

**VOLUME II:
DAWES COUNTY**

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Dawes County

DEMOGRAPHICS

Population Estimates

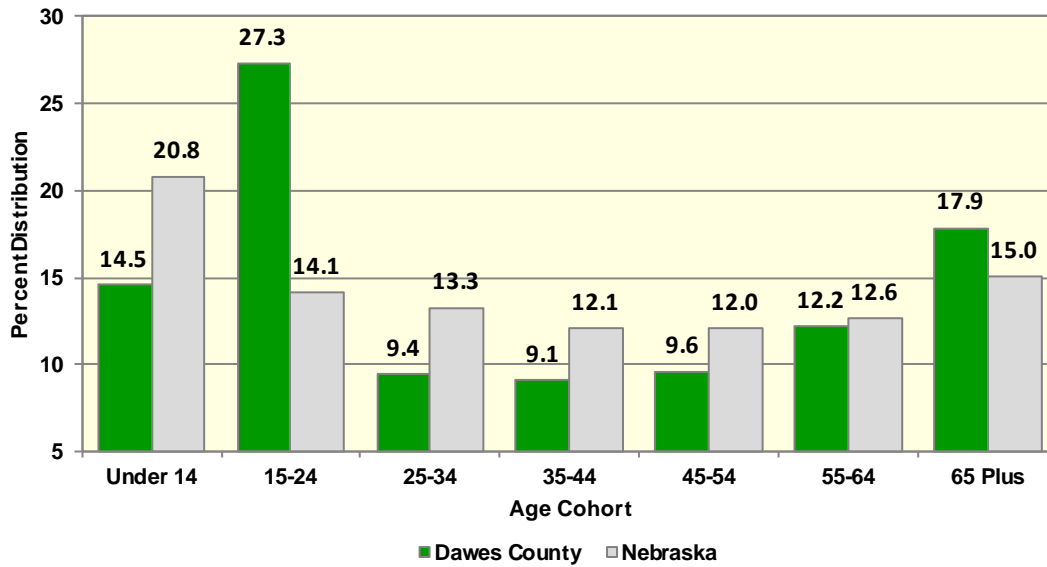
The Census Bureau's current census estimates indicate that Dawes County's population decreased from 9,182 in 2010 to 8,979 in 2016, or by -2.2 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age decreased by 14.9 percent, and the number of people from 55 to 64 years of age increased by 7.4 percent. The white population decreased by 3.7 percent, while the black population increased by 16.4 percent. The Hispanic population increased from 306 to 454 people between 2010 and 2016 or by 48.4 percent. These data are presented in Table II.23.1.

Table II.23.1						
Profile of Population Characteristics						
Dawes County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Dawes County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	9,182	8,979	-2.2%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	1,410	1,306	-7.4%	383,542	396,601	3.4%
15 to 24 years	2,339	2,451	4.8%	258,206	269,442	4.4%
25 to 34 years	996	848	-14.9%	245,176	252,946	3.2%
35 to 44 years	828	815	-1.6%	220,838	230,528	4.4%
45 to 54 years	1,089	861	-20.9%	258,726	229,683	-11.2%
55 to 64 years	1,020	1,095	7.4%	213,176	241,172	13.1%
65 and Over	1,500	1,603	6.9%	246,677	286,744	16.2%
Race						
White	8,316	8,010	-3.7%	1,649,264	1,694,976	2.8%
Black	134	156	16.4%	85,971	94,620	10.1%
American Indian and Alaskan Native	365	373	2.2%	23,418	27,318	16.7%
Asian	99	163	64.6%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	46	37	-19.6%	2,061	2,425	17.7%
Two or more races	222	240	8.1%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	306	454	48.4%	167,405	203,320	21.5%

Table II.23.2, presents the population of Dawes County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 4,559 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 4,623 persons, were female. In 2016, the number of males was 4,472 persons, and accounted for 49.8 percent of the population, with the remaining 50.2 percent, or 4,507 persons being female.

Table II.23.2 Population by Age and Gender Dawes 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	706	704	1,410	661	645	1,306	-7.4%
15 to 24 years	1,245	1,094	2,339	1,252	1,199	2,451	4.8%
25 to 34 years	517	479	996	464	384	848	-14.9%
35 to 44 years	429	399	828	413	402	815	-1.6%
45 to 54 years	492	597	1,089	410	451	861	-20.9%
55 to 64 years	516	504	1,020	542	553	1,095	7.4%
65 and Over	654	846	1,500	730	873	1,603	-2.2%
Total	4,559	4,623	9,182	4,472	4,507	8,979	-2.2%
% of Total	49.7%	50.3%	.	49.8%	50.2%	.	

Diagram II.23.1
Age Distribution
 Dawes 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.23.3, from April 2000 to July 2009, Dawes County natural increase was estimated to be 131 people. Dawes County has been experiencing net out-migration, with 456 persons leaving the county in the last nine years.⁹² The 2016 population estimates showed a natural increase of 99 persons. Between 2010 and 2016, Dawes County’s population decreased to 8,979 persons.

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 Dawes County increased from -33 persons in 2015 to -15 persons in 2016, with an additional net movement of -7 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.23.4.

Table II.23.3	
Population Change	
Dawes County	
1980–2010 Census and Intercensal Data	
1980 Population	9,609
Natural Increase 80–90	442
Net Migration 80–90	-1,030
1990 Population	9,021
Natural Increase 90–00	91
Net Migration 90–00	-52
2000 Population	9,060
Natural Increase 00–09	131
Net Migration 00–09	-456
2009 Population Estimate	8,735
2010 Population	9,182
Natural Increase 10–16	99
Net Migration 10–16	-302
2016 Population Estimate	8,979

Table II.23.4			
Driver's Licenses Exchanged and Surrendered			
Dawes County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	234	290	-56
Calendar 2002	237	206	31
Calendar 2003	200	220	-20
Calendar 2004	242	238	4
Calendar 2005	258	227	31
Calendar 2006	249	244	5
Calendar 2007	247	240	7
Calendar 2008	262	220	42
Calendar 2009	247	167	80
Calendar 2010	327	262	65
Calendar 2011	217	207	10
Calendar 2012	214	209	5
Calendar 2013	203	193	10
Calendar 2014	176	220	-44
Calendar 2015	166	199	-33
Calendar 2016	200	215	-15
First Half of 2017	101	108	-7

⁹² 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 Dawes County increased by 3.1 percent from 1,280 in 2016 to 1,320 in 2017, as shown in Table II.23.5. The number of school-age children 5 to 11 years of age increased from 665 in 2016 to 688 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.

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.23.6, shows population by age for the 2000 and 2010 Census. The population changed by 1.3 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 11.8 percent to a total of 1,500 persons in 2010. Those aged 25 to 34 changed by 18 percent, and those aged under 5 changed by 9.8 percent.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	926	243	562	1,731
1993	869	256	529	1,654
1994	818	262	585	1,665
1995	785	261	576	1,622
1996	752	246	602	1,600
1997	773	240	618	1,631
1998	757	231	638	1,626
1999	728	235	576	1,539
2000	770	211	593	1,574
2001	832	215	591	1,638
2002	865	256	595	1,716
2003	733	206	512	1,451
2004	743	215	510	1,468
2005	663	208	476	1,347
2006	654	169	516	1,339
2007	669	193	508	1,370
2008	655	187	469	1,311
2009	687	188	514	1,389
2010	790	203	539	1,532
2011	730	195	514	1,439
2012	771	208	513	1,492
2013	651	199	385	1,235
2014	648	194	431	1,273
2015	620	172	413	1,205
2016	665	190	425	1,280
2017	688	192	440	1,320

Table II.23.6					
Population by Age					
Dawes County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	451	5%	495	5.4%	9.8%
5 to 19	2,186	24.1%	1,944	21.2%	-11.1%
20 to 24	1,399	15.4%	1,310	14.3%	-6.4%
25 to 34	844	9.3%	996	10.8%	18%
35 to 54	2,062	22.8%	1,917	20.9%	-7%
55 to 64	776	8.6%	1,020	11.1%	31.4%
65 or Older	1,342	14.8%	1,500	16.3%	11.8%
Total	9,060	100.0%	9,182	100.0%	1.3%

The elderly population is further explored in Table II.23.7. Those aged 65 to 66 changed by 40 percent between 2000 and 2010, resulting in a population of 168 persons. Those aged 85 or older changed by 17.9 percent during the same time period, and resulted in 244 persons over age 85 in 2010.

Table II.23.7					
Elderly Population by Age					
Dawes County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	120	8.9%	168	11.2%	40%
67 to 69	185	13.8%	221	14.7%	19.5%
70 to 74	333	24.8%	356	23.7%	6.9%
75 to 79	277	20.6%	255	17%	-7.9%
80 to 84	220	16.4%	256	17.1%	16.4%
85 or Older	207	15.4%	244	16.3%	17.9%
Total	1,342	100.0%	1,500	100.0%	11.8%

Population by race and ethnicity is shown in Table II.23.8, with the white population representing 89.4 percent in 2010. The black population changed by 83.6 percent, representing 1.5 percent of the population in 2010. The American Indian and Asian populations represented 3.9 and 1 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 39.1 percent between 2000 and 2010, compared to the 0.4 percent growth rate for non-Hispanics.

Table II.23.8					
Population by Race and Ethnicity					
Dawes County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	8,457	93.3%	8,208	89.4%	-2.9%
Black	73	0.8%	134	1.5%	83.6%
American Indian	261	2.9%	362	3.9%	38.7%
Asian	28	0.3%	95	1%	239.3%
Native Hawaiian/ Pacific Islander	5	0.1%	46	0.5%	820%
Other	93	1%	104	1.1%	11.8%
Two or More Races	143	1.6%	233	2.5%	62.9%
Total	9,060	100.0%	9,182	100.0%	1.3%
Hispanic	220	2.4%	306	3.3%	39.1%
Non-Hispanic	8,840	97.6%	8,876	96.7%	0.4%

Population by race and ethnicity through 2016 is shown in Table II.23.9. The white population represented 89.2 percent of the population in 2016, compared with black population accounting for 1 percent of the population. Hispanic population represented 4.6 percent of the population in 2016.

Table II.23.9				
Population by Race and Ethnicity				
Dawes County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	8,208	89.4%	8,105	89.2%
Black	134	1.5%	91	1%
American Indian	362	3.9%	258	2.8%
Asian	95	1%	94	1%
Native Hawaiian/ Pacific Islander	46	0.5%	199	2.2%
Other	104	1.1%	54	0.6%
Two or More Races	233	2.5%	281	3.1%
Total	9,182	100.0%	9,082	100.0%
Non-Hispanic	8,876	96.7%	8,666	95.4%
Hispanic	306	3.3%	416	4.6%

The population by race is broken down further by ethnicity in Table II.23.10. While the white non-Hispanic population changed by -3.8 percent between 2000 and 2010, the white Hispanic population changed by 76.5 percent. The black non-Hispanic population changed by 85.7 percent, while the black Hispanic population changed by 33.3 percent.

Table II.23.10					
Population by Race and Ethnicity					
Dawes County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	8,372	94.7%	8,058	90.8%	-3.8%
Black	70	0.8%	130	1.5%	85.7%
American Indian	242	2.7%	341	3.8%	40.9%
Asian	28	0.3%	94	1.1%	235.7%
Native Hawaiian/ Pacific Islander	5	0.1%	46	0.5%	820%
Other	9	0.1%	1	0%	-88.9%
Two or More Races	114	1.3%	206	2.3%	80.7%
Total Non-Hispanic	8,840	100.0%	8,876	100.0%	0.4%
Hispanic					
White	85	38.6%	150	49%	76.5%
Black	3	1.4%	4	1.3%	33.3%
American Indian	19	8.6%	21	6.9%	10.5%
Asian	0	0%	1	0.3%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	84	38.2%	103	33.7%	22.6%
Two or More Races	29	13.2%	27	8.8%	-6.9%
Total Hispanic	220	100.0%	306	100.0%	39.1%
Total Population	9,060	100.0%	9,182	100.0%	1.3%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.23.11. During this time, the total non-Hispanic population was 8,666 persons in 2016. The Hispanic population was 416.

Table II.23.11				
Population by Race and Ethnicity				
Dawes County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	8,058	90.8%	7,798	90%
Black	130	1.5%	63	0.7%
American Indian	341	3.8%	251	2.9%
Asian	94	1.1%	94	1.1%
Native Hawaiian/ Pacific Islander	46	0.5%	199	2.3%
Other	1	0%	17	0.2%
Two or More Races	206	2.3%	244	2.8%
Total Non-Hispanic	8,876	100.0%	8,666	100.0%
Hispanic				
White	150	49%	307	73.8%
Black	4	1.3%	28	6.7%
American Indian	21	6.9%	7	1.7%
Asian	1	0.3%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	103	33.7%	37	8.9%
Two or More Races	27	8.8%	37	8.9%
Total Hispanic	306	100.0	416	100.0%
Total Population	9,182	100.0%	9,082	100.0%

Households by type and tenure are shown in Table II.23.12. Family households represented 61 percent of households, while non-family households accounted for 39 percent. These changed from 57.2 and 42.8 percent, respectively.

Table II.23.12				
Household Type by Tenure				
Dawes County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,108	57.2%	2,243	61%
Married-Couple Family	1,685	79.9%	1,765	78.7%
Owner-Occupied	1,356	80.5%	1,409	79.8%
Renter-Occupied	329	19.5%	356	20.2%
Other Family	423	20.1%	478	18.9%
Male Householder, No Spouse Present	124	29.3%	137	25.9%
Owner-Occupied	64	51.6%	55	40.1%
Renter-Occupied	60	48.4%	82	59.9%
Female Householder, No Spouse Present	299	70.7%	341	62.6%
Owner-Occupied	125	41.8%	116	34%
Renter-Occupied	174	58.2%	225	66%
Non-Family Households	1,576	42.8%	1,433	39%
Owner-Occupied	668	42.4%	689	48.1%
Renter-Occupied	908	57.6%	744	51.9%
Total	3,684	100.0%	3,676	100.0%



The group quarters population was 1,132 in 2010, compared to 1,046 in 2000. Institutionalized populations experienced a -23.1 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 11.2 percent change during this same time period.

Table II.23.13					
Group Quarters Population					
Dawes 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	13	14.3%	16	22.9%	23.1%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	78	85.7%	54	77.1%	-30.8%
Other Institutions	0	0%	0	0%	%
Total	91	100.0%	70	100.0%	-23.1%
Non-Institutionalized					
College Dormitories	757	79.3%	798	75.1%	5.4%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	198	20.7%	264	24.9%	33.3%
Total	955	100.0%	1,062	100.0%	11.2%
Group Quarters Population	1,046	100.0%	1,132	100.0%	8.2%

The number of foreign born persons are shown in Table II.23.14. An estimated 1.3 percent of the population was born in Oceania n.e.c, with 0.3 percent born in Burma, and another 0.3 percent were born in Mexico.

Table II.23.14			
Place of Birth for the Foreign-Born Population			
Dawes County			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Oceania n.e.c	116	1.3%
#2 country of origin	Burma	28	0.3%
#3 country of origin	Mexico	23	0.3%
#4 country of origin	Canada	22	0.2%
#5 country of origin	China excluding Hong Kong and Taiwan	21	0.2%
#6 country of origin	Nepal	21	0.2%
#7 country of origin	Ethiopia	13	0.1%
#8 country of origin	France	13	0.1%
#9 country of origin	Laos	10	0.1%
#10 country of origin	Russia	10	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.23.15. An estimated 1.7 percent of the population speaks Other Asian and Pacific Island languages at home, followed by 0.6 percent speaking Spanish.

Table II.23.15 Limited English Proficiency and Language Spoken at Home Dawes County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Other Asian and Pacific Island languages	144	1.7%
#2 LEP Language	Spanish	53	0.6%
#3 LEP Language	Chinese	21	0.2%
#4 LEP Language	Arabic	13	0.2%
#5 LEP Language	Other and unspecified languages	7	0.1%
#6 LEP Language	Other Indo-European languages	5	0.1%
#7 LEP Language	Russian, Polish, or other Slavic languages	5	0.1%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	German or other West Germanic languages	0	0%
#10 LEP Language	Korean	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.23.16. Some 14.8 percent of the population was disabled in 2000, or a total of 1,257 persons. The disability rate was highest for those over 65, with 40.9 percent disabled.

Table II.23.16 Disability by Age Dawes County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	35	3.1%
16 to 64	695	11.4%
65 and older	527	40.9%
Total	1,257	14.8%

Table II.23.17 shows disability by type in 2000. There were 621 physical disabilities in 2000, some 280 employment disabilities, and 403 go-outside-home disabilities.

Table II.23.17 Total Disabilities Tallied: Aged 5 and Older Dawes County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	396
Physical disability	621
Mental disability	400
Self-care disability	187
Employment disability	280
Go-outside-home disability	403
Total	2,287



Disability by age, as estimated by the 2016 ACS, is shown in Table II.23.18. The disability rate for females was 9.4 percent, compared to 11.4 percent for males. The disability rate changed precipitously higher with age, with 43.2 percent of those over 75 experiencing a disability.

Table II.23.18						
Disability by Age						
Dawes County						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	11	3.9%	7	3.4%	18	3.7%
5 to 17	57	10.5%	32	5.1%	89	7.6%
18 to 34	24	1.7%	17	1.1%	41	1.4%
35 to 64	157	11.2%	128	9%	285	10.1%
65 to 74	70	19%	73	18.9%	143	19%
75 or Older	186	48.3%	172	38.7%	358	43.2%
Total	505	11.4%	429	9.4%	934	10.4%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.23.19. Some 4.8 percent have an ambulatory disability, 5.1 have an independent living disability, and 2.3 percent have a self-care disability.

Table II.23.19		
Total Disabilities Tallied: Aged 5 and Older		
Dawes County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	428	4.8%
Vision disability	219	2.4%
Cognitive disability	288	3.4%
Ambulatory disability	412	4.8%
Self-Care disability	198	2.3%
Independent living disability	375	5.1%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.23.20 and Table II.23.21. In 2016, some 4,681 persons were employed and 89 were unemployed. This totaled a labor force of 4,770 persons. The unemployment rate for Dawes County was estimated to be 1.9 in 2016.

Table II.23.20	
Employment, Labor Force and Unemployment	
Dawes County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	4,681
Unemployed	89
Labor Force	4,770
Unemployment Rate	1.9%



In 2016, 93.9 percent of households in Dawes County had a high school education or greater.

Table II.23.21	
High School or Greater Education	
Dawes County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	3,452
Total Households	3,676
Percent High School or Above	93.9%

As seen in Table II.23.22, 23.5 percent of the population had a high school diploma or equivalent, another 44.5 percent have some college, 16.9 percent have a Bachelor's Degree, and 10.5 percent of the population had a graduate or professional degree.

Table II.23.22		
Educational Attainment		
Dawes County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	345	4.6%
High School or Equivalent	1,744	23.5%
Some College or Associates Degree	3,301	44.5%
Bachelor's Degree	1,258	16.9%
Graduate or Professional Degree	778	10.5%
Total Population Above 18 years	7,426	100.0%

ECONOMICS

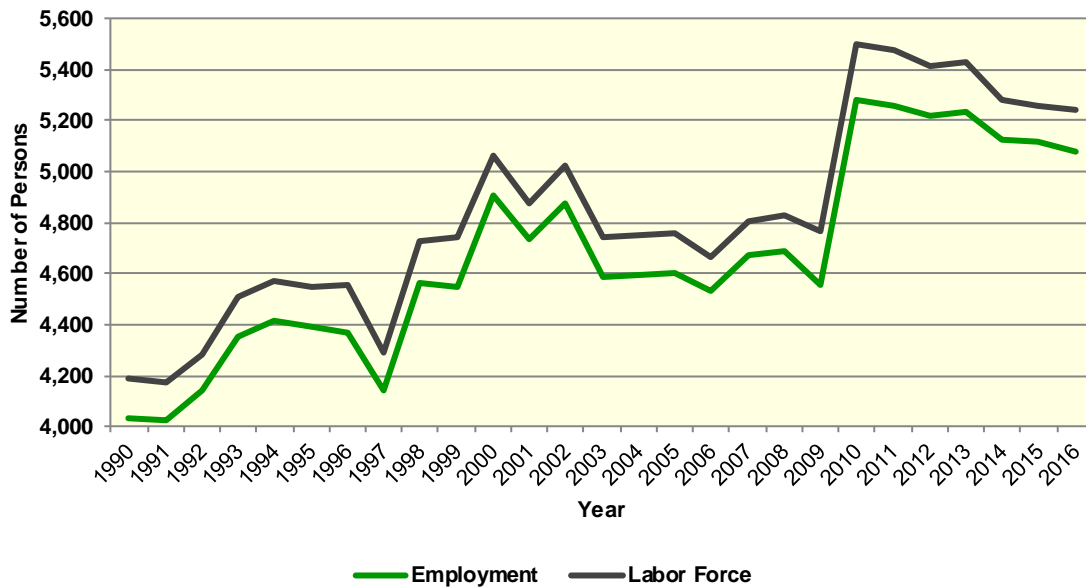
Labor Force

Table II.23.23, shows the labor force statistics for Dawes County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2015 with a rate of 2.6. The highest level of unemployment occurred during 2009 rising to a rate of 4.4. 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 Dawes County increased from 2.6 percent in 2015 to 3.1 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.23.23 Labor Force Statistics Dawes County 1990 - 2016 BLS Data					
Year	Dawes County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	155	4,030	4,185	3.7%	2.3%
1991	146	4,025	4,171	3.5%	2.7%
1992	142	4,140	4,282	3.3%	2.9%
1993	157	4,355	4,512	3.5%	2.8%
1994	156	4,413	4,569	3.4%	2.6%
1995	162	4,389	4,551	3.6%	2.6%
1996	184	4,370	4,554	4%	2.7%
1997	147	4,144	4,291	3.4%	2.5%
1998	164	4,563	4,727	3.5%	2.6%
1999	191	4,549	4,740	4%	2.8%
2000	153	4,909	5,062	3%	2.8%
2001	141	4,733	4,874	2.9%	3.1%
2002	148	4,879	5,027	2.9%	3.6%
2003	156	4,585	4,741	3.3%	3.9%
2004	153	4,598	4,751	3.2%	3.9%
2005	154	4,604	4,758	3.2%	3.8%
2006	133	4,528	4,661	2.9%	3.1%
2007	131	4,671	4,802	2.7%	3%
2008	141	4,685	4,826	2.9%	3.3%
2009	210	4,559	4,769	4.4%	4.6%
2010	218	5,281	5,499	4%	4.6%
2011	212	5,261	5,473	3.9%	4.4%
2012	197	5,218	5,415	3.6%	4%
2013	196	5,232	5,428	3.6%	3.8%
2014	156	5,127	5,283	3%	3.3%
2015	138	5,116	5,254	2.6%	3%
2016	163	5,077	5,240	3.1%	3.2%

Diagram II.23.2, shows the employment and labor force for Dawes County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 5,077 persons, with the labor force reaching 5,240, indicating there were a total of 163 unemployed persons.

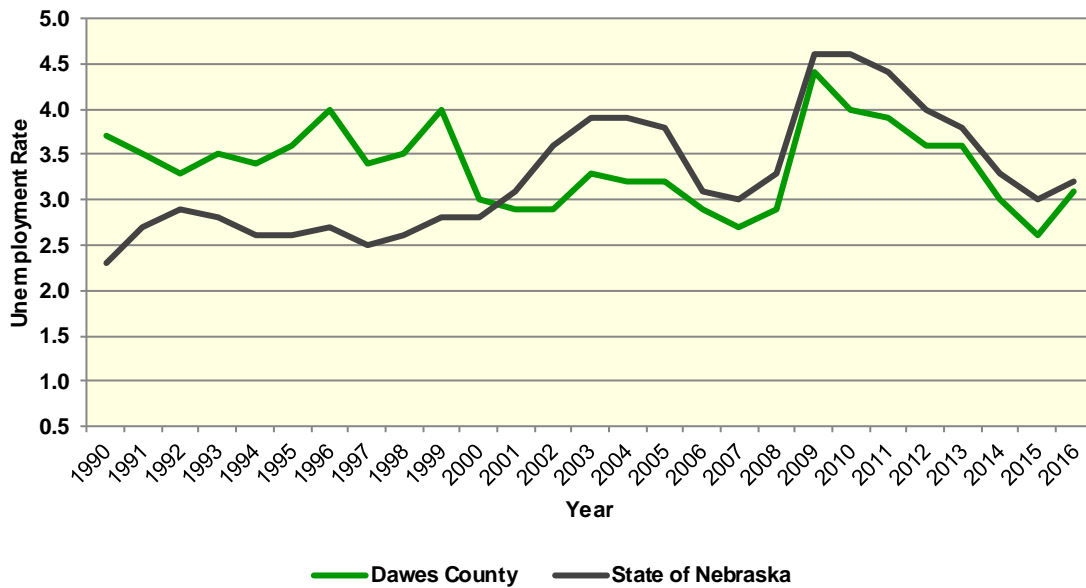
Diagram II.23.2
Employment and Labor Force
 Dawes County
 1990 – 2016 BLS Data



Unemployment

Diagram II.23.3, shows the unemployment rate for both the State and Dawes County. During the 1990’s the average rate for Dawes County was 3.6, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.1, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.4. Over the course of the entire period Dawes County had an average unemployment rate higher than the state, 3.4 percent for Dawes County, versus 3.3 statewide.

Diagram II.23.3
Annual Unemployment Rate
 Dawes 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.23.24, shows total real earnings by industry for Dawes County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching 69,349,000 dollars. Between 2015 and 2016 the wholesale trade industry saw the largest percentage increase, rising by 9.4 percent to 38,781,000 dollars.

Table II.23.24
Real Earnings by Industry
 Dawes 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	3,411	6,392	23,200	17,775	15,996	41,861	23,287	20,632	-11.4
Forestry, fishing, related activities, and other	0	0	0	0	1,341	0	1,687	0	-100
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	9,457	11,735	11,218	10,618	9,579	9,564	8,585	7,302	-14.9
Manufacturing	1,372	822	758	705	0	905	0	908	0
Wholesale trade	3,888	3,631	3,588	3,149	2,845	3,018	3,202	3,503	9.4
Retail trade	18,174	22,272	20,990	20,757	21,717	22,368	23,307	23,156	-0.6
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	2,021	1,793	1,888	1,990	1,871	1,795	1,815	1,707	-5.9
Finance and insurance	4,109	4,521	4,643	5,461	4,966	5,297	5,796	5,576	-3.8
Real estate and rental and leasing	1,301	1,190	1,129	1,536	1,664	1,407	1,308	1,140	-12.8
Professional and technical services	0	2,860	0	0	3,374	3,855	4,190	4,043	-3.5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	4,335	1,808	3,262	0	0	2,334	2,360	0	-100
Educational services	743	489	439	462	510	547	463	407	-12.1
Health care and social assistance	16,150	21,133	22,905	23,621	23,288	23,318	23,232	22,459	-3.3
Arts, entertainment, and recreation	379	259	357	375	0	0	0	0	0
Accommodation and food services	6,051	7,158	6,675	6,981	0	0	0	0	0
Other services, except public administration	8,226	7,405	6,711	7,090	6,960	6,960	7,307	7,220	-1.2
Government and government enterprises	54,327	68,181	65,150	64,465	63,776	65,115	67,055	69,349	3.4
Total	155,188	182,480	199,291	196,426	190,498	220,709	205,642	203,542	-1



Table II.23.25, shows the total employment by industry for Dawes County. The most recent estimates show the government and government enterprises industry was the largest employer in Dawes County, with employment reaching 1,268 jobs in 2016. Between 2015 and 2016 the wholesale trade industry saw the largest percentage increase, rising by 6.2 percent to 120 jobs.

Table II.23.25
Employment by Industry
Dawes County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	494	481	490	482	482	478	493	482	-2.2
Forestry, fishing, related activities, and other	0	0	0	0	103	0	88	0	-100
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	275	306	267	265	265	274	259	250	-3.5
Manufacturing	42	30	28	29	0	48	0	40	0
Wholesale trade	125	109	111	110	95	103	113	120	6.2
Retail trade	803	805	800	800	812	807	855	867	1.4
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	61	53	55	58	60	57	57	54	-5.3
Finance and insurance	151	184	202	197	202	193	182	175	-3.8
Real estate and rental and leasing	117	159	162	169	166	149	160	165	3.1
Professional and technical services	0	121	0	0	121	119	141	145	2.8
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	221	96	157	0	0	113	102	0	-100
Educational services	50	47	50	42	50	32	36	33	-8.3
Health care and social assistance	445	528	535	601	585	569	566	512	-9.5
Arts, entertainment, and recreation	72	68	68	77	0	0	0	0	0
Accommodation and food services	506	499	449	481	0	0	0	0	0
Other services, except public administration	331	301	263	267	258	262	267	265	-0.7
Government and government enterprises	1,140	1,281	1,210	1,199	1,215	1,229	1,240	1,268	2.3
Total	5,284	5,418	5,336	5,418	5,399	5,371	5,409	5,365	-0.8

Table II.23.26, shows the real average earnings per job by industry for Dawes County. These figures are calculated by dividing the Total Real Earning displayed in Table II.23.24 and Table II.23.25, by Industry. In 2016, the government and government enterprises industry had the highest average earnings reaching 54,692 dollars. Between 2015 and 2016 the health care and social assistance industry saw the largest percentage increase, rising by 6.9 percent.

Table II.23.26									
Real Earnings Per Job by Industry									
Dawes County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	6,904	13,289	47,346	36,877	33,187	87,575	47,235	42,805	-9.4
Forestry, fishing, related activities, and other	0	0	0	0	13,015	0	19,170	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	34,389	38,350	42,015	40,066	36,147	34,904	33,145	29,208	-11.9
Manufacturing	32,665	27,414	27,084	24,325	0	18,860	0	22,700	0
Wholesale trade	31,106	33,312	32,324	28,628	29,945	29,300	28,333	29,192	3
Retail trade	22,633	27,668	26,238	25,947	26,745	27,717	27,260	26,708	-2
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	33,136	33,839	34,324	34,315	31,186	31,495	31,835	31,611	-0.7
Finance and insurance	27,213	24,568	22,985	27,722	24,585	27,448	31,848	31,863	0
Real estate and rental and leasing	11,123	7,485	6,972	9,088	10,022	9,443	8,175	6,909	-15.5
Professional and technical services	0	23,639	0	0	27,887	32,391	29,720	27,883	-6.2
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	19,617	18,831	20,778	0	0	20,653	23,134	0	0
Educational services	14,850	10,401	8,781	10,996	10,195	17,089	12,862	12,333	-4.1
Health care and social assistance	36,293	40,024	42,813	39,304	39,808	40,981	41,046	43,865	6.9
Arts, entertainment, and recreation	5,267	3,805	5,251	4,870	0	0	0	0	0
Accommodation and food services	11,958	14,346	14,867	14,514	0	0	0	0	0
Other services, except public administration	24,853	24,601	25,517	26,556	26,978	26,563	27,367	27,245	-0.4
Government and government enterprises	47,656	53,225	53,843	53,765	52,490	52,982	54,076	54,692	1.1
Total	29,369	33,680	37,348	36,254	35,284	41,093	38,019	37,939	-0.2

Table II.23.27 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 \$305,073,000 a -1.6 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 5,418 and 5,365 in 2016.

Table II.23.27
Total Employment and Real Personal Income
 Dawes 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	108,084	6,550	2,600	24,109	15,345	143,589	14,789	4,219	25,618
1970	117,759	6,507	2,764	25,817	16,360	156,194	16,008	4,299	27,392
1971	122,174	7,007	3,510	26,657	17,300	162,635	16,494	4,380	27,896
1972	124,346	7,452	3,846	28,675	18,447	167,863	16,859	4,429	28,077
1973	132,687	8,997	4,372	32,471	20,504	181,037	19,196	4,306	30,813
1974	126,541	9,658	4,887	34,635	21,677	178,082	18,505	4,334	29,196
1975	118,643	9,520	5,753	36,119	24,183	175,178	18,220	4,341	27,331
1976	125,962	9,821	6,763	36,356	25,234	184,493	19,232	4,294	29,333
1977	123,949	10,174	7,701	39,172	26,549	187,196	19,924	4,442	27,904
1978	128,074	11,129	8,853	40,335	27,095	193,228	20,572	4,514	28,373
1979	125,546	11,996	9,639	42,373	27,189	192,751	20,200	4,585	27,383
1980	140,824	11,710	10,465	47,469	29,098	216,145	22,489	4,600	30,613
1981	121,429	12,260	9,554	52,641	29,368	200,733	20,912	4,541	26,741
1982	119,574	12,139	8,923	61,663	29,795	207,816	21,812	4,457	26,827
1983	120,200	12,072	8,627	61,966	30,970	209,690	22,027	4,453	26,993
1984	121,555	12,495	8,917	65,019	31,145	214,141	22,562	4,397	27,645
1985	115,220	12,738	9,081	62,243	33,039	206,846	21,848	4,406	26,151
1986	118,170	13,313	9,153	63,781	33,048	210,838	22,450	4,554	25,948
1987	115,377	13,244	9,550	55,559	34,180	201,422	21,381	4,696	24,569
1988	113,723	13,583	9,245	52,280	33,875	195,539	20,739	4,479	25,390
1989	111,597	13,454	8,851	52,593	35,299	194,886	21,000	4,416	25,272
1990	111,794	13,027	8,940	48,410	36,656	192,772	21,485	4,457	25,083
1991	109,903	13,373	8,845	49,373	37,219	191,967	21,460	4,440	24,754
1992	112,317	13,631	8,669	48,719	39,201	195,275	21,894	4,540	24,739
1993	126,846	15,050	8,359	49,610	40,768	210,532	22,849	4,726	26,839
1994	126,958	15,907	7,855	54,854	40,948	214,709	23,021	4,894	25,942
1995	129,268	15,527	7,815	52,716	42,855	217,127	23,302	4,853	26,637
1996	123,624	15,230	7,816	53,003	43,845	213,059	23,043	4,936	25,045
1997	120,611	15,287	8,143	55,759	44,604	213,830	23,267	4,823	25,007
1998	137,240	16,720	8,386	56,936	45,020	230,862	25,181	5,314	25,827
1999	145,393	17,117	8,491	57,165	45,810	239,741	26,253	5,460	26,629
2000	146,478	17,081	8,359	59,912	46,696	244,363	26,990	5,453	26,862
2001	155,188	18,446	7,100	59,395	50,148	253,385	27,657	5,284	29,369
2002	165,648	19,049	6,086	53,996	51,046	257,726	27,932	5,431	30,501
2003	179,095	19,149	4,899	55,151	51,944	271,940	29,221	5,311	33,722
2004	173,680	19,376	3,764	47,303	53,959	259,330	28,413	5,363	32,385
2005	180,714	20,046	2,512	46,031	53,659	262,869	28,928	5,443	33,201
2006	175,462	21,059	1,255	50,842	55,771	262,271	29,013	5,377	32,632
2007	172,063	20,951	-87	54,525	55,535	261,084	28,437	5,429	31,693
2008	178,853	21,067	-1,471	53,848	62,435	272,599	29,844	5,425	32,968
2009	173,784	21,111	-1,752	52,869	65,668	269,457	29,232	5,374	32,338
2010	182,480	21,801	-1,778	48,938	69,120	276,959	30,186	5,418	33,681
2011	199,291	19,701	-1,633	54,551	68,137	300,645	32,565	5,336	37,348
2012	196,426	19,412	-1,851	58,490	69,243	302,895	32,999	5,418	36,255
2013	190,498	21,558	-1,890	57,662	67,975	292,686	32,099	5,399	35,284
2014	220,709	22,003	-1,951	58,581	70,360	325,696	35,822	5,371	41,093
2015	205,642	22,390	-2,457	59,969	69,185	309,949	34,283	5,409	38,018
2016	203,542	22,439	-2,802	60,750	66,022	305,073	33,976	5,365	37,939



Diagram II.23.4, shows real average earnings per job for Dawes County from 1990 to 2016. Over this period the average earning per job for Dawes County was 30,807 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.23.4
Real Average Earnings Per Job
 Dawes County
 BEA Data 1990 - 2016

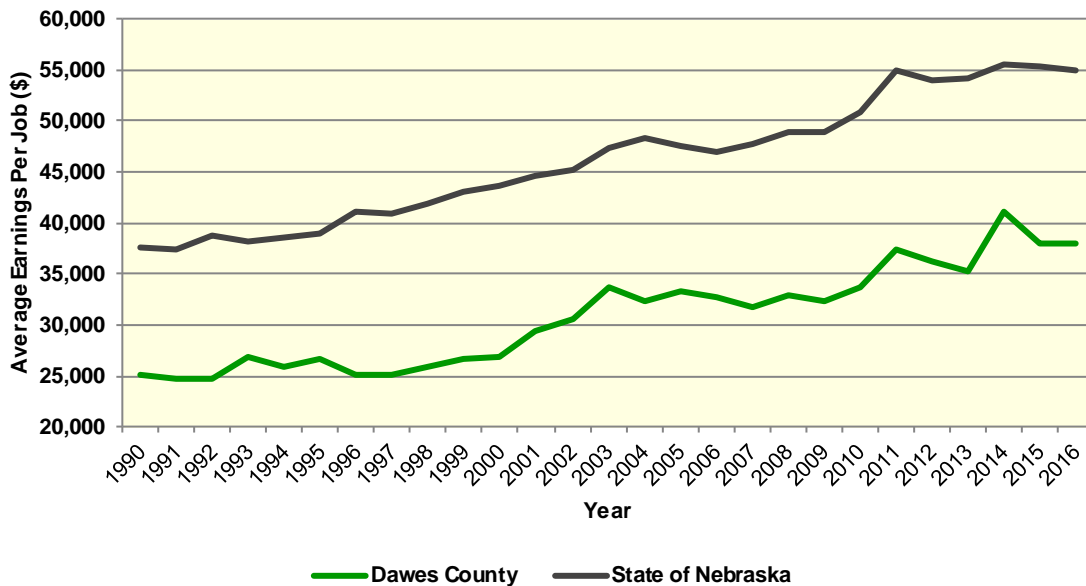
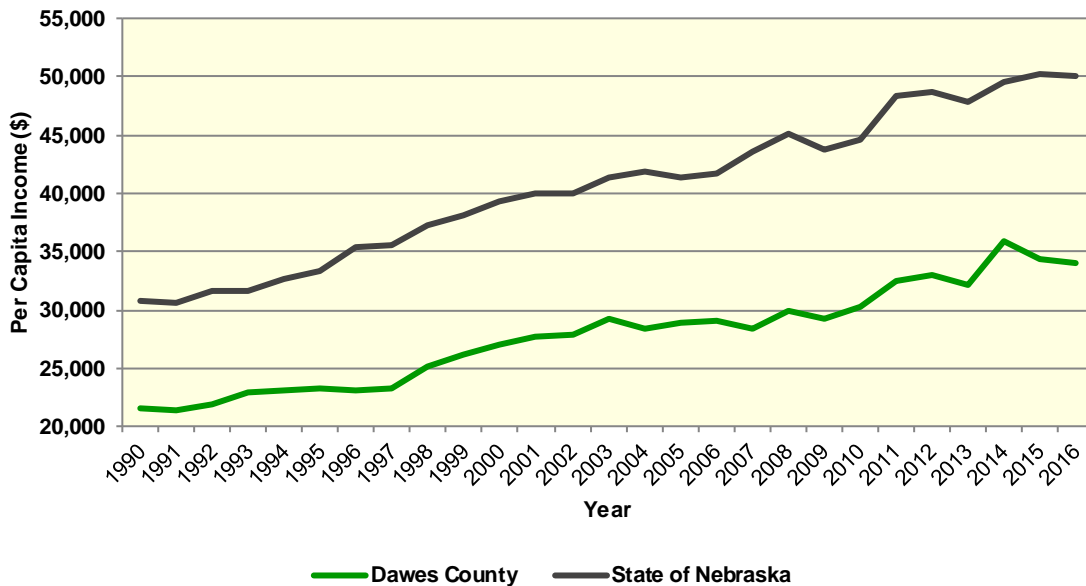


Diagram II.23.5, shows real per capita income in Dawes County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Dawes County was 27,754 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.23.5
Real Per Capita Income
 Dawes 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.23.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 3,350 persons in 2015 to 3,309 in 2016, a change of -1 percent.

Table II.23.28
Total Monthly Employment
 Dawes County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	3,357	3,555	3,609	3,443	3,267	3,293	3,275	3,321	3,302	3,273	3,245
Feb	3,397	3,562	3,628	3,365	3,263	3,273	3,282	3,341	3,256	3,269	3,275
Mar	3,437	3,566	3,632	3,381	3,290	3,278	3,302	3,341	3,284	3,302	3,293
Apr	3,414	3,612	3,705	3,461	3,312	3,307	3,337	3,324	3,332	3,359	3,337
May	3,421	3,641	3,594	3,525	3,394	3,325	3,402	3,390	3,467	3,461	3,368
Jun	3,343	3,580	3,606	3,506	3,476	3,398	3,410	3,386	3,436	3,381	3,376
Jul	3,186	3,455	3,431	3,345	3,359	3,247	3,358	3,262	3,217	3,306	3,210
Aug	3,283	3,523	3,476	3,381	3,372	3,273	3,402	3,352	3,291	3,302	3,306
Sep	3,456	3,652	3,683	3,529	3,459	3,290	3,423	3,428	3,334	3,407	3,363
Oct	3,692	3,621	3,637	3,450	3,421	3,315	3,466	3,400	3,381	3,446	3,324
Nov	3,617	3,697	3,643	3,432	3,412	3,299	3,373	3,367	3,366	3,356	3,312
Dec	3,598	3,669	3,615	3,433	3,419	3,272	3,370	3,326	3,339	3,334	3,298
Annual	3,433	3,594	3,605	3,438	3,370	3,298	3,367	3,353	3,334	3,350	3,309
% Change	-1%	5%	(ND)%	-5%	-2%	-2%	2%	(ND)%	-1%	(ND)%	-1%

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 \$581 in 2015. In 2016, average weekly wages saw an increase of 4 percent over the prior year, rising to 605 dollars, or by 24 dollars. These data are shown in Table II.23.29.

Table II.23.29 Average Weekly Wages Dawes County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	365	374	385	382	377	
2002	374	384	394	390	386	2%
2003	360	387	418	402	391	1%
2004	393	398	423	418	408	4%
2005	386	423	433	427	417	2%
2006	419	444	466	444	443	6%
2007	418	439	459	456	443	(ND)%
2008	438	466	471	474	462	4%
2009	463	476	499	513	488	6%
2010	482	515	519	533	513	5%
2011	511	536	543	556	537	5%
2012	518	547	541	559	541	1%
2013	522	551	560	565	549	1%
2014	539	556	590	588	568	3%
2015	547	578	595	603	581	2%
2016(p)	570	613	623	616	605	4%

Total business establishments reported by the QCEW are displayed in Table II.23.30. Between 2015 and 2016, the total number of business establishments in Dawes County increased from 379 to 380 establishments.

Table II.23.30 Number of Business Establishments Dawes County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	323	324	324	322	323	
2002	333	330	334	331	332	3%
2003	336	335	339	334	336	1%
2004	333	333	334	335	334	-1%
2005	337	336	337	333	336	1%
2006	326	334	329	327	329	-2%
2007	329	331	325	327	328	(ND)%
2008	325	324	327	326	326	-1%
2009	324	322	320	317	321	-2%
2010	319	320	320	325	321	(ND)%
2011	324	327	329	324	326	2%
2012	375	385	387	392	385	18%
2013	392	393	378	386	387	1%
2014	383	387	370	372	378	-2%
2015	375	382	379	378	379	(ND)%
2016	377	383	379	379	380	(ND)%



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 decreased by 12.8 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 1.7 percent over the period. On the other hand, by 2016 there were 361 returns for AGIs of \$100,000 or more. Table II.23.31 presents AGI distribution for the years 1991 through 2016.

Table II.23.31										
Income Tax Returns by Adjusted Gross Income										
Dawes 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	Total⁹³
1991	1,219	351	578	380	353	192	40	33	0	3,157
1992	1,299	371	602	389	395	254	35	38	0	3,398
1993	1,220	402	600	404	366	257	31	53	0	3,354
1994	1,286	359	607	421	384	249	52	51	0	3,425
1995	1,254	364	537	400	414	251	58	50	0	3,341
1996	1,256	318	587	405	387	282	59	65	0	3,369
1997	1,207	277	568	418	436	323	91	73	0	3,413
1998	1,205	305	596	365	447	344	99	90	0	3,468
1999	1,186	327	559	419	411	384	108	90	0	3,504
2000	1,135	330	601	404	417	396	145	104	11	3,543
2001	1,125	344	573	405	411	383	140	101	0	3,505
2002	1,169	324	552	403	404	416	140	96	0	3,529
2003	1,122	344	536	404	403	402	134	118	0	3,494
2004	984	349	543	436	395	427	191	129	12	3,466
2005	800	283	473	372	375	429	184	149	14	3,079
2006	867	348	580	398	427	472	220	173	20	3,505
2007	875	336	563	351	428	471	244	214	20	3,502
2008	877	360	571	406	422	488	250	212	17	3,603
2009	875	330	598	366	395	482	264	207	16	3,533
2010	837	354	547	403	402	504	268	218	18	3,551
2011	787	326	551	353	433	511	283	244	19	3,507
2012	778	331	551	355	405	499	330	285	26	3,560
2013	786	316	526	348	403	489	314	288	26	3,496
2014	704	298	473	382	399	506	308	355	36	3,461
2015	705	310	519	396	402	514	314	356	27	3,543
2016	730	315	538	385	409	467	337	335	26	3,542

⁹³ 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 1,460 in 2010 to 1,366 in 2016, with the poverty rate reaching 16.9 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.23.32 presents poverty data for the county.

The rate of poverty for Dawes County is shown in Table II.23.33. In 2016, there were an estimated 1,272 persons living in poverty. This represented a 16 percent poverty rate, compared to 18.9 percent poverty in 2000. In 2016, some 9 percent of those in poverty were under age 6, and 8.5 percent were 65 or older.

Table II.23.32
Persons in Poverty
Dawes County
2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	1,281	15.7%
2001	1,359	16.6%
2002	1,422	17.5%
2003	1,286	16.1%
2004	1,254	15.8%
2005	1,374	17.9%
2006	1,449	18.8%
2007	1,439	18.2%
2008	1,555	19.9%
2009	1,602	20.4%
2010	1,460	17.6%
2011	1,679	20.2%
2012	1,554	18.9%
2013	1,443	17.5%
2014	1,537	18.8%
2015	1,453	17.8%
2016	1,366	16.9%

Table II.23.33
Poverty by Age

Dawes 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	144	9.3%	115	9%
6 to 17	207	13.4%	117	9.2%
18 to 64	1,071	69.2%	932	73.3%
65 or Older	126	8.1%	108	8.5%
Total	1,548	100.0%	1,272	100.0%
Poverty Rate	18.9%	.	16%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -1.1 percent in Dawes County between 2010 and 2016, from 4,252 to 4,204. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.23.34.

Housing Production

The Census Bureau reports building permit authorizations and "per unit"

Table II.23.34
Housing Units

State of Nebraska vs. Dawes County
2000 and 2016 Census Data and Intercensal Estimates

Subject	Nebraska	% Growth Since Census	Dawes County	% Growth Since Census
2000 Census Base	722,656	.	4,004	.
2010 Census	796,793	10.3	4,252	6.2
July 2011 Estimate	801,068	0.5	4,237	-0.4
July 2012 Estimate	804,586	1	4,229	-0.5
July 2013 Estimate	809,062	1.5	4,223	-0.7
July 2014 Estimate	814,835	2.3	4,220	-0.8
July 2015 Estimate	820,725	3	4,212	-0.9
July 2016 Estimate	827,156	3.8	4,204	-1.1



valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Dawes County increased from 4 authorizations in 2015 to 10 in 2016.

The real value of single-family building permits decreased from \$203,343 in 2015 to \$156,719 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.23.35.

Table II.23.35 Building Permits and Valuation Dawes 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	10	0	0	0	10	89,449	0
1981	11	8	0	0	19	60,143	0
1982	11	2	0	12	25	73,451	32,881
1983	4	2	0	0	6	65,887	0
1984	4	0	0	0	4	80,481	0
1985	4	0	0	20	24	103,003	46,986
1986	3	0	0	0	3	60,993	0
1987	1	0	0	0	1	24,694	0
1988	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	2	0	0	0	2	73,598	0
1993	1	0	0	0	1	138,624	0
1994	6	0	0	14	20	125,258	44,439
1995	5	0	0	24	29	91,901	137,226
1996	3	0	0	23	26	155,718	60,328
1997	5	16	0	0	21	121,411	0
1998	5	0	0	18	23	89,392	63,553
1999	6	2	0	0	8	78,310	0
2000	7	0	0	0	7	59,126	0
2001	10	0	0	0	10	37,608	0
2002	4	0	0	0	4	104,759	0
2003	5	0	0	10	15	110,685	77,540
2004	9	0	0	0	9	106,632	0
2005	6	0	0	0	6	113,379	0
2006	7	0	0	0	7	74,875	0
2007	9	0	0	0	9	133,239	0
2008	1	0	0	0	1	148,203	0
2009	4	0	0	0	4	131,198	0
2010	2	0	0	0	2	134,867	0
2011	6	0	0	0	6	180,798	0
2012	6	0	0	0	6	97,235	0
2013	11	0	0	0	11	137,582	0
2014	6	0	0	0	6	164,258	0
2015	4	0	0	0	4	203,343	0
2016	10	4	0	0	14	156,719	0



Diagram II.23.6
Single-Family Permits
 Dawes County
 Census Bureau Data, 1980–2016

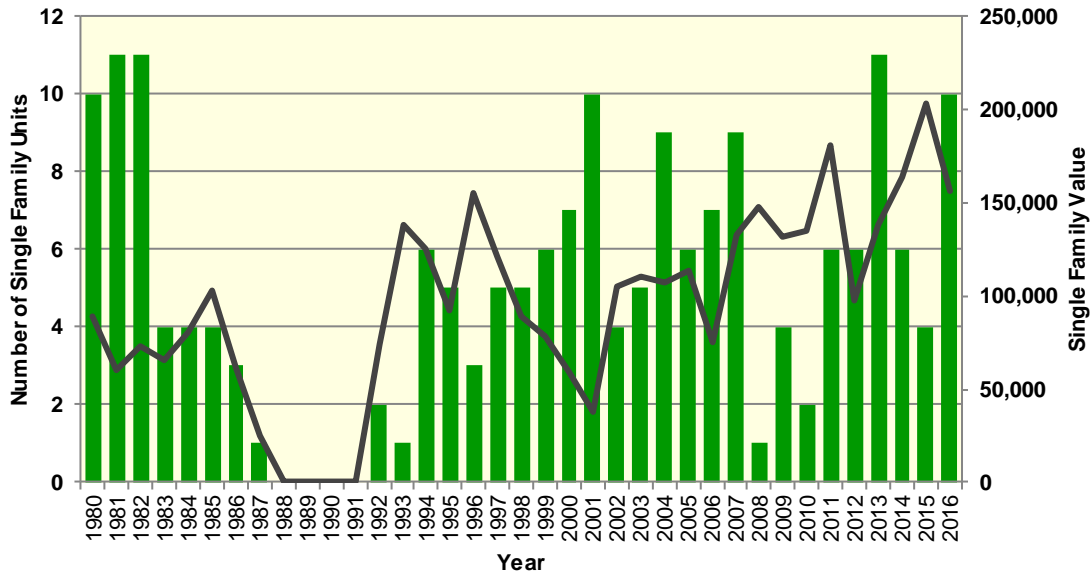
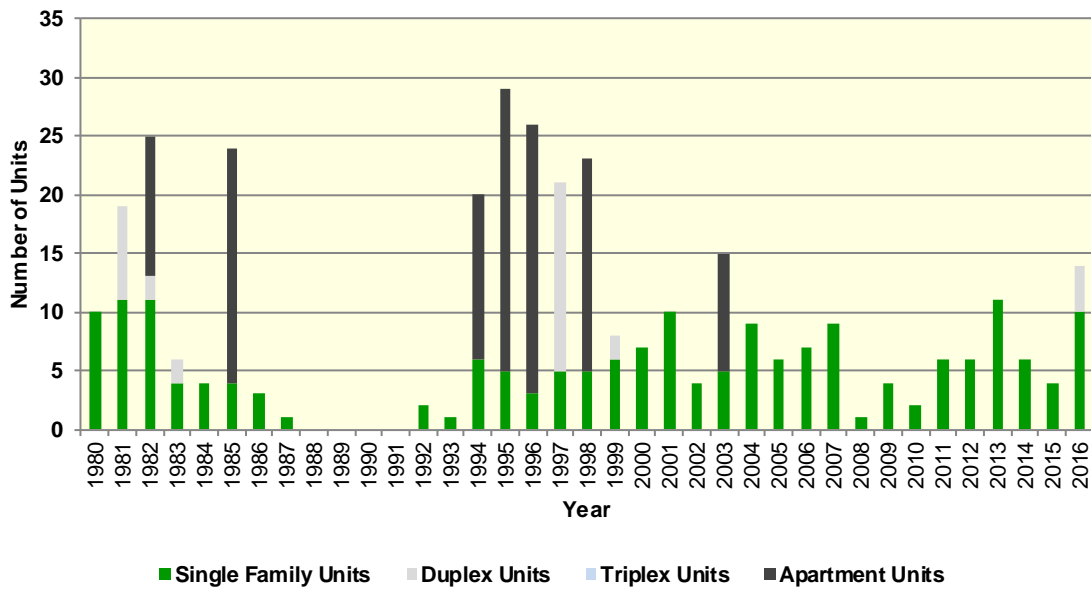


Diagram II.23.7
Total Permits by Unit Type
 Dawes County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.23.36. In 2016, there were 4,223 housing units, up from 4,004 in 2000. Single-family units accounted for 74.3 percent of units in 2016, compared to 70.5 percent in 2000. Apartment units accounted for 7.5 percent in 2016, compared to 7.9 percent in 2000.

Table II.23.36				
Housing Units by Type				
Dawes 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	2,822	70.5%	3,136	74.3%
Duplex	163	4.1%	134	3.2%
Tri- or Four-Plex	127	3.2%	45	1.1%
Apartment	316	7.9%	315	7.5%
Mobile Home	572	14.3%	593	14%
Boat, RV, Van, Etc.	4	0.1%	0	0%
Total	4,004	100.0%	4,223	100.0%

Some 86.6 percent of housing was occupied in 2010, compared to 87.7 percent in 2000. Owner-occupied housing changed 0.5 percent between 2000 and 2010, ending with owner-occupied units representing 60.1 percent of units. Vacant units changed by 15.4 percent, resulting in 568 vacant units in 2010.

Table II.23.37					
Housing Units by Tenure					
Dawes County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,512	87.7%	3,684	86.6%	4.9%
Owner-Occupied	2,202	62.7%	2,213	60.1%	0.5%
Renter-Occupied	1,310	37.3%	1,471	39.9%	12.3%
Vacant Housing Units	492	12.3%	568	13.4%	15.4%
Total Housing Units	4,004	100.0%	4,252	100.0%	6.2%

Table II.23.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 4,223 housing units. An estimated 61.7 percent were owner-occupied, and 13 percent were vacant.

Table II.23.38				
Housing Units by Tenure				
Dawes County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,684	86.6%	3,676	87%
Owner-Occupied	2,213	60.1%	2,269	61.7%
Renter-Occupied	1,471	39.9%	1,407	38.3%
Vacant Housing Units	568	13.4%	547	13%
Total Housing Units	4,252	100.0%	4,223	100.0%

Households by household size are shown in Table II.23.39. There were a total of 3,684 households in 2010, up from 3,512 in 2000. One person households changed by 18.3 percent between 2000 and 2010, while two person households changed by 5.3 percent. Three and four person households changed by -13.5 and -10.6 respectively, representing 11.8 percent and 8.7 percent of the population in 2010.

Table II.23.39					
Households by Household Size					
Dawes County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	1,087	31%	1,286	34.9%	18.3%
Two Persons	1,316	37.5%	1,386	37.6%	5.3%
Three Persons	504	14.4%	436	11.8%	-13.5%
Four Persons	357	10.2%	319	8.7%	-10.6%
Five Persons	166	4.7%	176	4.8%	6%
Six Persons	60	1.7%	59	1.6%	-1.7%
Seven Persons or More	22	0.6%	22	0.6%	0%
Total	3,512	100.0%	3,684	100.0%	4.9%

Households by income is shown in Table II.23.40. Households earning more than \$100,000 per year represented 10.9 percent of households in 2016, compared to 5.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 18.8 percent of households in 2016, compared to 14.4 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 17.7 percent of households in 2016, compared to 25.3 percent in 2000.

Table II.23.40				
Households by Income				
Dawes 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	891	25.3%	651	17.7%
\$15,000 to \$19,999	327	9.3%	184	5%
\$20,000 to \$24,999	268	7.6%	251	6.8%
\$25,000 to \$34,999	575	16.3%	499	13.6%
\$35,000 to \$49,999	527	15%	483	13.1%
\$50,000 to \$74,999	506	14.4%	692	18.8%
\$75,000 to \$99,999	217	6.2%	517	14.1%
\$100,000 or More	209	5.9%	399	10.9%
Total	3,520	100.0%	3,676	100.0%

Table II.23.41 shows households by year home built. Housing units built between 2000 and 2009, account for 3.4 percent and those built in 2010 or later accounted for 2.9 percent of households. Households built in the 1970's, 1980's, and 1990's account for 15.1 percent, 5.5 percent, and 6.8, respectively. Housing units built prior to 1939 represented 36.9 percent of households in 2016.

Table II.23.41				
Households by Year Home Built				
Dawes 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	1,286	36.6%	1,355	36.9%
1940 to 1949	302	8.6%	373	10.1%
1950 to 1959	336	9.6%	334	9.1%
1960 to 1969	343	9.8%	373	10.1%
1970 to 1979	665	18.9%	555	15.1%
1980 to 1989	271	7.7%	204	5.5%
1990 to 1999	309	8.8%	249	6.8%
2000 to 2009	.	.	125	3.4%
2010 or Later	.	.	108	2.9%
Total	3,512	100.0%	3,676	100.0%

The distribution of unit types by race are shown in Table II.23.42. An estimated 75 percent of white households occupy single-family homes. Some 8.2 percent of white households occupy apartments. An estimated 100 percent of Asian, and 14.8 percent of American Indian households occupy single-family homes.

Table II.23.42							
Distribution of Units in Structure by Race							
Dawes County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	75%	%	14.8%	100%	100%	100%	72.2%
Duplex	3.7%	%	6.1%	0%	0%	0%	0%
Tri- or Four-Plex	1.3%	%	0%	0%	0%	0%	0%
Apartment	8.2%	%	0%	0%	0%	0%	0%
Mobile Home	11.7%	%	79.1%	0%	0%	0%	27.8%
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.23.43. An estimated 29.6 percent of vacant units were for rent in 2010, a -4.5 percent change since 2000. In addition, some 9.3 percent of vacant units were for sale, a change of -23.2 percent between 2000 and 2010. "Other" vacant units represented 40.5 percent of vacant units in 2010. This is a change of 132.3 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.23.43					
Disposition of Vacant Housing Units					
Dawes County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	176	35.8%	168	29.6%	-4.5%
For Sale	69	14%	53	9.3%	-23.2%
Rented or Sold, Not Occupied	66	13.4%	31	5.5%	-53%
For Seasonal, Recreational, or Occasional Use	81	16.5%	86	15.1%	6.2%
For Migrant Workers	1	0.2%	0	0%	-100%
Other Vacant	99	20.1%	230	40.5%	132.3%
Total	492	100.0%	568	100.0%	15.4%

The disposition of vacant units between 2010 and 2016 are shown in Table II.23.44. By 2016, for rent units accounted for 8.6 percent of vacant units, while for sale units accounted for 8.4 percent. "Other" vacant units accounted for 62.9 percent of vacant units, representing a total of 344 "other" vacant units.

Table II.23.44				
Disposition of Vacant Housing Units				
Dawes County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	168	29.6%	47	8.6%
For Sale	53	9.3%	46	8.4%
Rented Not Occupied	9	1.6%	60	11%
Sold Not Occupied	22	3.9%	0	0%
For Seasonal, Recreational, or Occasional Use	86	15.1%	50	9.1%
For Migrant Workers	0	0%	0	0%
Other Vacant	230	40.5%	344	62.9%
Total	568	100.0%	547	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 2,038 property transactions in Dawes County. Of these, 1,928 were for single-family homes during this 19-year period, as shown in Table II.23.45.

Table II.23.45						
Residential Property Transactions						
Dawes County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	119	3	0	0	0	122
2000	122	6	0	1	0	129
2001	140	7	0	0	0	147
2002	116	8	0	1	1	126
2003	110	6	0	0	1	117
2004	113	2	0	2	0	117
2005	134	3	0	2	1	140
2006	124	10	0	1	4	139
2007	118	6	2	0	0	126
2008	55	2	0	1	0	58
2009	75	3	0	1	1	80
2010	67	3	0	0	0	70
2011	79	3	0	1	1	84
2012	87	1	1	0	0	89
2013	79	3	1	0	0	83
2014	59	3	1	0	0	63
2015	98	3	1	0	0	102
2016	105	7	0	0	0	112
2017	128	6	0	0	0	134
Total	1,928	85	6	10	9	2,038

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 1,049 single-family home property transactions for units built before 1930, 6.4 percent of units were of low quality and 40.8 percent were of fair quality. Conversely, of the 32 homes built from 2001 through 2010, 0 percent of units were of low quality and 9.4 percent of fair quality. Table II.23.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.23.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Dawes 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	67	18	3	3	2	0	0	0	1	94
Fair	428	86	13	24	12	6	3	0	1	573
Average	547	262	95	187	18	37	19	0	0	1,165
Good	7	20	13	25	5	10	10	0	0	90
Very Good	0	1	0	0	0	1	0	0	0	2
Excellent	0	0	0	0	0	2	0	0	1	3
Missing	0	0	0	0	0	0	0	0	1	1
Total	1,049	387	124	239	37	56	32	0	4	1,928

In regard to the current condition of residential dwellings, of the same 1,049 single-family homes built before 1930, 43.9 percent of the homes were worn out or badly worn, and 54.5 percent were in average condition. Table II.23.47 provides details about the condition of single-family residential dwellings by year built.

Table II.23.47
Single-Family Homes by Year Built and Condition
 Dawes 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	42	8	1	1	0	0	0	0	1	53
Badly Worn	419	88	12	20	11	3	1	0	0	554
Average	572	272	93	172	19	29	18	0	1	1,176
Good	13	18	18	46	7	16	12	0	0	130
Very Good	0	1	0	0	0	1	1	0	0	3
Excellent	0	0	0	0	0	7	0	0	0	7
Missing	3	0	0	0	0	0	0	0	2	5
Total	1,049	387	124	239	37	56	32	0	4	1,928

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$96,946 to \$111,701, a total increase of 15.2 percent, as shown in Table II.23.48.

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 Dawes County ranged from \$56,938 for homes built before 1930 to \$198,174 for homes built from 2001 to 2010.⁹⁴ Homes built from 2001 through 2010 were also larger, averaging 1,766 square feet per unit. Table II.23.49, provides additional details about single-family homes.

Table II.23.48
Average Sales Price of Single-Family Homes
 Dawes County
 Fiscal Years 1999–2017 PAD Data

Fiscal Year	Average Sales Price (\$)
1999	47,323
2000	56,970
2001	55,668
2002	63,408
2003	59,615
2004	69,739
2005	74,125
2006	75,000
2007	80,847
2008	99,938
2009	96,628
2010	96,946
2011	76,852
2012	96,639
2013	94,669
2014	98,264
2015	85,615
2016	96,636
2017	111,701
Average	78,201

Table II.23.49
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot
 Dawes County
 Fiscal Years 1999–2017 PAD Data

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁹⁵ (\$)
Before 1931	56,938	1,252	45.47
1931-1960	79,074	1,222	64.71
1961-1970	111,533	1,409	79.16
1971-1980	115,990	1,454	79.8
1981-1990	118,741	1,484	80.04
1991-2000	144,572	1,539	93.95
2001-2010	198,174	1,766	112.19
2011-2017	0	0	0
Average	78,201	1,302	60.08

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

⁹⁴ 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.

⁹⁵ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.



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.23.50. In 2016, an estimated 0.6 percent of households were overcrowded, and an additional 1.6 percent were severely overcrowded.

Table II.23.50
Overcrowding and Severe Overcrowding
Dawes 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	2,166	98.5%	9	0.4%	25	1.1%	2,200
2016 Five-Year ACS	2,250	99.2%	19	0.8%	0	0%	2,269
Renter							
2000 Census	1,266	96.5%	43	3.3%	3	0.2%	1,312
2016 Five-Year ACS	1,346	95.7%	3	0.2%	58	4.1%	3,676
Total							
2000 Census	3,432	97.7%	52	1.5%	28	0.8%	3,512
2016 Five-Year ACS	3,596	97.8%	22	0.6%	58	1.6%	3,676

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 3 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Dawes County. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table II.23.51
Households with Incomplete Plumbing Facilities
Dawes County
2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,497	3,673
Lacking Complete Plumbing Facilities	15	3
Total Households	3,512	3,676
Percent Lacking	0.4%	0.1%

There were 73 households lacking complete kitchen facilities in 2016, compared to 33 households in 2000. This was a change from 0.9 percent of households in 2000 to 2 percent in 2016.

Table II.23.52
Households with Incomplete Kitchen Facilities
Dawes County
2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,479	3,603
Lacking Complete Kitchen Facilities	33	73
Total Households	3,512	3,676
Percent Lacking	0.9%	2%



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 Dawes County, 12.9 percent of households had a cost burden and 12.5 percent had a severe cost burden. Some 15.4 percent of renters were cost burdened, and 24.2 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 5.7 percent. Owner occupied households with a mortgage had a cost burden rate of 11.5 percent, and severe cost burden at 4.9 percent.

Table II.23.53
Cost Burden and Severe Cost Burden by Tenure
 Dawes 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	661	79.5%	122	14.7%	48	5.8%	0	0%	831
2016 Five-Year ACS	962	83.7%	132	11.5%	56	4.9%	0	0%	1,150
Owner Without a Mortgage									
2000 Census	619	85.7%	49	6.8%	50	6.9%	4	0.6%	722
2016 Five-Year ACS	902	80.6%	126	11.3%	64	5.7%	27	2.4%	1,119
Renter									
2000 Census	653	53.9%	243	20.1%	254	21%	61	5%	1,211
2016 Five-Year ACS	614	43.6%	217	15.4%	340	24.2%	236	16.8%	1,407
Total									
2000 Census	1,933	69.9%	414	15%	352	12.7%	65	2.4%	2,764
2016 Five-Year ACS	2,478	67.4%	475	12.9%	460	12.5%	263	7.2%	3,676



Housing Problems by Income

Table II.23.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Dawes County. As can be seen in 2017 the MFI was \$63,700, which compared to \$68,200 for the State of Nebraska.

Table II.23.54 Median Family Income Dawes County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	39,900	50,400
2001	41,000	53,400
2002	41,100	55,100
2003	47,500	55,400
2004	49,500	56,300
2005	49,500	57,400
2006	50,800	59,400
2007	49,700	58,200
2008	51,300	59,800
2009	53,100	62,000
2010	53,500	62,600
2011	48,100	63,500
2012	48,700	64,400
2013	53,500	64,600
2014	54,400	66,000
2015	60,800	66,800
2016	64,600	66,500
2017	63,700	68,200

Table II.23.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 290 owner-occupied and 240 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 143 owner-occupied 329 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,540 households without a housing problem.

Table II.23.55
Housing Problems by Income and Tenure
 Dawes 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	4	0	4	0	0	8
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	10	0	0	10
Housing cost burden greater than 50% of income (and none of the above problems)	120	15	4	4	0	143
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	40	35	110	35	70	290
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
Has none of the 4 housing problems	35	125	205	415	1,120	1,900
Total	224	175	333	454	1,190	2,376
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	25	0	30	0	15	70
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	40	0	0	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	25	4	0	29
Housing cost burden greater than 50% of income (and none of the above problems)	310	15	4	0	0	329
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	85	85	0	10	240
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	45	120	250	55	170	640
Total	470	260	394	59	195	1,378
Total						
Lacking complete plumbing or kitchen facilities	29	0	34	0	15	78
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	40	0	0	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	35	4	0	39
Housing cost burden greater than 50% of income (and none of the above problems)	430	30	8	4	0	472
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	100	120	195	35	80	530
Zero/negative income (and none of the above problems)	55	0	0	0	0	55
Has none of the 4 housing problems	80	245	455	470	1,290	2,540
Total	694	435	727	513	1,385	3,754

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.23.56, of the 99 loans in 2016, 43 loans were for Home Purchases, 11 were for Home Improvement and 45 were for refinancing.

Table II.23.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Dawes County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	40	11	35	86
2009	55	6	97	158
2010	39	7	49	95
2011	35	5	47	87
2012	41	8	67	116
2013	45	12	77	134
2014	46	13	35	94
2015	50	8	53	111
2016	43	11	45	99

Table II.23.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$118,925 and \$111,415 in 2012 and \$126,791 in 2016. Overall, average loans were \$104,523 in 2008 and \$115,657 in 2016.

Table II.23.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Dawes County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$118,925	\$20,545	\$114,457	\$104,523
2009	\$100,164	\$23,667	\$129,680	\$115,380
2010	\$111,103	\$41,714	\$105,265	\$102,979
2011	\$91,343	\$74,200	\$108,851	\$99,816
2012	\$111,415	\$72,250	\$106,507	\$105,879
2013	\$109,311	\$51,000	\$115,403	\$107,590
2014	\$88,435	\$59,462	\$122,171	\$96,989
2015	\$112,260	\$97,125	\$97,811	\$104,270
2016	\$126,791	\$44,091	\$122,511	\$115,657

Table II.23.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$4,757,000 and \$4,568,000 in 2012 and \$5,452,000 in 2016. Overall, average loans were \$8,989,000 in 2008 and \$11,450,000 in 2016.

Table II.23.58				
Total Volume of Owner-Occupied Single-Family Loans				
Dawes County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	4,757,000	226,000	4,006,000	8,989,000
2009	5,509,000	142,000	12,579,000	18,230,000
2010	4,333,000	292,000	5,158,000	9,783,000
2011	3,197,000	371,000	5,116,000	8,684,000
2012	4,568,000	578,000	7,136,000	12,282,000
2013	4,919,000	612,000	8,886,000	14,417,000
2014	4,068,000	773,000	4,276,000	9,117,000
2015	5,613,000	777,000	5,184,000	11,574,000
2016	5,452,000	485,000	5,513,000	11,450,000

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.23.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Dawes County. The number of completed surveys increased from 18 in 2016 to 21 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 1.8 percentage points and was at 9.7 percent in 2017.

Table II.23.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 61 single-family units in Dawes County, with 8 of them available. This translates into a vacancy rate of 13.1 percent in Dawes County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 184 apartment units reported in the survey, with 13 of them available, which resulted in a vacancy rate of 7.1 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 8 percent.

Table II.23.59				
Survey of Rental Properties				
Dawes County				
2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	5	99	6.1	6.3
2003	3	115	3.5	9.2
2004	3	118	6.8	19.5
2005	2	24	0	18.5
2006	11	221	15.4	47.5
2007	15	205	11.7	40.3
2008	22	452	2.2	20.9
2009	24	414	5.3	19.9
2010	26	434	7.1	23.1
2011	27	489	3.5	23.8
2012	30	436	6	20.5
2013	25	380	5.3	33
2014	20	402	10.9	53.8
2015	21	284	8.1	41.7
2016	18	280	7.9	29.7
2017	21	361	9.7	33.7

Table II.23.60 Rental Vacancy Survey by Type Dawes County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	61	8	13.1%	6.8%
Apartments	184	13	7.1%	6.6%
Mobile Homes	44	10	22.7%	6.3%
"Other" Units	0	0	0%	.
Don't Know	72	4	5.6%	140.7%
Total	361	35	9.7%	8%

Table II.23.61, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 23 units. The most common apartment units were one bedroom units, with 93 units.

Table II.23.61 Rental Units by Number of Bedrooms Dawes 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	13	93	0	0	.	106
Two	23	63	39	0	.	125
Three	11	15	3	0	.	29
Four	3	0	2	0	.	5
Don't Know	11	13	0	0	72	96
Total	61	184	44	0	72	361

Table II.23.62 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 17.4 percent.

Table II.23.62 Single-Family Units by Number of Bedrooms Dawes County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	13	1	7.7%
Two	23	4	17.4%
Three	11	0	0%
Four	3	0	0%
Don't know	11	3	27.3%
Total	61	8	13.1%

Table II.23.63 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 6.5 percent.



Table II.23.63			
Apartment Units by Number of Bedrooms			
Dawes County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	93	6	6.5%
Two	63	4	6.3%
Three	15	2	13.3%
Four	0	0	%
Don't know	13	1	7.7%
Total	184	13	7.1%

Average market-rate rents by unit type are shown in Table II.23.64. 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.23.64					
Average Market Rate Rents by Number of Bedrooms					
Dawes County					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$325	\$421.3	\$	\$	\$373.1
Two	\$475	\$466.4	\$	\$525	\$474.1
Three	\$687.5	\$566	\$	\$575	\$615.5
Four	\$600	\$	\$	\$	\$600
Don't know	\$452.5	\$452.2	\$421.3	\$	
Total	\$484.9	\$469.1	\$421.3	\$447	\$467.8

Table II.23.65 shows vacancy rates for single-family units by average rental rates for Dawes County. The most common rent for single-family units was less than \$500 dollars and units in this price range had a vacancy rate of 21.2 percent.

Table II.23.65			
Single-Family Market Rate Rents by Vacancy Status			
Dawes County			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	33	7	21.2%
\$500 to \$749	28	1	3.6%
\$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	61	8	13.1%

The average rent and availability of apartment units is displayed in Table II.23.66. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 6.7 percent.

Table II.23.66 Apartment Market Rate Rents by Vacancy Status Dawes County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	105	7	6.7%
\$500 to \$749	75	6	8%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	4	0	0%
Total	184	13	7.1%

Respondents were asked if utilities are included in the rent and, as shown in Table II.23.67, 12 respondents, or 85.7 percent, included some sort of utility in the rent.

Table II.23.67 Are there any utilities included with the rent? Dawes County 2017 Survey of Rental Properties	
Period	Respondent
Yes	12
No	2
% Offering Utilities	85.7%

The type of utility included in the rent is shown in Table II.23.68. There were 3 respondents who included electricity, 2 respondents who included natural gas, 11 respondents who included water and sewer and 11 respondents included trash collection in the rent.

Table II.23.68 Which utilities are included with the rent? Dawes County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	2
Water/Sewer	11
Trash Collection	11

Table II.23.69 shows the number of survey respondents who keep a waiting list. As can be seen, 6 respondents said they keep a waitlist, with an estimated 53 persons on the wait list.

Table II.23.69 Do you keep a waiting list? Dawes County 2017 Survey of Rental Properties	
Period	Respondent
Yes	6
No	8
Waitlist Size	53

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table II.23.70 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.23.70 How would you rate the need for renovation of existing units in the city? Dawes County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	0	0		
Moderate Need	5	5	5	5
High Need	1	1	1	1
Extreme Need	2	3	2	2

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.23.71 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.23.71 How would you rate the need for construction of new units in the city? Dawes County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	3	3	3	3
Low Need	0	0		
Moderate Need	1	1	1	1
High Need	2	3	2	2
Extreme Need	2	2	2	2

