555	45.4%
Two or More Races	267	3.6%	47	0.6%
Total Hispanic	7,419	100.0	7,824	100.0%
Total Population	21,006	100.0%	20,697	100.0%

Households by type and tenure are shown in Table II.22.12. Family households represented 75.7 percent of households, while non-family households accounted for 24.3 percent. These changed from 71.8 and 28.2 percent, respectively.

Table II.22.12				
Household Type by Tenure				
Dakota County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	5,184	71.8%	5,536	75.7%
Married-Couple Family	3,752	72.4%	4,142	74.8%
Owner-Occupied	3,061	81.6%	3,503	84.6%
Renter-Occupied	691	18.4%	639	15.4%
Other Family	1,432	27.6%	1,394	25.9%
Male Householder, No Spouse Present	462	32.3%	337	33.1%
Owner-Occupied	214	46.3%	150	44.5%
Renter-Occupied	248	53.7%	187	55.5%
Female Householder, No Spouse Present	970	67.7%	1,057	69.6%
Owner-Occupied	420	43.3%	386	36.5%
Renter-Occupied	550	56.7%	671	63.5%
Non-Family Households	2,034	28.2%	1,778	24.3%
Owner-Occupied	917	45.1%	843	47.4%
Renter-Occupied	1,117	54.9%	935	52.6%
Total	7,218	100.0%	7,314	100.0%

The group quarters population was 249 in 2010, compared to 291 in 2000. Institutionalized populations experienced a -4.4 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -50 percent change during this same time period.

Table II.22.13					
Group Quarters Population					
Dakota County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	30	13.2%	65	30%	116.7%
Juvenile Facilities	.	.	5	2.3%	.
Nursing Homes	197	86.8%	147	67.7%	-25.4%
Other Institutions	0	0%	0	0%	%
Total	227	100.0%	217	100.0%	-4.4%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	64	100%	32	100%	-50%
Total	64	100.0%	32	100.0%	-50%
Group Quarters Population	291	100.0%	249	100.0%	-14.4%

The number of foreign born persons are shown in Table II.22.14. An estimated 16.6 percent of the population was born in Mexico, with 1.9 percent born in Somalia, and another 1 percent were born in El Salvador.

Table II.22.14			
Place of Birth for the Foreign-Born Population			
Dakota County			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	3,442	16.6%
#2 country of origin	Somalia	384	1.9%
#3 country of origin	El Salvador	204	1%
#4 country of origin	Vietnam	192	0.9%
#5 country of origin	Guatemala	98	0.5%
#6 country of origin	India	98	0.5%
#7 country of origin	Laos	81	0.4%
#8 country of origin	Peru	48	0.2%
#9 country of origin	Other Eastern Africa	40	0.2%
#10 country of origin	Thailand	22	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.22.15. An estimated 14.5 percent of the population speaks Spanish at home, followed by 1.5 percent speaking Other and unspecified languages.

Table II.22.15
Limited English Proficiency and Language Spoken at Home
 Dakota County
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	2,757	14.5%
#2 LEP Language	Other and unspecified languages	283	1.5%
#3 LEP Language	Vietnamese	119	0.6%
#4 LEP Language	Other Asian and Pacific Island languages	59	0.3%
#5 LEP Language	Chinese	35	0.2%
#6 LEP Language	Other Indo-European languages	15	0.1%
#7 LEP Language	Tagalog	3	0%
#8 LEP Language	Arabic	0	0%
#9 LEP Language	French, Haitian, or Cajun	0	0%
#10 LEP Language	German or other West Germanic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.22.16. Some 16.1 percent of the population was disabled in 2000, or a total of 2,942 persons. The disability rate was highest for those over 65, with 42.1 percent disabled.

Table II.22.16
Disability by Age
 Dakota County
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	204	5.4%
16 to 64	1,961	15.5%
65 and older	777	42.1%
Total	2,942	16.1%

Table II.22.17 shows disability by type in 2000. There were 1,242 physical disabilities in 2000, some 1,286 employment disabilities, and 1,071 go-outside-home disabilities.

Table II.22.17
Total Disabilities Tallied: Aged 5 and Older
 Dakota County
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	573
Physical disability	1,242
Mental disability	548
Self-care disability	210
Employment disability	1,286
Go-outside-home disability	1,071
Total	4,930

Disability by age, as estimated by the 2016 ACS, is shown in Table II.22.18. The disability rate for females was 8.1 percent, compared to 9.2 percent for males. The disability rate changed precipitously higher with age, with 31 percent of those over 75 experiencing a disability.

Table II.22.18						
Disability by Age						
Dakota County						
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%	16	2%	16	0.9%
5 to 17	24	1.2%	25	1.1%	49	1.1%
18 to 34	57	2.5%	66	2.8%	123	2.7%
35 to 64	467	13%	412	11.1%	879	12%
65 to 74	224	30.9%	171	20.2%	395	25.2%
75 or Older	147	35.2%	157	27.9%	304	31%
Total	919	9.2%	847	8.1%	1,766	8.6%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.22.19. Some 4.2 percent have an ambulatory disability, 3.2 have an independent living disability, and 1.1 percent have a self-care disability.

Table II.22.19		
Total Disabilities Tallied: Aged 5 and Older		
Dakota County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	784	3.8%
Vision disability	313	1.5%
Cognitive disability	426	2.3%
Ambulatory disability	786	4.2%
Self-Care disability	206	1.1%
Independent living disability	456	3.2%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.22.20 and Table II.22.21. In 2016, some 10,196 persons were employed and 746 were unemployed. This totaled a labor force of 10,942 persons. The unemployment rate for Dakota County was estimated to be 6.8 in 2016.

Table II.22.20	
Employment, Labor Force and Unemployment	
Dakota County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	10,196
Unemployed	746
Labor Force	10,942
Unemployment Rate	6.8%



In 2016, 76.7 percent of households in Dakota County had a high school education or greater.

Table II.22.21	
High School or Greater Education	
Dakota County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	5,608
Total Households	7,314
Percent High School or Above	76.7%

As seen in Table II.22.22, 36.4 percent of the population had a high school diploma or equivalent, another 27.1 percent have some college, 8 percent have a Bachelor's Degree, and 3.8 percent of the population had a graduate or professional degree.

Table II.22.22		
Educational Attainment		
Dakota County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	3,633	24.8%
High School or Equivalent	5,339	36.4%
Some College or Associates Degree	3,974	27.1%
Bachelor's Degree	1,170	8%
Graduate or Professional Degree	553	3.8%
Total Population Above 18 years	14,669	100.0%

ECONOMICS

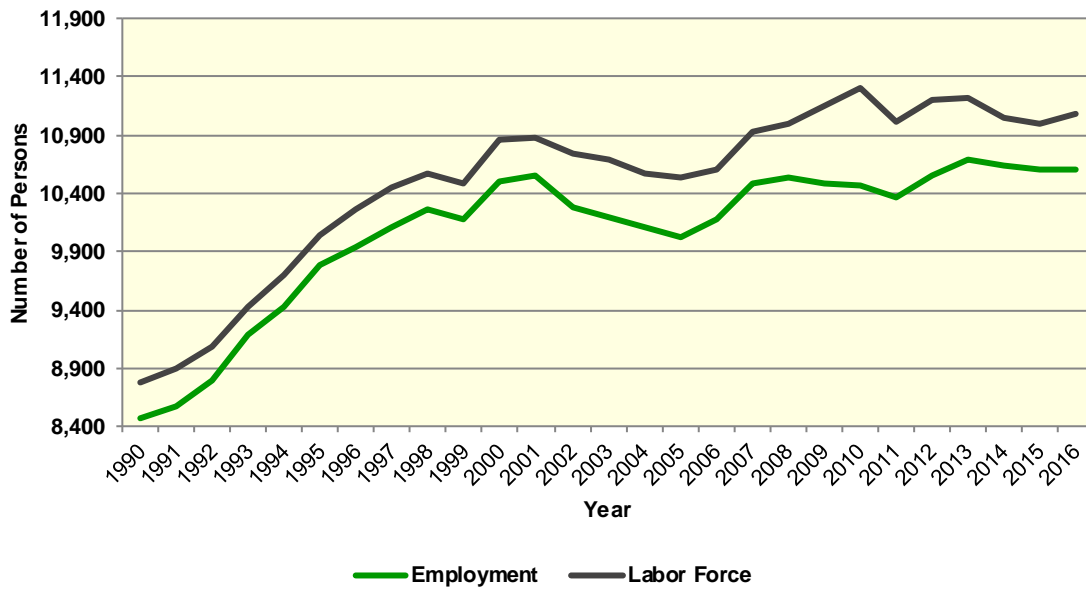
Labor Force

Table II.22.23, shows the labor force statistics for Dakota County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1993 with a rate of 2.5. The highest level of unemployment occurred during 2010 rising to a rate of 7.3. 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 Dakota County increased from 3.6 percent in 2015 to 4.3 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.22.23 Labor Force Statistics Dakota County 1990 - 2016 BLS Data					
Year	Dakota County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	300	8,472	8,772	3.4%	2.3%
1991	325	8,572	8,897	3.7%	2.7%
1992	289	8,800	9,089	3.2%	2.9%
1993	232	9,196	9,428	2.5%	2.8%
1994	275	9,421	9,696	2.8%	2.6%
1995	264	9,781	10,045	2.6%	2.6%
1996	325	9,946	10,271	3.2%	2.7%
1997	336	10,117	10,453	3.2%	2.5%
1998	303	10,260	10,563	2.9%	2.6%
1999	297	10,186	10,483	2.8%	2.8%
2000	352	10,508	10,860	3.2%	2.8%
2001	335	10,551	10,886	3.1%	3.1%
2002	466	10,282	10,748	4.3%	3.6%
2003	503	10,196	10,699	4.7%	3.9%
2004	469	10,108	10,577	4.4%	3.9%
2005	499	10,032	10,531	4.7%	3.8%
2006	430	10,179	10,609	4.1%	3.1%
2007	438	10,490	10,928	4%	3%
2008	458	10,545	11,003	4.2%	3.3%
2009	674	10,478	11,152	6%	4.6%
2010	829	10,470	11,299	7.3%	4.6%
2011	648	10,366	11,014	5.9%	4.4%
2012	647	10,550	11,197	5.8%	4%
2013	531	10,685	11,216	4.7%	3.8%
2014	414	10,631	11,045	3.7%	3.3%
2015	394	10,609	11,003	3.6%	3%
2016	479	10,612	11,091	4.3%	3.2%

Diagram II.22.2, shows the employment and labor force for Dakota County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 10,612 persons, with the labor force reaching 11,091, indicating there were a total of 479 unemployed persons.

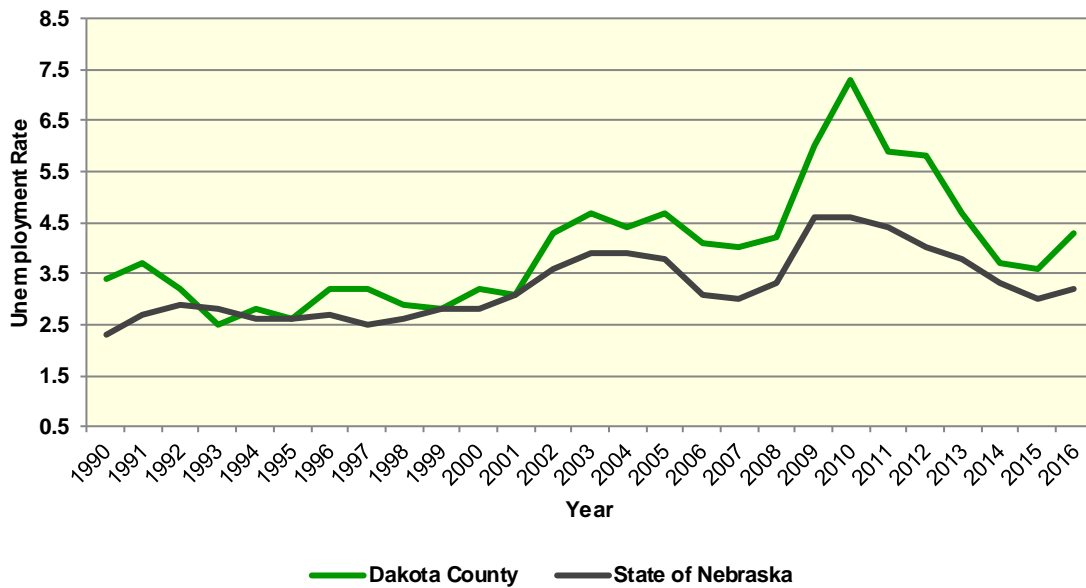
Diagram II.22.2
Employment and Labor Force
 Dakota County
 1990 – 2016 BLS Data



Unemployment

Diagram II.22.3, shows the unemployment rate for both the State and Dakota County. During the 1990’s the average rate for Dakota County was 3, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 5.1. Over the course of the entire period Dakota County had an average unemployment rate higher than the state, 4.1 percent for Dakota County, versus 3.3 statewide.

Diagram II.22.3
Annual Unemployment Rate
 Dakota County
 1990 – 2016 BLS Data



Earnings and Employment

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. Table II.22.24, shows total real earnings by industry for Dakota County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching 312,788,000 dollars. Between 2015 and 2016 the administrative and waste management services industry saw the largest percentage increase, rising by 23.5 percent to 20,857,000 dollars.

Table II.22.24
Real Earnings by Industry
 Dakota County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	14,810	26,977	41,238	22,012	75,945	37,359	34,070	31,648	-7.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	1,716	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	28,524	34,421	35,009	38,545	38,806	40,686	35,588	36,599	2.8
Manufacturing	263,749	252,029	248,643	246,760	257,159	290,328	289,280	312,788	8.1
Wholesale trade	0	13,083	12,238	16,904	16,502	17,174	18,201	0	-100
Retail trade	27,661	28,743	28,544	25,364	25,508	27,808	31,558	32,739	3.7
Transportation and warehousing	30,582	56,613	71,888	76,827	76,591	85,880	96,437	99,683	3.4
Information	5,505	4,722	3,967	3,989	3,953	4,174	3,875	3,727	-3.8
Finance and insurance	42,792	51,487	50,967	52,944	53,502	58,920	55,603	59,055	6.2
Real estate and rental and leasing	4,267	5,137	5,546	8,391	10,171	9,575	9,164	8,542	-6.8
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	12,510	8,448	8,742	17,000	18,596	23,540	22,322	27,576	23.5
Educational services	0	0	0	829	876	1,131	1,158	1,254	8.3
Health care and social assistance	0	0	0	23,547	22,331	23,301	26,686	28,247	5.8
Arts, entertainment, and recreation	1,707	2,157	2,165	2,411	2,382	2,545	2,430	2,592	6.7
Accommodation and food services	12,560	12,494	11,405	12,000	12,546	13,055	13,679	14,852	8.6
Other services, except public administration	16,721	31,382	37,480	31,340	31,918	28,712	30,291	18,455	-39.1
Government and government enterprises	49,006	75,806	75,758	75,712	72,822	71,907	73,839	75,842	2.7
Total	560,657	646,960	663,698	663,937	730,060	746,564	755,301	786,391	4.1



Table II.22.25, shows the total employment by industry for Dakota County. The most recent estimates show the manufacturing industry was the largest employer in Dakota County, with employment reaching 5,208 jobs in 2016. Between 2015 and 2016 the administrative and waste management services industry saw the largest percentage increase, rising by 16.2 percent to 611 jobs.

Table II.22.25 Employment by Industry Dakota County BEA Table CA25 Data									
NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	343	289	292	280	282	280	304	294	-3.3
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	27	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	621	711	744	799	771	781	685	663	-3.2
Manufacturing	5,540	4,840	5,036	5,047	4,952	5,041	5,186	5,208	0.4
Wholesale trade	0	267	231	261	260	269	252	0	-100
Retail trade	1,127	1,151	1,179	1,096	1,121	1,160	1,212	1,247	2.9
Transportation and warehousing	650	1,080	1,368	1,332	1,410	1,481	1,646	1,638	-0.5
Information	111	88	85	75	71	72	66	64	-3
Finance and insurance	784	794	826	802	823	837	864	899	4.1
Real estate and rental and leasing	204	228	247	223	232	228	226	241	6.6
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	438	332	320	374	411	551	526	611	16.2
Educational services	0	0	0	31	31	35	29	30	3.4
Health care and social assistance	0	0	0	794	762	741	776	753	-3
Arts, entertainment, and recreation	117	175	177	192	198	200	192	198	3.1
Accommodation and food services	704	608	587	608	611	625	653	688	5.4
Other services, except public administration	593	908	885	885	887	775	827	620	-25
Government and government enterprises	1,110	1,295	1,278	1,206	1,244	1,245	1,229	1,250	1.7
Total	13,768	14,015	14,288	14,252	14,303	14,538	14,904	14,882	-0.1



Table II.22.26, shows the real average earnings per job by industry for Dakota County. These figures are calculated by dividing the Total Real Earning displayed in Table II.22.24 and Table II.22.25, by Industry. In 2016, the farm industry had the highest average earnings reaching 107,646 dollars. Between 2015 and 2016 the health care and social assistance industry saw the largest percentage increase, rising by 9.1 percent.

Table II.22.26
Real Earnings Per Job by Industry
 Dakota County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	43,179	93,345	141,227	78,616	269,308	133,425	112,072	107,646	-3.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	63,556	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	45,933	48,413	47,055	48,241	50,333	52,095	51,953	55,202	6.3
Manufacturing	47,608	52,072	49,373	48,892	51,930	57,593	55,781	60,059	7.7
Wholesale trade	0	48,999	52,980	64,766	63,468	63,842	72,225	0	0
Retail trade	24,544	24,972	24,210	23,142	22,755	23,973	26,038	26,254	0.8
Transportation and warehousing	47,048	52,420	52,550	57,678	54,320	57,988	58,589	60,857	3.9
Information	49,595	53,659	46,665	53,186	55,674	57,973	58,718	58,234	-0.8
Finance and insurance	54,581	64,846	61,703	66,014	65,008	70,394	64,355	65,690	2.1
Real estate and rental and leasing	20,919	22,531	22,453	37,628	43,840	41,996	40,549	35,444	-12.6
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	28,561	25,445	27,319	45,455	45,245	42,723	42,438	45,133	6.4
Educational services	0	0	0	26,754	28,246	32,302	39,933	41,800	4.7
Health care and social assistance	0	0	0	29,657	29,306	31,445	34,389	37,513	9.1
Arts, entertainment, and recreation	14,592	12,324	12,232	12,556	12,030	12,724	12,654	13,091	3.5
Accommodation and food services	17,841	20,549	19,429	19,736	20,533	20,888	20,948	21,587	3.1
Other services, except public administration	28,198	34,561	42,350	35,412	35,984	37,047	36,627	29,766	-18.7
Government and government enterprises	44,150	58,538	59,279	62,780	58,538	57,756	60,080	60,674	1
Total	40,722	46,162	46,451	46,586	51,042	51,353	50,678	52,842	4.3

Table II.22.27 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in Total Real Personal Income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$796,320,000 a 2.6 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 14,015 and 14,882 in 2016.



Table II.22.27
Total Employment and Real Personal Income
 Dakota County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	194,130	12,739	-11,457	24,495	19,995	214,423	16,550	6,093	31,859
1970	207,206	13,596	-16,859	25,827	21,967	224,545	16,972	6,361	32,573
1971	220,345	14,753	-19,581	26,592	23,962	236,564	17,379	6,904	31,913
1972	260,959	17,376	-28,724	28,331	25,163	268,353	19,589	7,495	34,819
1973	272,002	19,759	-14,520	30,813	28,096	296,631	20,618	7,649	35,561
1974	279,453	23,614	-28,773	32,803	29,391	289,259	19,891	8,434	33,133
1975	322,221	25,707	-43,088	35,437	31,510	320,373	20,583	8,850	36,411
1976	320,098	27,999	-43,011	36,076	33,469	318,633	19,818	8,919	35,891
1977	272,626	21,916	-7,815	37,802	33,590	314,288	18,928	7,941	34,332
1978	340,987	29,781	-37,833	39,475	35,409	348,257	22,184	9,507	35,868
1979	356,211	32,521	-38,993	42,543	38,100	365,341	22,313	9,661	36,871
1980	359,689	34,684	-41,585	51,326	41,577	376,323	22,627	9,479	37,946
1981	393,544	39,198	-54,440	59,842	43,328	403,075	23,948	9,946	39,568
1982	326,393	32,887	-41,254	65,156	46,434	363,841	21,505	9,493	34,381
1983	343,835	35,248	-51,032	66,958	47,753	372,266	22,006	10,076	34,124
1984	353,727	36,287	-55,833	69,598	49,940	381,145	22,359	11,721	30,179
1985	362,656	37,738	-61,125	70,016	52,574	386,382	22,658	11,535	31,439
1986	360,311	38,672	-63,447	68,510	53,849	380,552	22,471	11,720	30,742
1987	358,133	36,964	-52,271	64,988	54,301	388,187	23,402	12,116	29,559
1988	406,940	44,540	-85,538	64,558	54,011	395,431	23,750	12,423	32,756
1989	418,536	44,626	-85,296	69,780	52,830	411,224	24,775	12,976	32,255
1990	420,614	46,869	-83,873	67,246	56,524	413,642	24,579	13,694	30,716
1991	407,164	46,739	-65,907	67,054	57,966	419,538	24,589	11,805	34,490
1992	458,102	51,292	-79,413	67,328	63,015	457,740	26,333	12,251	37,393
1993	466,142	53,184	-79,175	68,080	66,002	467,865	26,084	12,454	37,429
1994	489,680	55,789	-72,664	68,810	68,330	498,366	27,280	12,900	37,960
1995	519,120	59,411	-87,418	76,519	70,945	519,754	27,717	13,407	38,720
1996	580,644	64,736	-125,655	81,213	74,757	546,223	28,659	13,974	41,552
1997	560,674	63,139	-112,897	82,320	75,899	542,857	28,036	13,914	40,296
1998	585,304	64,565	-102,511	86,061	76,909	581,198	29,601	14,231	41,129
1999	585,331	64,120	-94,752	84,193	81,888	592,539	29,488	14,202	41,215
2000	574,643	63,050	-86,071	87,436	83,812	596,771	29,404	14,084	40,802
2001	560,657	62,657	-72,542	86,750	88,124	600,333	29,528	13,768	40,721
2002	571,605	64,345	-76,974	81,139	95,968	607,392	29,813	13,863	41,232
2003	583,937	64,781	-80,238	84,460	100,140	623,518	30,433	13,417	43,522
2004	559,971	62,086	-77,479	72,931	96,242	589,580	28,887	13,050	42,910
2005	562,262	65,059	-80,068	64,022	104,889	586,046	29,025	12,991	43,281
2006	580,414	70,397	-83,948	64,216	109,583	599,867	29,557	13,373	43,402
2007	601,932	69,859	-85,727	72,179	110,832	629,357	30,605	13,661	44,062
2008	619,963	71,010	-88,117	85,716	122,308	668,860	32,533	13,994	44,302
2009	628,383	73,835	-95,644	76,745	128,428	664,077	31,737	14,059	44,696
2010	646,960	77,219	-105,799	72,180	136,066	672,189	31,955	14,015	46,162
2011	663,698	66,742	-116,959	78,161	133,101	691,259	33,168	14,288	46,451
2012	663,937	65,907	-119,767	79,654	133,120	691,037	33,231	14,252	46,585
2013	730,060	75,826	-120,980	82,215	134,400	749,870	35,969	14,303	51,042
2014	746,564	82,853	-133,940	82,930	131,538	744,240	36,012	14,538	51,353
2015	755,301	81,948	-124,428	89,822	137,707	776,454	37,486	14,904	50,678
2016	786,391	85,559	-136,324	91,611	140,201	796,320	38,911	14,882	52,842



Diagram II.22.4, shows real average earnings per job for Dakota County from 1990 to 2016. Over this period the average earning per job for Dakota County was 42,776 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.22.4
Real Average Earnings Per Job
 Dakota County
 BEA Data 1990 - 2016

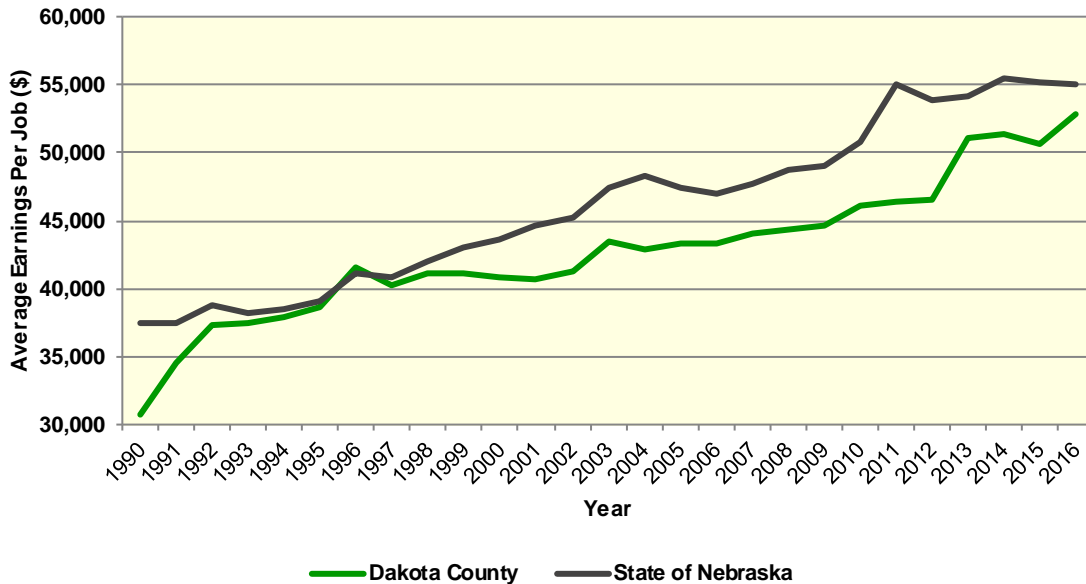
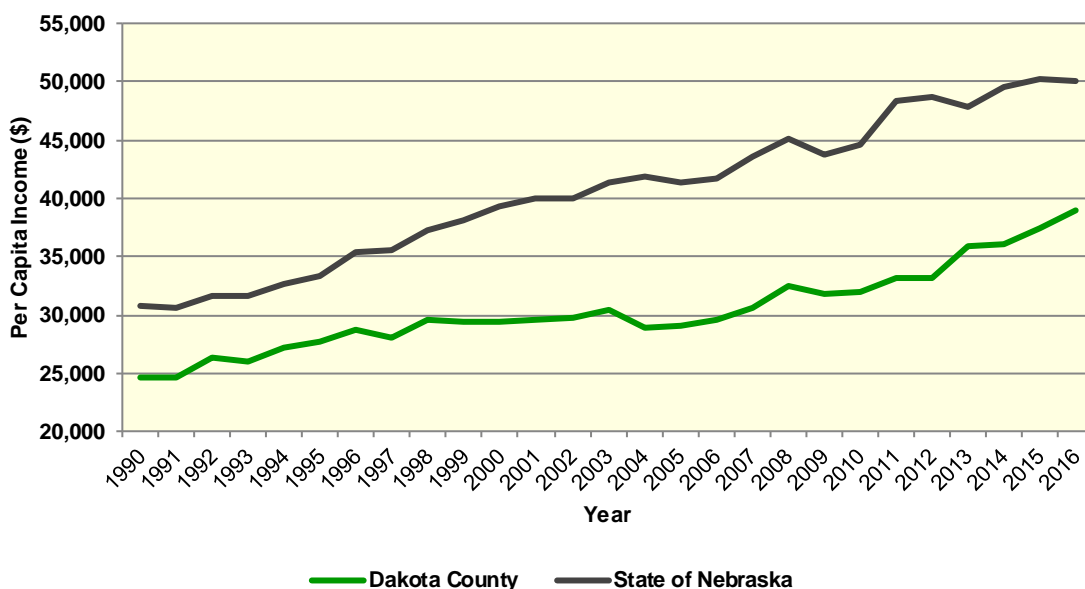


Diagram II.22.5, shows real per capita income in Dakota County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Dakota County was 30,393 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.22.5
Real Per Capita Income
 Dakota County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The Bureau of Labor Statistics (BLS) produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.22.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 12,494 persons in 2015 to 12,469 in 2016, a change of (ND) percent.

Table II.22.28
Total Monthly Employment
 Dakota County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	10,593	10,969	11,327	11,547	11,333	11,619	11,714	11,611	11,742	12,158	12,353
Feb	10,645	11,029	11,333	11,534	11,375	11,294	11,749	11,620	11,828	12,229	12,312
Mar	10,830	10,993	11,224	11,533	11,438	11,592	11,803	11,653	11,882	12,365	12,391
Apr	11,125	11,060	11,606	11,564	11,575	11,674	11,748	11,880	12,140	12,437	12,455
May	11,216	11,202	11,726	11,579	11,611	11,777	11,845	12,013	12,211	12,603	12,538
Jun	11,404	11,128	11,600	11,607	11,521	11,645	11,788	12,217	12,118	12,535	12,212
Jul	11,220	11,057	11,594	11,564	11,464	11,594	11,616	11,673	12,046	12,430	12,260
Aug	11,087	11,207	11,592	11,520	11,511	11,633	11,772	11,812	12,167	12,559	12,481
Sep	11,156	11,172	11,478	11,657	11,640	11,860	11,909	11,917	12,211	12,587	12,470
Oct	11,072	11,292	11,714	11,636	11,602	11,868	11,803	11,969	12,297	12,678	12,695
Nov	11,239	11,344	11,701	11,614	11,581	11,838	11,707	11,975	12,239	12,711	12,798
Dec	11,070	11,228	11,719	11,383	11,485	11,829	11,802	11,949	12,341	12,630	12,667
Annual	11,055	11,140	11,551	11,562	11,511	11,685	11,771	11,857	12,102	12,494	12,469
% Change	3%	1%	4%	(ND)%	(ND)%	2%	1%	1%	2%	3%	(ND)%



The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$747 in 2015. In 2016, average weekly wages saw an increase of 6 percent over the prior year, rising to 795 dollars, or by 48 dollars. These data are shown in Table II.22.29.

Table II.22.29 Average Weekly Wages Dakota County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	496	495	491	510	498	
2002	478	498	512	553	510	2%
2003	507	556	561	571	549	8%
2004	486	541	573	598	549	(ND)%
2005	523	580	609	614	581	6%
2006	590	617	605	642	614	6%
2007	593	632	642	658	632	3%
2008	604	644	639	657	636	1%
2009	576	626	632	689	631	-1%
2010	605	662	682	747	674	7%
2011	636	654	707	690	672	(ND)%
2012	643	676	668	718	676	1%
2013	674	681	700	747	700	4%
2014	708	725	734	810	745	6%
2015	691	740	743	813	747	(ND)%
2016(p)	729	798	814	840	795	6%

Total business establishments reported by the QCEW are displayed in Table II.22.30. Between 2015 and 2016, the total number of business establishments in Dakota County increased from 566 to 577 establishments.

Table II.22.30 Number of Business Establishments Dakota County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	468	473	480	476	474	
2002	494	494	500	503	498	5%
2003	507	506	508	500	505	1%
2004	494	492	495	487	492	-3%
2005	498	501	503	504	502	2%
2006	498	499	515	518	508	1%
2007	510	514	522	503	512	1%
2008	504	511	511	508	509	-1%
2009	509	506	503	496	504	-1%
2010	494	496	499	498	497	-1%
2011	496	499	497	491	496	(ND)%
2012	538	547	551	555	548	10%
2013	566	573	553	560	563	3%
2014	569	581	560	564	569	1%
2015	570	572	558	565	566	-1%
2016	569	572	583	584	577	2%

Nebraska Department of Revenue

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 1.4 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 20.8 percent over the period. On the other hand, by 2016 there were 769 returns for AGIs of \$100,000 or more. Table II.22.31 presents AGI distribution for the years 1991 through 2016.

Table II.22.31										
Income Tax Returns by Adjusted Gross Income										
Dakota 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	\$100,001– \$250,000	More than \$250,000	Total ⁸⁹
1991	2,134	912	1,546	978	1,027	494	105	65	0	7,283
1992	2,098	827	1,773	983	1,100	623	136	98	12	7,650
1993	2,040	774	1,797	949	1,135	672	136	109	0	7,636
1994	2,006	762	1,796	1,000	1,208	726	167	123	11	7,799
1995	1,862	689	1,663	1,025	1,088	856	201	120	23	7,527
1996	1,775	637	1,771	967	1,091	860	242	142	26	7,511
1997	1,848	595	1,603	1,062	1,136	925	251	162	28	7,610
1998	1,753	581	1,657	1,098	1,127	1,045	313	178	29	7,781
1999	1,814	515	1,611	1,119	1,149	1,086	354	204	28	7,880
2000	1,822	481	1,652	1,173	1,092	1,070	373	215	30	7,908
2001	1,822	473	1,598	1,153	1,190	1,064	405	212	28	7,945
2002	1,797	535	1,637	1,155	1,202	1,089	465	215	25	8,120
2003	1,672	635	1,539	1,223	1,188	1,111	467	231	25	8,091
2004	1,608	618	1,524	1,192	1,150	1,127	468	284	26	7,997
2005	1,437	543	1,339	1,168	1,071	1,185	469	309	29	7,550
2006	1,398	662	1,512	1,378	1,188	1,289	539	361	33	8,360
2007	1,439	698	1,437	1,415	1,183	1,324	605	398	33	8,532
2008	1,388	698	1,572	1,404	1,234	1,332	623	450	47	8,748
2009	1,365	750	1,713	1,471	1,222	1,324	581	424	38	8,888
2010	1,246	772	1,580	1,616	1,281	1,283	606	484	44	8,912
2011	1,324	781	1,595	1,562	1,266	1,245	598	526	48	8,945
2012	1,322	754	1,626	1,537	1,280	1,253	618	587	77	9,054
2013	1,320	756	1,519	1,527	1,328	1,331	653	585	48	9,067
2014	1,300	766	1,434	1,541	1,381	1,476	697	628	69	9,292
2015	1,379	754	1,442	1,570	1,424	1,415	722	656	56	9,418
2016	1,263	736	1,374	1,543	1,547	1,470	740	701	68	9,442

⁸⁹ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,735 in 2010 to 2,405 in 2016, with the poverty rate reaching 12 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table II.22.32 presents poverty data for the county.

Table II.22.32 Persons in Poverty Dakota County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	2,062	10.2%
2001	2,084	10.3%
2002	2,159	10.6%
2003	2,182	10.7%
2004	2,238	11.1%
2005	2,395	12%
2006	2,624	13%
2007	2,355	11.8%
2008	2,606	13.2%
2009	2,958	14.6%
2010	2,735	13.2%
2011	2,664	12.9%
2012	2,960	14.4%
2013	2,961	14.4%
2014	3,044	14.8%
2015	2,980	14.6%
2016	2,405	12%

The rate of poverty for Dakota County is shown in Table II.22.33. In 2016, there were an estimated 3,273 persons living in poverty. This represented a 16 percent poverty rate, compared to 11.4 percent poverty in 2000. In 2016, some 17.1 percent of those in poverty were under age 6, and 8.7 percent were 65 or older.

Table II.22.33 Poverty by Age Dakota County 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	343	15.2%	560	17.1%
6 to 17	614	27.1%	715	21.8%
18 to 64	1,148	50.7%	1,714	52.4%
65 or Older	159	7%	284	8.7%
Total	2,264	100.0%	3,273	100.0%
Poverty Rate	11.4%	.	16%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 1.7 percent in Dakota County between 2010 and 2016, from 7,631 to 7,762. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.22.34.

Table II.22.34 Housing Units State of Nebraska vs. Dakota County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Dakota County	% Growth Since Census
2000 Census Base	722,656	.	7,533	.
2010 Census	796,793	10.3	7,631	1.3
July 2011 Estimate	801,068	0.5	7,719	1.2
July 2012 Estimate	804,586	1	7,724	1.2
July 2013 Estimate	809,062	1.5	7,732	1.3
July 2014 Estimate	814,835	2.3	7,746	1.5
July 2015 Estimate	820,725	3	7,754	1.6
July 2016 Estimate	827,156	3.8	7,762	1.7

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 Dakota County increased from 24 authorizations in 2015 to 33 in 2016.

The real value of single-family building permits increased from \$194,581 in 2015 to \$230,003 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 II.22.35.

Table II.22.35							
Building Permits and Valuation							
Dakota County							
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	51	2	0	32	85	92,327	54,935
1981	30	4	0	0	34	121,547	0
1982	27	2	4	0	33	82,180	0
1983	30	0	0	0	30	112,221	0
1984	29	4	0	0	33	103,931	0
1985	27	0	0	0	27	97,032	0
1986	37	2	4	0	43	124,778	0
1987	28	2	0	0	30	100,527	0
1988	30	4	0	0	34	91,694	0
1989	44	8	8	0	60	112,648	0
1990	43	8	4	0	55	131,525	0
1991	52	6	0	87	145	118,505	48,814
1992	55	2	4	0	61	117,459	0
1993	49	2	4	66	121	118,064	50,832
1994	59	12	8	54	133	117,908	56,498
1995	56	4	4	131	195	119,608	57,462
1996	71	4	0	11	86	119,013	21,175
1997	47	8	0	199	254	127,444	60,553
1998	37	2	0	0	39	126,183	0
1999	50	0	0	50	100	121,332	48,921
2000	60	0	4	12	76	125,247	85,057
2001	41	2	0	0	43	133,839	0
2002	39	0	0	0	39	143,042	0
2003	36	28	0	0	64	184,802	0
2004	30	2	0	0	32	172,745	0
2005	29	2	0	0	31	150,616	0
2006	28	0	0	0	28	160,285	0
2007	27	6	0	0	33	144,476	0
2008	22	0	0	0	22	150,021	0
2009	21	0	4	0	25	145,516	0
2010	64	0	0	48	112	133,429	105,508
2011	22	0	0	0	22	166,120	0
2012	25	0	0	0	25	198,267	0
2013	34	0	0	0	34	186,214	0
2014	25	2	0	0	27	181,823	0
2015	24	0	0	0	24	194,581	0
2016	33	0	0	0	33	230,003	0

Diagram II.22.6
Single-Family Permits
 Dakota County
 Census Bureau Data, 1980–2016

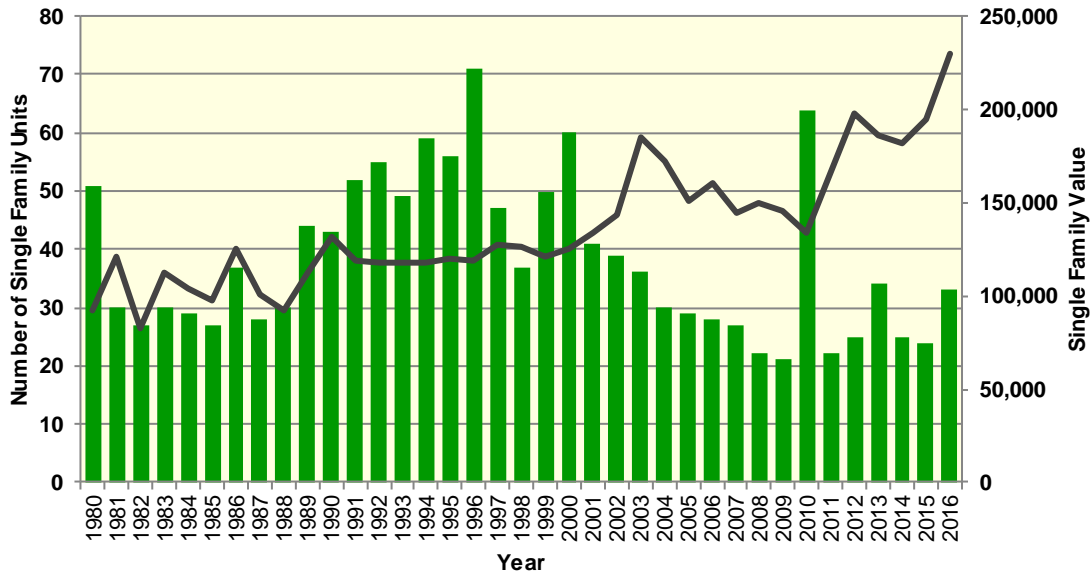
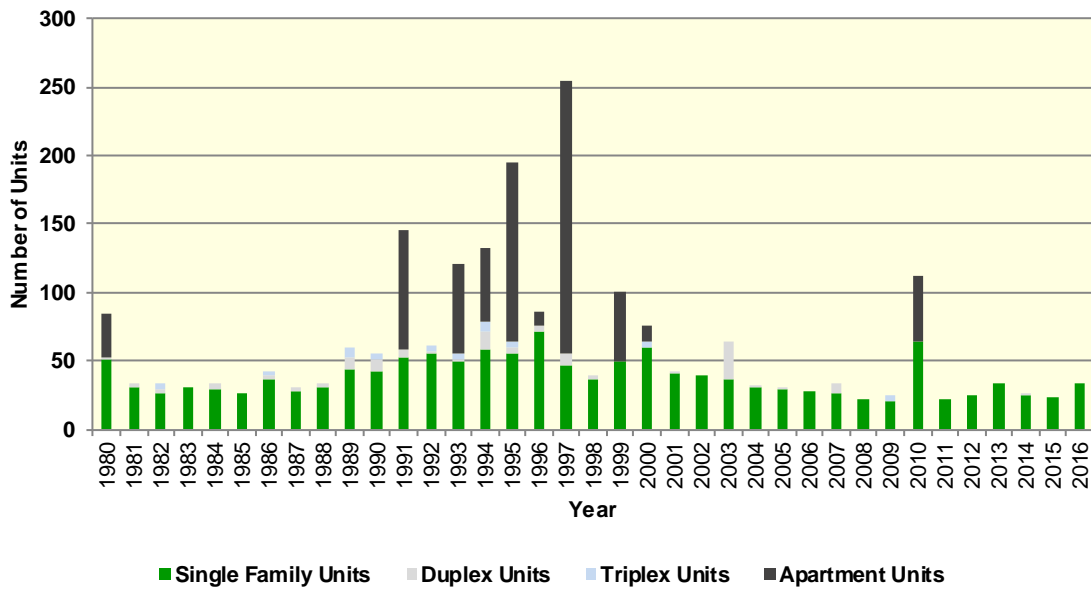


Diagram II.22.7
Total Permits by Unit Type
 Dakota County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.22.36. In 2016, there were 7,753 housing units, up from 7,528 in 2000. Single-family units accounted for 71 percent of units in 2016, compared to 68.1 in 2000. Apartment units accounted for 14.4 percent in 2016, compared to 13.5 percent in 2000.

Table II.22.36 Housing Units by Type Dakota County 2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	5,127	68.1%	5,508	71%
Duplex	163	2.2%	136	1.8%
Tri- or Four-Plex	194	2.6%	140	1.8%
Apartment	1,015	13.5%	1,118	14.4%
Mobile Home	1,029	13.7%	851	11%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	7,528	100.0%	7,753	100.0%

Some 94.6 percent of housing was occupied in 2010, compared to 94.2 percent in 2000. Owner-occupied housing changed -3.5 percent between 2000 and 2010, ending with owner-occupied units representing 63.9 percent of units. Vacant units changed by -4.6 percent, resulting in 413 vacant units in 2010.

Table II.22.37 Housing Units by Tenure Dakota County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	7,095	94.2%	7,218	94.6%	1.7%
Owner-Occupied	4,781	67.4%	4,612	63.9%	-3.5%
Renter-Occupied	2,314	32.6%	2,606	36.1%	12.6%
Vacant Housing Units	433	5.8%	413	5.4%	-4.6%
Total Housing Units	7,528	100.0%	7,631	100.0%	1.4%

Table II.22.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 7,753 housing units. An estimated 66.7 percent were owner-occupied, and 5.7 percent were vacant.

Table II.22.38 Housing Units by Tenure Dakota County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,218	94.6%	7,314	94.3%
Owner-Occupied	4,612	63.9%	4,882	66.7%
Renter-Occupied	2,606	36.1%	2,432	33.3%
Vacant Housing Units	413	5.4%	439	5.7%
Total Housing Units	7,631	100.0%	7,753	100.0%



Households by household size are shown in Table II.22.39. There were a total of 7,218 households in 2010, up from 7,095 in 2000. One person households changed by 1 percent between 2000 and 2010, while two person households changed by 4.6 percent. Three and four person households changed by -8.7 and -9 respectively, representing 15.3 percent and 13.6 percent of the population in 2010.

Table II.22.39					
Households by Household Size					
Dakota County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	1,626	22.9%	1,643	22.8%	1%
Two Persons	2,125	30%	2,222	30.8%	4.6%
Three Persons	1,213	17.1%	1,107	15.3%	-8.7%
Four Persons	1,083	15.3%	985	13.6%	-9%
Five Persons	596	8.4%	633	8.8%	6.2%
Six Persons	233	3.3%	363	5%	55.8%
Seven Persons or More	219	3.1%	265	3.7%	21%
Total	7,095	100.0%	7,218	100.0%	1.7%

Households by income is shown in Table II.22.40. Households earning more than \$100,000 per year represented 17 percent of households in 2016, compared to 6 percent in 2000. Households earning between \$50,000 and \$74,999 represented 24.8 percent of households in 2016, compared to 20.1 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 12.4 percent of households in 2016, compared to 14.4 percent in 2000.

Table II.22.40				
Households by Income				
Dakota County				
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	1,021	14.4%	905	12.4%
\$15,000 to \$19,999	591	8.3%	416	5.7%
\$20,000 to \$24,999	528	7.5%	443	6.1%
\$25,000 to \$34,999	1,078	15.2%	639	8.7%
\$35,000 to \$49,999	1,372	19.4%	1,041	14.2%
\$50,000 to \$74,999	1,427	20.1%	1,813	24.8%
\$75,000 to \$99,999	643	9.1%	817	11.2%
\$100,000 or More	423	6%	1,240	17%
Total	7,083	100.0%	7,314	100.0%

Table II.22.41 shows households by year home built. Housing units built between 2000 and 2009, account for 8.1 percent and those built in 2010 or later accounted for 2.5 percent of households. Households built in the 1970's, 1980's, and 1990's account for 23.2 percent, 7.8 percent, and 13.8, respectively. Housing units built prior to 1939 represented 11.3 percent of households in 2016.

Table II.22.41				
Households by Year Home Built				
Dakota County				
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	1,097	15.5%	827	11.3%
1940 to 1949	463	6.5%	537	7.3%
1950 to 1959	678	9.6%	887	12.1%
1960 to 1969	1,129	15.9%	1,010	13.8%
1970 to 1979	1,912	26.9%	1,697	23.2%
1980 to 1989	720	10.1%	572	7.8%
1990 to 1999	1,096	15.4%	1,009	13.8%
2000 to 2009	.	.	591	8.1%
2010 or Later	.	.	184	2.5%
Total	7,095	100.0%	7,314	100.0%

The distribution of unit types by race are shown in Table II.22.42. An estimated 79.1 percent of white households occupy single-family homes, while 4.7 percent of black households do. Some 9.5 percent of white households occupy apartments, while 95.3 percent of black households do. An estimated 71 percent of Asian, and 17.6 percent of American Indian households occupy single-family homes.

Table II.22.42							
Distribution of Units in Structure by Race							
Dakota County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	79.1%	4.7%	17.6%	71%	%	74.2%	46.4%
Duplex	2.2%	0%	6.7%	0%	%	0%	0%
Tri- or Four-Plex	0.8%	0%	20.2%	0%	%	0%	0%
Apartment	9.5%	95.3%	55.4%	23.3%	%	0%	27.6%
Mobile Home	8.3%	0%	0%	5.7%	%	25.8%	26%
Boat, RV, Van, Etc.	0%	0%	0%	0%	%	0%	0%
Total	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 II.22.43. An estimated 50.8 percent of vacant units were for rent in 2010, a -11.4 percent change since 2000. In addition, some 11.4 percent of vacant units were for sale, a change of -25.4 percent between 2000 and 2010. "Other" vacant units represented 22.3 percent of vacant units in 2010. This is a change of 27.8 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 II.22.43 Disposition of Vacant Housing Units Dakota County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	237	54.7%	210	50.8%	-11.4%
For Sale	63	14.5%	47	11.4%	-25.4%
Rented or Sold, Not Occupied	27	6.2%	28	6.8%	3.7%
For Seasonal, Recreational, or Occasional Use	34	7.9%	36	8.7%	5.9%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	72	16.6%	92	22.3%	27.8%
Total	433	100.0%	413	100.0%	-4.6%

The disposition of vacant units between 2010 and 2016 are shown in Table II.22.44. By 2016, for rent units accounted for 17.1 percent of vacant units, while for sale units accounted for 8.2 percent. “Other” vacant units accounted for 58.1 percent of vacant units, representing a total of 255 “other” vacant units.

Table II.22.44 Disposition of Vacant Housing Units Dakota County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	210	50.8%	75	17.1%
For Sale	47	11.4%	36	8.2%
Rented Not Occupied	12	2.9%	58	13.2%
Sold Not Occupied	16	3.9%	0	0%
For Seasonal, Recreational, or Occasional Use	36	8.7%	15	3.4%
For Migrant Workers	0	0%	0	0%
Other Vacant	92	22.3%	255	58.1%
Total	413	100.0%	439	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 3,582 property transactions in Dakota County. Of these, 3,515 were for single-family homes during this 19-year period, as shown in Table II.22.45.

Table II.22.45						
Residential Property Transactions						
Dakota County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	223	6	0	2	0	231
2000	239	4	3	2	2	250
2001	233	5	4	1	0	243
2002	223	2	4	0	0	229
2003	189	7	4	3	1	204
2004	189	6	2	2	0	199
2005	228	0	0	1	0	229
2006	210	0	0	0	0	210
2007	209	0	0	0	0	209
2008	174	0	0	0	3	177
2009	187	0	0	0	2	189
2010	178	0	0	0	0	178
2011	103	0	0	0	0	103
2012	143	0	0	0	0	143
2013	176	0	0	0	0	176
2014	143	0	0	0	0	143
2015	136	0	0	0	1	137
2016	141	0	0	0	0	141
2017	191	0	0	0	0	191
Total	3,515	30	17	11	9	3,582

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 628 single-family home property transactions for units built before 1930, 16.6 percent of units were of low quality and 51.6 percent were of fair quality. Conversely, of the 205 homes built from 2001 through 2010, 0 percent of units were of low quality and 14.6 percent of fair quality. Table II.22.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.22.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Dakota County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	104	116	16	14	6	1	0	0	1	258
Fair	324	472	249	400	64	76	30	0	1	1,616
Average	197	170	149	423	121	233	162	33	2	1,490
Good	3	0	3	13	28	70	13	12	0	142
Very Good	0	0	0	0	1	3	0	0	0	4
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	1	0	1	0	1	0	0	2	5
Total	628	759	417	851	220	384	205	45	6	3,515

In regard to the current condition of residential dwellings, of the same 628 single-family homes built before 1930, 61.8 percent of the homes were worn out or badly worn, and 35.7 percent were in average condition. Table II.22.47 provides details about the condition of single-family residential dwellings by year built.

Table II.22.47 Single-Family Homes by Year Built and Condition Dakota County Fiscal Years 1999–2017 PAD Data										
Condition	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	81	45	3	7	1	0	0	0	0	137
Badly Worn	307	317	150	284	44	25	1	0	1	1,129
Average	224	381	259	535	135	208	56	7	3	1,808
Good	14	16	5	25	40	151	148	38	0	437
Very Good	2	0	0	0	0	0	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	2	2
Total	628	759	417	851	220	384	205	45	6	3,515

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$110,551 to \$136,332, a total increase of 23.3 percent, as shown in Table II.22.48.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Dakota County ranged from \$65,254 for homes built before 1930 to \$160,605 for homes built from 2001 to 2010, and \$201,327 for the newest homes built between 2011 and 2017.⁹⁰ Homes built from 2001 through 2010 were also larger, averaging 1,463 square feet per unit. Table II.22.49, provides additional details about single-family homes.

Table II.22.48 Average Sales Price of Single-Family Homes Dakota County Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	82,476
2000	76,011
2001	83,767
2002	86,888
2003	90,393
2004	100,459
2005	103,454
2006	103,409
2007	105,419
2008	104,341
2009	110,502
2010	110,551
2011	94,165
2012	112,415
2013	112,337
2014	127,426
2015	138,160
2016	134,694
2017	136,332
Average	103,825

Table II.22.49 Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot Dakota County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁹¹ (\$)
Before 1931	65,254	1,181	55.26
1931-1960	74,409	1,022	72.84
1961-1970	99,725	1,187	84.05
1971-1980	111,534	1,234	90.38
1981-1990	142,290	1,459	97.54
1991-2000	148,688	1,516	98.05
2001-2010	160,605	1,463	109.75
2011-2017	201,327	1,485	135.62
Average	103,825	1,235	84.07

⁹⁰ When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

⁹¹ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

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 II.22.50. In 2016, an estimated 4.9 percent of households were overcrowded, and an additional 0.9 percent were severely overcrowded.

Table II.22.50 Overcrowding and Severe Overcrowding Dakota County 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	4,415	92.2%	139	2.9%	232	4.8%	4,786
2016 Five-Year ACS	4,646	95.2%	206	4.2%	30	0.6%	4,882
Renter							
2000 Census	2,092	90.6%	154	6.7%	63	2.7%	2,309
2016 Five-Year ACS	2,246	92.4%	152	6.2%	34	1.4%	7,314
Total							
2000 Census	6,507	91.7%	293	4.1%	295	4.2%	7,095
2016 Five-Year ACS	6,892	94.2%	358	4.9%	64	0.9%	7,314

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 53 households with incomplete plumbing facilities in 2016, representing 0.7 percent of households in Dakota County. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table II.22.51 Households with Incomplete Plumbing Facilities Dakota County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	7,071	7,261
Lacking Complete Plumbing Facilities	24	53
Total Households	7,095	7,314
Percent Lacking	0.3%	0.7%

There were 51 households lacking complete kitchen facilities in 2016, compared to 45 households in 2000. This was a change from 0.6 percent of households in 2000 to 0.7 percent in 2016.

Table II.22.52 Households with Incomplete Kitchen Facilities Dakota County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	7,050	7,263
Lacking Complete Kitchen Facilities	45	51
Total Households	7,095	7,314
Percent Lacking	0.6%	0.7%

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 Dakota County, 14.3 percent of households had a cost burden and 8.6 percent had a severe cost burden. Some 18.5 percent of renters were cost burdened, and 11.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 11.3 percent and a severe cost burden rate of 5 percent. Owner occupied households with a mortgage had a cost burden rate of 13 percent, and severe cost burden at 9 percent.

Table II.22.53 Cost Burden and Severe Cost Burden by Tenure Dakota County 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	1,935	82.9%	304	13%	86	3.7%	8	0.3%	2,333
2016 Five-Year ACS	2,140	77.1%	360	13%	250	9%	27	1%	2,777
Owner Without a Mortgage									
2000 Census	1,084	88.8%	68	5.6%	56	4.6%	13	1.1%	1,221
2016 Five-Year ACS	1,736	82.5%	238	11.3%	105	5%	26	1.2%	2,105
Renter									
2000 Census	1,424	63%	403	17.8%	306	13.5%	129	5.7%	2,262
2016 Five-Year ACS	1,569	64.5%	450	18.5%	273	11.2%	140	5.8%	2,432
Total									
2000 Census	4,443	76.4%	775	13.3%	448	7.7%	150	2.6%	5,816
2016 Five-Year ACS	5,445	74.4%	1,048	14.3%	628	8.6%	193	2.6%	7,314

Housing Problems by Income

Table II.21.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Custer County. As can be seen in 2017 the MFI was \$53,800, which compared to \$68,200 for the State of Nebraska.

Table II.22.54 Median Family Income Dakota County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	48,100	50,400
2001	51,900	53,400
2002	52,300	55,100
2003	52,300	55,400
2004	52,600	56,300
2005	55,100	57,400
2006	55,700	59,400
2007	54,400	58,200
2008	55,600	59,800
2009	58,800	62,000
2010	58,400	62,600
2011	58,800	63,500
2012	59,600	64,400
2013	59,700	64,600
2014	58,500	66,000
2015	58,800	66,800
2016	58,900	66,500
2017	62,300	68,200

Table II.22.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 565 owner-occupied and 370 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 320 owner-occupied 594 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 4,950 households without a housing problem.

Table II.22.55
Housing Problems by Income and Tenure
 Dakota County
 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	10	0	4	0	0	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	4	0	4	12
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	4	50	20	25	103
Housing cost burden greater than 50% of income (and none of the above problems)	190	100	15	0	15	320
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	55	145	205	80	80	565
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	20	165	455	505	2,525	3,670
Total	294	418	733	605	2,649	4,699
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	4	10	20	20	54
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	35	0	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	0	135	4	0	204
Housing cost burden greater than 50% of income (and none of the above problems)	490	100	4	0	0	594
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	155	155	0	0	370
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
Has none of the 4 housing problems	130	125	455	155	415	1,280
Total	770	384	759	214	435	2,562
Total						
Lacking complete plumbing or kitchen facilities	10	4	14	20	20	68
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	4	4	35	4	47
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	69	4	185	24	25	307
Housing cost burden greater than 50% of income (and none of the above problems)	680	200	19	0	15	914
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	115	300	360	80	80	935
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
Has none of the 4 housing problems	150	290	910	660	2,940	4,950
Total	1,064	802	1,492	819	3,084	7,261

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.22.56, of the 371 loans in 2016, 171 loan was for Home Purchases, 54 were for Home Improvement and 146 were for refinancing.



Table II.22.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Dakota County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	159	60	170	389
2009	171	48	250	469
2010	143	63	220	426
2011	97	76	211	384
2012	125	31	283	439
2013	140	27	179	346
2014	166	28	142	336
2015	180	34	131	345
2016	171	54	146	371

Table II.22.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$79,069 and \$99,152 in 2012 and \$134,702 in 2016. Overall, average loans were \$78,681 in 2008 and \$111,795 in 2016.

Table II.22.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Dakota County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$79,069	\$23,917	\$97,647	\$78,681
2009	\$92,544	\$32,542	\$99,856	\$90,301
2010	\$97,671	\$16,667	\$107,273	\$90,650
2011	\$98,567	\$18,039	\$98,000	\$82,318
2012	\$99,152	\$39,710	\$95,700	\$92,729
2013	\$115,029	\$54,630	\$91,922	\$98,361
2014	\$115,554	\$33,286	\$106,387	\$104,824
2015	\$119,750	\$35,971	\$105,412	\$106,049
2016	\$134,702	\$47,611	\$108,705	\$111,795

Table II.22.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$12,572,000 and \$12,394,000 in 2012 and \$23,034,000 in 2016. Overall, average loans were \$30,607,000 in 2008 and \$41,476,000 in 2016.

Table II.22.58				
Total Volume of Owner-Occupied Single-Family Loans				
Dakota County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	12,572,000	1,435,000	16,600,000	30,607,000
2009	15,825,000	1,562,000	24,964,000	42,351,000
2010	13,967,000	1,050,000	23,600,000	38,617,000
2011	9,561,000	1,371,000	20,678,000	31,610,000
2012	12,394,000	1,231,000	27,083,000	40,708,000
2013	16,104,000	1,475,000	16,454,000	34,033,000
2014	19,182,000	932,000	15,107,000	35,221,000
2015	21,555,000	1,223,000	13,809,000	36,587,000
2016	23,034,000	2,571,000	15,871,000	41,476,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.22.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Dakota County. The number of completed surveys remained unchanged from 16 in 2016 to 16 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 3.7 percentage points and was at 1.6 percent in 2017.

Table II.22.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 2 single-family units in Dakota County, with 0 of them available. This translates into a vacancy rate of 0 percent in Dakota County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 958 apartment units reported in the survey, with 14 of them available, which resulted in a vacancy rate of 1.5 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 3.7 percent.

Table II.22.59				
Survey of Rental Properties				
Dakota County				
2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	10	744	2.3	12.2
2003	13	975	7.1	27.7
2004	12	905	6.7	25.6
2005	13	937	8.3	42.6
2006	15	1,095	3.6	27.5
2007	14	1,134	2.9	23.3
2008	15	1,446	4.8	24.9
2009	17	924	3.6	20.1
2010	16	981	6.2	14.8
2011	14	1,369	13.4	8.1
2012	12	665	4.2	11
2013	15	920	5.4	39.1
2014	18	1,134	1	24.7
2015	16	1,266	6.6	16.5
2016	16	841	5.2	27
2017	16	961	1.6	16.8

Table II.22.60 Rental Vacancy Survey by Type Dakota County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	2	0	0%	0.6%
Apartments	958	14	1.5%	3.9%
Mobile Homes	0	0	%	14.3%
“Other” Units	1	1	100%	.
Don't Know	0	0	%	7.7%
Total	961	15	1.6%	3.7%

Table II.22.61, reports units by number of bedrooms. Four bedroom units were the most common type of reported single-family unit, with 1 unit. The most common apartment units were two bedroom units, with 266 units.

Table II.22.61 Rental Units by Number of Bedrooms Dakota County 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	156	0	0	.	156
Two	1	266	0	0	.	267
Three	0	147	0	0	.	147
Four	1	0	0	0	.	1
Don't Know	0	389	0	1	0	390
Total	2	958	0	1	0	961

Table II.22.62 displays the vacancy rate of single-family units by the number of bedrooms. Four bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table II.22.62 Single-Family Units by Number of Bedrooms Dakota County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	1	0	0%
Three	0	0	%
Four	1	0	0%
Don't know	0	0	%
Total	2	0	0%

Table II.22.63 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 0.8 percent.



Table II.22.63 Apartment Units by Number of Bedrooms Dakota County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	156	9	5.8%
Two	266	2	0.8%
Three	147	3	2%
Four	0	0	%
Don't know	389	0	0%
Total	958	14	1.5%

Average market-rate rents by unit type are shown in Table II.22.64. 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 II.22.64 Average Market Rate Rents by Number of Bedrooms Dakota County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$563.9	\$	\$	\$563.9
Two	\$600	\$672.2	\$	\$	\$666.2
Three	\$	\$829	\$	\$	\$829
Four	\$725	\$	\$	\$	\$725
Don't know	\$	\$	\$	\$	
Total	\$662.5	\$673	\$	\$	\$670.4

Table II.22.65 shows vacancy rates for single-family units by average rental rates for Dakota County. 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.

Table II.22.65 Single-Family Market Rate Rents by Vacancy Status Dakota County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	2	0	0%
\$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	0	0	%
Total	2	0	0%



The average rent and availability of apartment units is displayed in Table II.22.66. The most common rent for apartments was \$750 to \$999 dollars and the units in this price range had a vacancy rate of 2.2 percent.

Table II.22.66			
Apartment Market Rate Rents by Vacancy Status			
Dakota County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	19	1	5.3%
\$500 to \$749	268	5	1.9%
\$750 to \$999	372	8	2.2%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	299	0	0%
Total	958	14	1.5%

Respondents were asked if utilities are included in the rent and, as shown in Table II.22.67, 10 respondents, or 83.3 percent, included some sort of utility in the rent.

Table II.22.67	
Are there any utilities included with the rent?	
Dakota County 2017 Survey of Rental Properties	
Period	Respondent
Yes	10
No	2
% Offering Utilities	83.3%

The type of utility included in the rent is shown in Table II.22.68. There were 3 respondents who included electricity, 4 respondents who included natural gas, 10 respondents who included water and sewer and 10 respondents included trash collection in the rent.

Table II.22.68	
Which utilities are included with the rent?	
Dakota County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	4
Water/Sewer	10
Trash Collection	10

Table II.22.69 shows the number of survey respondents who keep a waiting list. As can be seen, 7 respondents said they keep a waitlist, with an estimated 71 persons on the wait list.

Table II.22.69 Do you keep a waiting list? Dakota County 2017 Survey of Rental Properties	
Period	Respondent
Yes	7
No	5
Waitlist Size	71

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table II.22.70 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table II.22.70 How would you rate the need for renovation of existing units in the city? Dakota County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	3	4	3	3
Moderate Need	4	5	4	3
High Need	2	2	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 II.22.71 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.

Table II.22.71 How would you rate the need for construction of new units in the city? Dakota County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	5	5	5	4
Low Need	0	0		
Moderate Need	3	3	3	3
High Need	1	0		
Extreme Need	1	4	1	1

