

**VOLUME II:
DAWSON COUNTY**

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Dawson County

DEMOGRAPHICS

Population Estimates

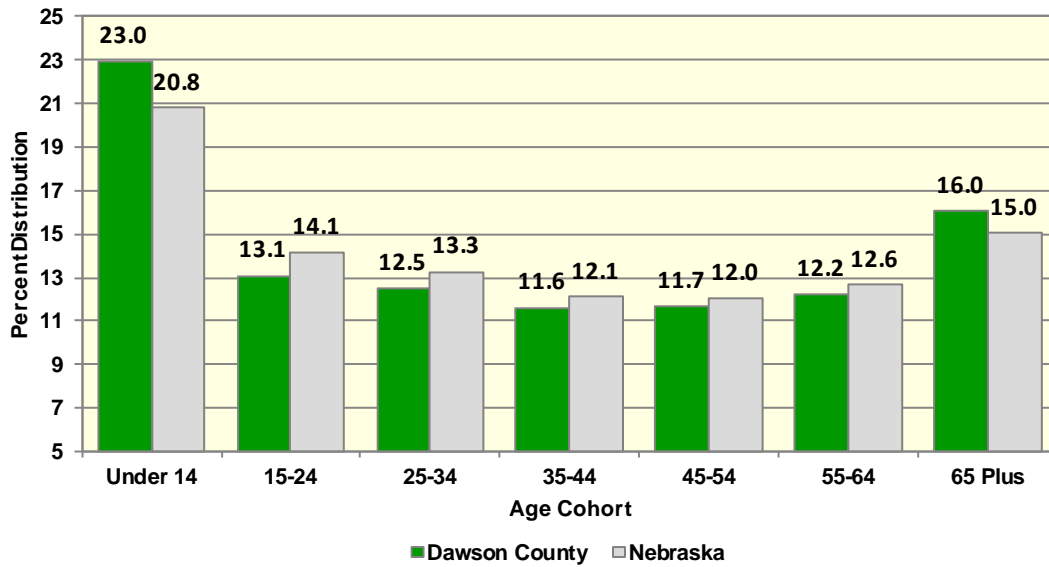
The Census Bureau’s current census estimates indicate that Dawson County’s population decreased from 24,326 in 2010 to 23,640 in 2016, or by -2.8 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age increased by 2.3 percent, and the number of people from 55 to 64 years of age increased by 1.3 percent. The white population decreased by 5.8 percent, while the black population increased by 52.3 percent. The Hispanic population increased from 7,746 to 7,802 people between 2010 and 2016 or by 0.7 percent. These data are presented in Table II.24.1.

Table II.24.1 Profile of Population Characteristics Dawson County vs. State of Nebraska 2010 Census and 2016 Current Census Estimates						
Subject	Dawson County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	24,326	23,640	-2.8%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	5,797	5,426	-6.4%	383,542	396,601	3.4%
15 to 24 years	3,141	3,092	-1.6%	258,206	269,442	4.4%
25 to 34 years	2,883	2,948	2.3%	245,176	252,946	3.2%
35 to 44 years	3,026	2,742	-9.4%	220,838	230,528	4.4%
45 to 54 years	3,260	2,761	-15.3%	258,726	229,683	-11.2%
55 to 64 years	2,846	2,883	1.3%	213,176	241,172	13.1%
65 and Over	3,373	3,788	12.3%	246,677	286,744	16.2%
Race						
White	22,644	21,331	-5.8%	1,649,264	1,694,976	2.8%
Black	818	1,246	52.3%	85,971	94,620	10.1%
American Indian and Alaskan Native	408	466	14.2%	23,418	27,318	16.7%
Asian	167	258	54.5%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	50	52	4%	2,061	2,425	17.7%
Two or more races	239	287	20.1%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	7,746	7,802	0.7%	167,405	203,320	21.5%

Table II.24.2, presents the population of Dawson County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 12,293 males, who accounted for 50.5 percent of the population, and the remaining 49.5 percent, or 12,033 persons, were female. In 2016, the number of males was 12,086 persons, and accounted for 51.1 percent of the population, with the remaining 48.9 percent, or 11,554 persons being female.

Table II.24.2 Population by Age and Gender Dawson 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	2,993	2,804	5,797	2,798	2,628	5,426	-6.4%
15 to 24 years	1,635	1,506	3,141	1,582	1,510	3,092	-1.6%
25 to 34 years	1,484	1,399	2,883	1,601	1,347	2,948	2.3%
35 to 44 years	1,566	1,460	3,026	1,396	1,346	2,742	-9.4%
45 to 54 years	1,699	1,561	3,260	1,481	1,280	2,761	-15.3%
55 to 64 years	1,442	1,404	2,846	1,490	1,393	2,883	1.3%
65 and Over	1,474	1,899	3,373	1,738	2,050	3,788	-2.8%
Total	12,293	12,033	24,326	12,086	11,554	23,640	-2.8%
% of Total	50.5%	49.5%	.	51.1%	48.9%	.	

Diagram II.24.1
Age Distribution
 Dawson 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.24.3, from April 2000 to July 2009, Dawson County natural increase was estimated to be 1,941 people. Dawson County has been experiencing net out-migration, with 1,230 persons leaving the county in the last nine years.⁹⁶ The 2016 population estimates showed a natural increase of 1,118 persons. Between 2010 and 2016, Dawson County’s population decreased to 23,640 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 Dawson County increased from 55 persons in 2015 to 115 persons in 2016, with an additional net movement of 60 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.24.4.

Table II.24.3	
Population Change	
Dawson County	
1980–2010 Census and Intercensal Data	
1980 Population	22,304
Natural Increase 80–90	1,014
Net Migration 80–90	-3,378
1990 Population	19,940
Natural Increase 90–00	1,451
Net Migration 90–00	2,974
2000 Population	24,365
Natural Increase 00–09	1,941
Net Migration 00–09	-1,230
2009 Population Estimate	25,076
2010 Population	24,326
Natural Increase 10–16	1,118
Net Migration 10–16	-1,804
2016 Population Estimate	23,640

Table II.24.4			
Driver's Licenses Exchanged and Surrendered			
Dawson County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	390	367	23
Calendar 2002	425	265	160
Calendar 2003	411	288	123
Calendar 2004	353	332	21
Calendar 2005	419	279	140
Calendar 2006	415	305	110
Calendar 2007	357	304	53
Calendar 2008	387	310	77
Calendar 2009	387	248	139
Calendar 2010	592	400	192
Calendar 2011	352	264	88
Calendar 2012	334	279	55
Calendar 2013	364	271	93
Calendar 2014	358	281	77
Calendar 2015	412	357	55
Calendar 2016	447	332	115
First Half of 2017	221	161	60

⁹⁶ 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 Dawson County increased by 1.7 percent from 5,730 in 2016 to 5,828 in 2017, as shown in Table II.24.5. The number of school-age children 5 to 11 years of age decreased from 2,837 in 2016 to 2,836 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	2,511	674	1,602	4,787
1993	2,627	738	1,694	5,059
1994	2,674	741	1,698	5,113
1995	2,805	805	1,831	5,441
1996	2,871	829	1,808	5,508
1997	2,924	821	1,921	5,666
1998	2,974	783	1,866	5,623
1999	2,962	801	1,916	5,679
2000	2,920	773	1,962	5,655
2001	3,072	760	1,998	5,830
2002	3,422	880	2,140	6,442
2003	3,648	956	2,175	6,779
2004	3,595	958	2,205	6,758
2005	3,531	952	2,103	6,586
2006	3,391	938	2,175	6,504
2007	2,716	748	1,821	5,285
2008	2,640	893	1,749	5,282
2009	2,732	763	1,735	5,230
2010	2,864	744	1,836	5,444
2011	2,837	754	1,776	5,367
2012	2,911	810	1,750	5,471
2013	2,848	833	1,806	5,487
2014	2,955	812	1,996	5,763
2015	2,866	789	2,004	5,659
2016	2,837	832	2,061	5,730
2017	2,836	890	2,102	5,828

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.24.6, shows population by age for the 2000 and 2010 Census. The population changed by -0.2 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -2 percent to a total of 3,373 persons in 2010. Those aged 25 to 34 changed by -11.6 percent, and those aged under 5 changed by -5.4 percent.

Table II.24.6					
Population by Age					
Dawson County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	2,043	8.4%	1,932	7.9%	-5.4%
5 to 19	5,764	23.7%	5,684	23.4%	-1.4%
20 to 24	1,361	5.6%	1,322	5.4%	-2.9%
25 to 34	3,263	13.4%	2,883	11.9%	-11.6%
35 to 54	6,518	26.8%	6,286	25.8%	-3.6%
55 to 64	1,973	8.1%	2,846	11.7%	44.2%
65 or Older	3,443	14.1%	3,373	13.9%	-2%
Total	24,365	100.0%	24,326	100.0%	-0.2%

The elderly population is further explored in Table II.24.7. Those aged 65 to 66 changed by 21.9 percent between 2000 and 2010, resulting in a population of 429 persons. Those aged 85 or older changed by 9 percent during the same time period, and resulted in 559 persons over age 85 in 2010.

Table II.24.7					
Elderly Population by Age					
Dawson County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	352	10.2%	429	12.7%	21.9%
67 to 69	515	15%	528	15.7%	2.5%
70 to 74	796	23.1%	723	21.4%	-9.2%
75 to 79	709	20.6%	643	19.1%	-9.3%
80 to 84	558	16.2%	491	14.6%	-12%
85 or Older	513	14.9%	559	16.6%	9%
Total	3,443	100.0%	3,373	100.0%	-2%

Population by race and ethnicity is shown in Table II.24.8 representing 78 percent of the white population in 2010. The black population changed by 878.9 percent, representing 3.1 percent of the population in 2010. The American Indian and Asian populations represented 0.8 and 0.6 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 25.4 percent between 2000 and 2010, compared to the -8.8 percent growth rate for non-Hispanics.

Table II.24.8					
Population by Race and Ethnicity					
Dawson County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	20,058	82.3%	18,978	78%	-5.4%
Black	76	0.3%	744	3.1%	878.9%
American Indian	164	0.7%	199	0.8%	21.3%
Asian	161	0.7%	140	0.6%	-13%
Native Hawaiian/ Pacific Islander	3	0%	45	0.2%	1,400%
Other	3,530	14.5%	3,708	15.2%	5%
Two or More Races	373	1.5%	512	2.1%	37.3%
Total	24,365	100.0%	24,326	100.0%	-0.2%
Hispanic	6,178	25.4%	7,746	31.8%	25.4%
Non-Hispanic	18,187	74.6%	16,580	68.2%	-8.8%

Population by race and ethnicity through 2016 is shown in Table II.24.9. The white population represented 89.1 percent of the population in 2016, compared with black population accounting for 5.4 percent of the population. Hispanic population represented 32.7 percent of the population in 2016.

Table II.24.9				
Population by Race and Ethnicity				
Dawson County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	18,978	78%	21,305	89.1%
Black	744	3.1%	1,298	5.4%
American Indian	199	0.8%	195	0.8%
Asian	140	0.6%	6	0%
Native Hawaiian/ Pacific Islander	45	0.2%	7	0%
Other	3,708	15.2%	717	3%
Two or More Races	512	2.1%	396	1.7%
Total	24,326	100.0%	23,924	100.0%
Non-Hispanic	16,580	68.2%	16,102	67.3%
Hispanic	7,746	31.8%	7,822	32.7%

The population by race is broken down further by ethnicity in Table II.24.10. While the white non-Hispanic population changed by -12.9 percent between 2000 and 2010, the white Hispanic population changed by 52 percent. The black non-Hispanic population changed by 1,124.1 percent, while the black Hispanic population changed by 88.9 percent.

Table II.24.10					
Population by Race and Ethnicity					
Dawson County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	17,746	97.6%	15,464	93.3%	-12.9%
Black	58	0.3%	710	4.3%	1,124.1%
American Indian	112	0.6%	74	0.4%	-33.9%
Asian	150	0.8%	135	0.8%	-10%
Native Hawaiian/ Pacific Islander	1	0%	39	0.2%	3800%
Other	6	0%	21	0.1%	250%
Two or More Races	114	0.6%	137	0.8%	20.2%
Total Non-Hispanic	18,187	100.0%	16,580	100.0%	-8.8%
Hispanic					
White	2,312	37.4%	3,514	45.4%	52%
Black	18	0.3%	34	0.4%	88.9%
American Indian	52	0.8%	125	1.6%	140.4%
Asian	11	0.2%	5	0.1%	-54.5%
Native Hawaiian/ Pacific Islander	2	0%	6	0.1%	200%
Other	3,524	57%	3,687	47.6%	4.6%
Two or More Races	259	4.2%	375	4.8%	44.8%
Total Hispanic	6,178	100.0%	7,746	100.0%	25.4%
Total Population	24,365	100.0%	24,326	100.0%	-0.2%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.24.11. During this time, the total non-Hispanic population was 16,102 persons in 2016. The Hispanic population was 7,822.

Table II.24.11				
Population by Race and Ethnicity				
Dawson County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	15,464	93.3%	14,595	90.6%
Black	710	4.3%	1,221	7.6%
American Indian	74	0.4%	117	0.7%
Asian	135	0.8%	6	0%
Native Hawaiian/ Pacific Islander	39	0.2%	7	0%
Other	21	0.1%	16	0.1%
Two or More Races	137	0.8%	140	0.9%
Total Non-Hispanic	16,580	100.0%	16,102	100.0%
Hispanic				
White	3,514	45.4%	6,710	85.8%
Black	34	0.4%	77	1%
American Indian	125	1.6%	78	1%
Asian	5	0.1%	0	0%
Native Hawaiian/ Pacific Islander	6	0.1%	0	0%
Other	3,687	47.6%	701	9%
Two or More Races	375	4.8%	256	3.3%
Total Hispanic	7,746	100.0	7,822	100.0%
Total Population	24,326	100.0%	23,924	100.0%

Households by type and tenure are shown in Table II.24.12. Family households represented 70.7 percent of households, while non-family households accounted for 29.3 percent. These changed from 70.3 and 29.7 percent, respectively.

Table II.24.12				
Household Type by Tenure				
Dawson County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	6,259	70.3%	6,214	70.7%
Married-Couple Family	4,904	78.4%	4,758	76.6%
Owner-Occupied	4,049	82.6%	3,905	82.1%
Renter-Occupied	855	17.4%	853	17.9%
Other Family	1,355	21.6%	1,456	21.8%
Male Householder, No Spouse Present	488	36%	444	33.5%
Owner-Occupied	268	54.9%	253	57%
Renter-Occupied	220	45.1%	191	43%
Female Householder, No Spouse Present	867	64%	1,012	59.5%
Owner-Occupied	389	44.9%	486	48%
Renter-Occupied	478	55.1%	526	52%
Non-Family Households	2,640	29.7%	2,577	29.3%
Owner-Occupied	1,416	53.6%	1,282	49.7%
Renter-Occupied	1,224	46.4%	1,295	50.3%
Total	8,899	100.0%	8,791	100.0%



The group quarters population was 299 in 2010, compared to 473 in 2000. Institutionalized populations experienced a -23.4 percent change between 2000 and 2010. Non-institutionalized populations experienced a -69.9 percent change during this same time period.

Table II.24.13					
Group Quarters Population					
Dawson 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	122	36.2%	95	36.8%	-22.1%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	215	63.8%	163	63.2%	-24.2%
Other Institutions	0	0%	0	0%	%
Total	337	100.0%	258	100.0%	-23.4%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	136	100%	41	100%	-69.9%
Total	136	100.0%	41	100.0%	-69.9%
Group Quarters Population	473	100.0%	299	100.0%	-36.8%

The number of foreign born persons are shown in Table II.24.14. An estimated 9.1 percent of the population was born in Mexico, with 2.9 percent born in Guatemala, and another 2.1 percent were born in Somalia.

Table II.24.14			
Place of Birth for the Foreign-Born Population			
Dawson County			
2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	2,181	9.1%
#2 country of origin	Guatemala	691	2.9%
#3 country of origin	Somalia	502	2.1%
#4 country of origin	El Salvador	244	1%
#5 country of origin	Kenya	172	0.7%
#6 country of origin	Africa n.e.c	116	0.5%
#7 country of origin	Dominican Republic	55	0.2%
#8 country of origin	Ethiopia	39	0.2%
#9 country of origin	Honduras	37	0.2%
#10 country of origin	Chile	22	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.24.15. An estimated 13.4 percent of the population speaks Spanish at home, followed by 2.9 percent speaking Other and unspecified languages.



Table II.24.15 Limited English Proficiency and Language Spoken at Home Dawson County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	2,971	13.4%
#2 LEP Language	Other and unspecified languages	634	2.9%
#3 LEP Language	German or other West Germanic languages	9	0%
#4 LEP Language	Tagalog	6	0%
#5 LEP Language	Arabic	5	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.24.16. Some 17.9 percent of the population was disabled in 2000, or a total of 3,933 persons. The disability rate was highest for those over 65, with 39.4 percent disabled.

Table II.24.16 Disability by Age Dawson County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	176	4.1%
16 to 64	2,452	17%
65 and older	1,305	39.4%
Total	3,933	17.9%

Table II.24.17 shows disability by type in 2000. There were 1,541 physical disabilities in 2000, some 1,709 employment disabilities, and 1,420 go-outside-home disabilities.

Table II.24.17 Total Disabilities Tallied: Aged 5 and Older Dawson County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	905
Physical disability	1,541
Mental disability	837
Self-care disability	520
Employment disability	1,709
Go-outside-home disability	1,420
Total	6,932



Disability by age, as estimated by the 2016 ACS, is shown in Table II.24.18. The disability rate for females was 12 percent, compared to 11.7 percent for males. The disability rate changed precipitously higher with age, with 48 percent of those over 75 experiencing a disability.

Table II.24.18 Disability by Age Dawson 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	1.1%	10	1.2%	21	1.1%
5 to 17	111	4.6%	146	6.1%	257	5.3%
18 to 34	143	5.6%	142	5.9%	285	5.7%
35 to 64	567	12.4%	430	10.4%	997	11.5%
65 to 74	255	29.1%	244	26.3%	499	27.6%
75 or Older	318	51.4%	433	45.9%	751	48%
Total	1,405	11.7%	1,405	12%	2,810	11.9%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.24.19. Some 6.6 percent have an ambulatory disability, 5.4 have an independent living disability, and 2 percent have a self-care disability.

Table II.24.19 Total Disabilities Tallied: Aged 5 and Older Dawson County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	935	4%
Vision disability	742	3.1%
Cognitive disability	1,008	4.6%
Ambulatory disability	1,446	6.6%
Self-Care disability	433	2%
Independent living disability	912	5.4%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.24.20 and Table II.24.21. In 2016, some 12,282 persons were employed and 606 were unemployed. This totaled a labor force of 12,888 persons. The unemployment rate for Dawson County was estimated to be 4.7 in 2016.

Table II.24.20 Employment, Labor Force and Unemployment Dawson County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	12,282
Unemployed	606
Labor Force	12,888
Unemployment Rate	4.7%



In 2016, 79.2 percent of households in Dawson County had a high school education or greater.

Table II.24.21	
High School or Greater Education	
Dawson County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	6,966
Total Households	8,791
Percent High School or Above	79.2%

As seen in Table II.24.22, 32.7 percent of the population had a high school diploma or equivalent, another 29.7 percent have some college, 9 percent have a Bachelor's Degree, and 4.6 percent of the population had a graduate or professional degree.

Table II.24.22		
Educational Attainment		
Dawson County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	4,147	24%
High School or Equivalent	5,652	32.7%
Some College or Associates Degree	5,137	29.7%
Bachelor's Degree	1,555	9%
Graduate or Professional Degree	795	4.6%
Total Population Above 18 years	17,286	100.0%

ECONOMICS

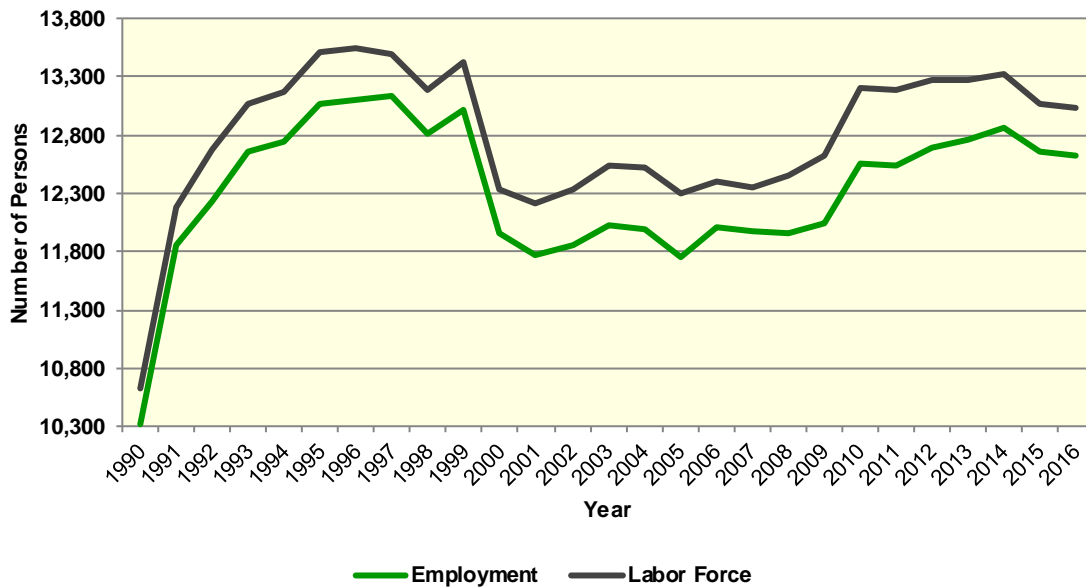
Labor Force

Table II.24.23, shows the labor force statistics for Dawson County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1991 with a rate of 2.7. The highest level of unemployment occurred during 2011 rising to a rate of 5. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Dawson County decreased from 3.2 percent in 2015 to 3.1 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.24.23 Labor Force Statistics Dawson County 1990 - 2016 BLS Data					
Year	Dawson County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	301	10,324	10,625	2.8%	2.3%
1991	332	11,850	12,182	2.7%	2.7%
1992	444	12,237	12,681	3.5%	2.9%
1993	401	12,663	13,064	3.1%	2.8%
1994	425	12,739	13,164	3.2%	2.6%
1995	443	13,071	13,514	3.3%	2.6%
1996	434	13,108	13,542	3.2%	2.7%
1997	358	13,139	13,497	2.7%	2.5%
1998	370	12,818	13,188	2.8%	2.6%
1999	396	13,023	13,419	3%	2.8%
2000	378	11,962	12,340	3.1%	2.8%
2001	436	11,775	12,211	3.6%	3.1%
2002	479	11,850	12,329	3.9%	3.6%
2003	516	12,024	12,540	4.1%	3.9%
2004	527	12,001	12,528	4.2%	3.9%
2005	536	11,758	12,294	4.4%	3.8%
2006	396	12,005	12,401	3.2%	3.1%
2007	376	11,973	12,349	3%	3%
2008	501	11,960	12,461	4%	3.3%
2009	584	12,046	12,630	4.6%	4.6%
2010	651	12,559	13,210	4.9%	4.6%
2011	659	12,531	13,190	5%	4.4%
2012	581	12,698	13,279	4.4%	4%
2013	509	12,765	13,274	3.8%	3.8%
2014	464	12,864	13,328	3.5%	3.3%
2015	420	12,653	13,073	3.2%	3%
2016	407	12,628	13,035	3.1%	3.2%

Diagram II.24.2, shows the employment and labor force for Dawson County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 12,628 persons, with the labor force reaching 13,035, indicating there were a total of 407 unemployed persons.

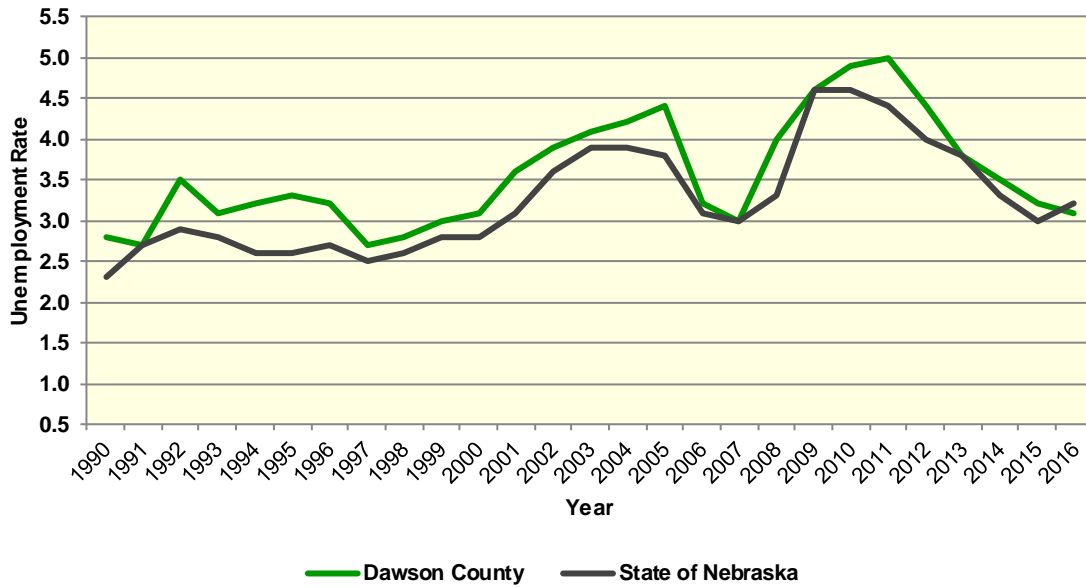
Diagram II.24.2
Employment and Labor Force
 Dawson County
 1990 – 2016 BLS Data



Unemployment

Diagram II.24.3, shows the unemployment rate for both the State and Dawson County. During the 1990’s the average rate for Dawson County was 3, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.8, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 4. Over the course of the entire period Dawson County had an average unemployment rate higher than the state, 3.6 percent for Dawson County, versus 3.3 statewide.

Diagram II.24.3
Annual Unemployment Rate
 Dawson 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.24.24, shows total real earnings by industry for Dawson County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching 177,909,000 dollars. Between 2015 and 2016 the management of companies and enterprises industry saw the largest percentage increase, rising by 126.1 percent to 10,781,000 dollars.

Table II.24.24
Real Earnings by Industry
 Dawson 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	84,134	67,607	129,209	119,899	153,215	159,299	155,849	140,028	-10.2
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	1,661	1,830	1,384	0	1,670	0	1,721	0
Construction	14,695	20,167	17,584	19,864	21,215	25,688	23,806	22,421	-5.8
Manufacturing	187,992	185,293	173,784	169,394	173,091	177,291	166,451	177,909	6.9
Wholesale trade	24,226	27,448	31,740	33,534	34,480	36,603	36,305	35,414	-2.5
Retail trade	39,768	38,040	38,998	39,952	40,193	39,240	39,838	39,425	-1
Transportation and warehousing	0	23,927	29,575	31,497	0	31,814	0	33,198	0
Information	6,548	6,172	5,852	6,260	6,052	6,073	6,644	5,997	-9.7
Finance and insurance	16,193	16,469	16,292	16,923	16,872	18,373	18,924	18,120	-4.2
Real estate and rental and leasing	3,896	6,157	6,999	11,455	13,419	13,807	12,769	11,177	-12.5
Professional and technical services	0	12,638	0	0	14,208	14,672	14,249	13,920	-2.3
Management of companies and enterprises	0	5,542	0	0	3,781	4,012	5,270	11,912	126.1
Administrative and waste services	8,414	10,887	11,008	15,959	13,830	14,874	15,670	13,444	-14.2
Educational services	0	0	214	159	0	0	0	0	0
Health care and social assistance	0	0	30,634	31,249	0	0	0	0	0
Arts, entertainment, and recreation	1,312	1,127	1,231	1,281	1,333	1,413	1,543	1,738	12.6
Accommodation and food services	11,372	11,330	11,535	12,632	12,785	13,399	12,413	12,048	-2.9
Other services, except public administration	12,098	20,906	20,481	22,021	21,371	21,385	21,911	21,350	-2.6
Government and government enterprises	89,634	123,387	122,724	124,053	122,947	128,939	137,353	138,207	0.6
Total	552,540	616,351	672,997	687,568	718,687	749,161	745,408	740,833	-0.6



Table II.24.25, shows the total employment by industry for Dawson County. The most recent estimates show the manufacturing industry was the largest employer in Dawson County, with employment reaching 3,640 jobs in 2016. Between 2015 and 2016 the management of companies and enterprises industry saw the largest percentage increase, rising by 109.5 percent to 88 jobs.

Table II.24.25
Employment by Industry
Dawson County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,045	964	1,010	985	992	983	1,095	1,044	-4.7
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	19	20	15	0	19	0	18	0
Construction	524	601	558	594	658	740	672	633	-5.8
Manufacturing	4,141	3,740	3,609	3,506	3,582	3,572	3,475	3,640	4.7
Wholesale trade	535	527	567	576	605	669	665	659	-0.9
Retail trade	1,710	1,440	1,432	1,422	1,429	1,539	1,565	1,576	0.7
Transportation and warehousing	0	481	489	493	0	508	0	523	0
Information	132	109	109	109	106	106	111	109	-1.8
Finance and insurance	460	481	521	481	485	492	468	457	-2.4
Real estate and rental and leasing	277	362	398	400	386	379	395	411	4.1
Professional and technical services	0	357	0	0	372	371	376	368	-2.1
Management of companies and enterprises	0	92	0	0	41	41	42	88	109.5
Administrative and waste services	396	477	515	672	594	577	550	468	-14.9
Educational services	0	0	20	19	0	0	0	0	0
Health care and social assistance	0	0	1,004	1,054	0	0	0	0	0
Arts, entertainment, and recreation	81	100	114	128	122	115	136	136	0
Accommodation and food services	789	736	774	825	835	855	815	777	-4.7
Other services, except public administration	658	782	750	772	797	819	829	816	-1.6
Government and government enterprises	2,022	2,236	2,187	2,232	2,239	2,296	2,365	2,369	0.2
Total	14,520	14,828	14,759	14,982	15,122	15,415	15,363	15,328	-0.2



Table II.24.26, shows the real average earnings per job by industry for Dawson County. These figures are calculated by dividing the Total Real Earning displayed in Table II.24.24 and Table II.24.25, by Industry. In 2016, the management of companies and enterprises industry had the highest average earnings reaching 135,364 dollars. Between 2015 and 2016 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 12.6 percent to 12,779 dollars.

Table II.24.26
Real Earnings Per Job by Industry
 Dawson County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	80,511	70,131	127,930	121,725	154,450	162,053	142,328	134,126	-5.8
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	87,439	91,478	92,292	0	87,908	0	95,611	0
Construction	28,043	33,556	31,512	33,442	32,242	34,713	35,426	35,420	0
Manufacturing	45,398	49,544	48,153	48,315	48,322	49,634	47,900	48,876	2
Wholesale trade	45,283	52,083	55,979	58,218	56,992	54,713	54,594	53,739	-1.6
Retail trade	23,256	26,417	27,233	28,096	28,127	25,497	25,456	25,016	-1.7
Transportation and warehousing	0	49,745	60,481	63,888	0	62,625	0	63,476	0
Information	49,608	56,624	53,690	57,431	57,097	57,290	59,859	55,018	-8.1
Finance and insurance	35,202	34,240	31,271	35,183	34,787	37,343	40,436	39,650	-1.9
Real estate and rental and leasing	14,066	17,007	17,585	28,638	34,765	36,431	32,327	27,195	-15.9
Professional and technical services	0	35,400	0	0	38,194	39,547	37,897	37,826	-0.2
Management of companies and enterprises	0	60,242	0	0	92,217	97,861	125,464	135,364	7.9
Administrative and waste services	21,247	22,825	21,374	23,749	23,283	25,777	28,490	28,726	0.8
Educational services	0	0	10,680	8,362	0	0	0	0	0
Health care and social assistance	0	0	30,512	29,648	0	0	0	0	0
Arts, entertainment, and recreation	16,198	11,274	10,797	10,005	10,928	12,289	11,346		12.6
Accommodation and food services	14,413	15,394	14,903	15,312	15,312	15,671	15,231	15,506	1.8
Other services, except public administration	18,387	26,734	27,308	28,525	26,814	26,111	26,430	26,164	-1
Government and government enterprises	44,329	55,182	56,115	55,579	54,912	56,158	58,077	58,340	0.5
Total	38,054	41,567	45,599	45,893	47,526	48,599	48,520	48,332	-0.4

Table II.24.27 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 \$938,923,000 a -1.1 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 14,828 and 15,328 in 2016, which was a percentage change of -0.2 over this period.



Table II.24.27
Total Employment and Real Personal Income
 Dawson 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	307,245	15,922	-3,538	62,956	30,690	381,432	19,645	9,377	32,765
1970	312,265	16,306	-3,630	68,160	33,430	393,919	19,863	9,547	32,710
1971	322,723	17,142	-4,167	70,312	35,531	407,258	20,251	9,923	32,523
1972	335,319	18,037	-4,355	77,189	37,363	427,479	21,040	9,929	33,771
1973	360,076	22,328	-5,049	84,968	41,883	459,551	23,051	10,242	35,159
1974	348,513	24,328	-5,827	88,793	43,703	450,854	22,550	10,716	32,523
1975	333,049	24,481	-7,751	90,128	47,171	438,117	21,219	10,749	30,984
1976	356,895	28,942	-9,286	90,771	47,282	456,719	21,751	11,585	30,805
1977	352,176	30,438	-10,771	96,778	48,129	455,874	21,281	11,971	29,420
1978	398,237	31,935	-11,023	97,487	51,476	504,241	23,382	11,969	33,272
1979	373,279	33,895	-12,302	100,005	53,931	481,018	22,009	12,156	30,706
1980	338,687	33,990	-13,589	115,660	56,994	463,762	20,791	12,252	27,644
1981	356,056	34,727	-13,025	129,959	60,570	498,833	22,400	12,023	29,614
1982	334,695	33,527	-12,020	142,755	65,318	497,221	22,457	11,860	28,220
1983	325,225	32,428	-11,392	146,856	69,405	497,665	22,486	11,602	28,032
1984	388,764	34,485	-11,863	147,386	68,385	558,188	25,339	11,596	33,526
1985	367,113	34,585	-11,519	144,515	69,735	535,259	24,733	11,345	32,360
1986	327,735	31,454	-8,735	132,966	72,183	492,695	23,805	10,498	31,219
1987	388,684	32,165	-8,528	127,884	71,418	547,294	27,255	10,788	36,030
1988	404,432	34,112	-8,181	123,878	71,235	557,253	27,889	10,921	37,032
1989	400,659	36,132	-8,120	132,245	71,926	560,578	28,401	11,044	36,279
1990	420,105	39,102	-9,192	125,220	76,535	573,566	28,633	11,426	36,767
1991	473,263	45,392	-13,920	128,524	80,084	622,559	29,817	12,908	36,665
1992	481,492	47,421	-14,188	125,648	85,918	631,448	28,552	13,226	36,406
1993	513,434	50,415	-15,480	132,132	91,578	671,248	29,071	13,884	36,980
1994	512,427	51,542	-14,614	134,463	91,894	672,628	28,919	14,134	36,254
1995	533,986	53,298	-16,397	145,865	97,168	707,324	30,155	14,478	36,883
1996	539,598	53,069	-15,780	149,217	101,362	721,327	30,434	14,840	36,362
1997	547,771	54,956	-16,044	152,357	103,317	732,446	30,767	14,947	36,647
1998	566,410	56,167	-15,613	152,598	108,546	755,773	31,581	15,059	37,613
1999	577,217	57,006	-15,156	145,089	111,432	761,577	31,524	15,156	38,085
2000	581,057	57,643	-14,608	154,680	113,258	776,745	31,821	15,246	38,112
2001	552,540	55,782	-9,234	152,801	121,767	762,093	31,285	14,520	38,053
2002	549,300	57,441	-13,433	141,718	127,944	748,088	30,978	14,324	38,349
2003	597,285	59,508	-18,283	147,822	128,254	795,570	32,909	14,345	41,637
2004	574,482	58,881	-21,899	122,665	129,231	745,597	30,923	14,503	39,611
2005	610,834	61,493	-26,193	108,069	130,973	762,189	31,645	14,221	42,953
2006	599,975	64,027	-29,866	110,306	137,692	754,080	31,044	14,645	40,969
2007	629,174	67,004	-35,649	124,126	143,005	793,654	32,826	14,866	42,323
2008	606,719	65,021	-38,748	129,359	154,715	787,024	32,575	14,808	40,972
2009	604,145	66,346	-39,005	119,821	155,855	774,470	31,987	14,839	40,713
2010	616,351	68,687	-37,499	114,828	167,747	792,741	32,577	14,828	41,567
2011	672,997	59,018	-34,182	136,342	168,316	884,454	36,393	14,759	45,599
2012	687,568	59,501	-38,495	150,375	163,135	903,082	37,529	14,982	45,893
2013	718,687	66,964	-36,011	134,736	161,800	912,247	37,880	15,122	47,526
2014	749,161	69,972	-35,384	135,950	164,869	944,625	39,375	15,415	48,599
2015	745,408	68,848	-36,960	140,556	168,927	949,083	39,802	15,363	48,520
2016	740,833	70,396	-44,458	141,825	171,119	938,923	39,718	15,328	48,332



Diagram II.24.4, shows real average earnings per job for Dawson County from 1990 to 2016. Over this period the average earning per job for Dawson County was 40,681 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.24.4
Real Average Earnings Per Job
 Dawson County
 BEA Data 1990 - 2016

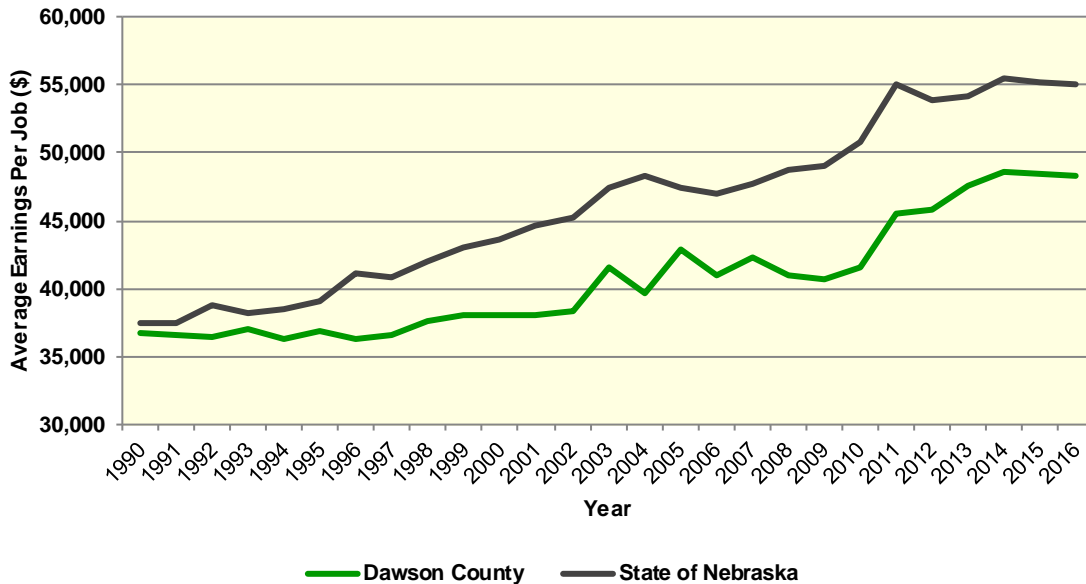
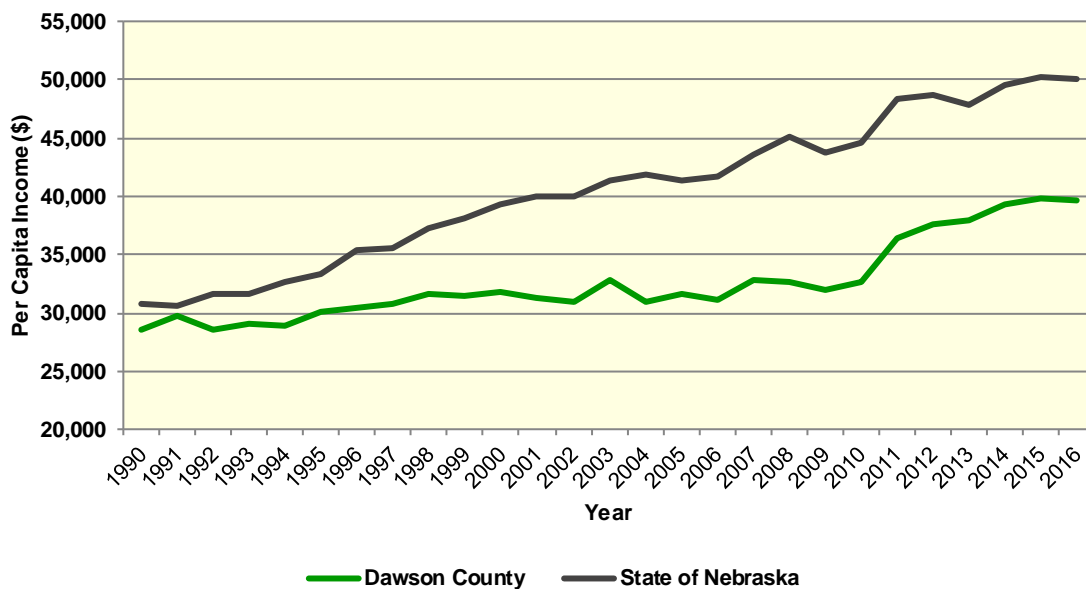


Diagram II.24.5, shows real per capita income in Dawson County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Dawson County was 32,619 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.24.5
Real Per Capita Income
 Dawson 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.24.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 11,453 persons in 2015 to 11,436 in 2016, a change of (ND) percent.

Table II.24.28
Total Monthly Employment
 Dawson County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	11,116	10,978	11,007	11,129	11,009	10,850	10,959	11,018	11,354	11,269	11,226
Feb	11,183	10,919	11,031	11,141	11,041	10,861	10,980	11,084	11,411	11,331	11,205
Mar	11,271	11,086	11,216	11,167	11,044	10,905	11,132	11,047	11,532	11,343	11,326
Apr	11,111	11,093	11,184	11,234	11,157	11,075	11,125	11,158	11,457	11,416	11,488
May	11,346	11,161	11,287	11,351	11,363	11,071	11,302	11,312	11,659	11,505	11,566
Jun	11,416	11,397	11,480	11,481	11,407	11,297	11,503	11,565	11,851	11,688	11,736
Jul	11,286	11,376	11,067	11,042	11,281	11,007	11,389	11,482	11,609	11,522	11,549
Aug	11,374	11,594	11,263	11,245	11,192	11,012	11,357	11,473	11,592	11,620	11,517
Sep	11,326	11,652	11,392	11,152	11,057	10,902	11,320	11,417	11,470	11,417	11,470
Oct	11,199	11,491	11,313	11,190	11,169	11,001	11,276	11,552	11,533	11,462	11,445
Nov	11,045	11,305	11,270	11,266	11,085	10,958	11,217	11,580	11,568	11,423	11,322
Dec	11,273	11,124	11,296	11,361	11,070	10,936	11,261	11,599	11,642	11,441	11,384
Annual	11,246	11,265	11,234	11,230	11,156	10,990	11,235	11,357	11,557	11,453	11,436
% Change	3%	(ND)%	(ND)%	(ND)%	-1%	-1%	2%	1%	2%	-1%	(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 \$664 in 2015. In 2016, average weekly wages saw an increase of 4 percent over the prior year, rising to 689 dollars, or by 25 dollars. These data are shown in Table II.24.29.

Table II.24.29						
Average Weekly Wages						
Dawson County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	432	439	439	457	442	
2002	440	449	463	487	460	4%
2003	475	475	498	496	486	6%
2004	462	468	493	511	484	(ND)%
2005	513	506	527	533	520	7%
2006	513	528	502	533	519	(ND)%
2007	523	533	591	599	562	8%
2008	550	560	556	601	567	1%
2009	531	556	562	617	567	(ND)%
2010	546	591	592	631	590	4%
2011	578	604	613	634	607	3%
2012	602	592	610	665	618	2%
2013	612	610	621	656	625	1%
2014	618	615	632	701	641	3%
2015	624	638	661	733	664	4%
2016(p)	666	666	691	733	689	4%

Total business establishments reported by the QCEW are displayed in Table II.24.30. Between 2015 and 2016, the total number of business establishments in Dawson County increased from 904 to 916 establishments.

Table II.24.30						
Number of Business Establishments						
Dawson County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	736	741	743	740	740	
2002	756	760	759	752	757	2%
2003	746	748	749	738	745	-2%
2004	737	737	737	743	739	-1%
2005	745	751	761	769	757	2%
2006	765	782	787	772	777	3%
2007	780	791	792	798	790	2%
2008	796	800	803	799	800	1%
2009	799	806	807	800	803	(ND)%
2010	780	787	781	781	782	-3%
2011	773	774	776	783	777	-1%
2012	838	859	860	878	859	11%
2013	891	899	879	887	889	3%
2014	890	902	883	899	894	1%
2015	893	904	905	915	904	1%
2016	927	904	910	922	916	1%

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 6.0 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 22.2 percent over the period. On the other hand, by 2016 there were 976 returns for AGIs of \$100,000 or more. Table II.24.31 presents AGI distribution for the years 1991 through 2016.

Table II.24.31										
Income Tax Returns by Adjusted Gross Income										
Dawson 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	Total⁹⁷
1991	3,216	1,124	2,079	1,393	1,156	519	119	77	14	9,697
1992	3,223	1,064	2,195	1,314	1,208	536	111	87	14	9,752
1993	3,268	991	2,289	1,292	1,241	610	136	111	15	9,953
1994	3,197	992	2,485	1,326	1,264	709	131	107	19	10,230
1995	3,010	979	2,558	1,338	1,341	756	166	128	21	10,297
1996	3,089	866	2,525	1,352	1,334	850	167	146	28	10,357
1997	2,943	788	2,359	1,479	1,395	984	206	165	32	10,351
1998	2,842	756	2,158	1,575	1,518	1,064	235	166	39	10,353
1999	2,808	738	2,043	1,598	1,539	1,151	280	196	35	10,388
2000	2,681	723	2,027	1,659	1,491	1,254	337	209	39	10,420
2001	2,837	630	2,179	1,442	1,463	1,214	330	192	28	10,315
2002	2,790	709	2,102	1,565	1,467	1,187	348	167	27	10,362
2003	2,529	777	2,031	1,667	1,422	1,236	379	192	25	10,258
2004	2,570	754	2,044	1,528	1,433	1,244	402	252	33	10,260
2005	2,178	639	1,596	1,544	1,360	1,312	439	274	31	9,373
2006	2,019	847	1,862	1,749	1,528	1,465	537	336	38	10,381
2007	2,033	819	1,753	1,626	1,554	1,573	603	442	50	10,453
2008	2,016	904	1,677	1,746	1,523	1,608	659	477	56	10,666
2009	1,963	909	1,771	1,679	1,523	1,552	670	443	53	10,563
2010	1,801	937	1,864	1,758	1,557	1,577	703	557	60	10,814
2011	1,915	877	1,795	1,746	1,533	1,570	750	627	77	10,890
2012	1,894	933	1,914	1,680	1,553	1,584	744	710	123	11,135
2013	1,873	910	1,723	1,762	1,626	1,593	774	790	113	11,164
2014	1,768	860	1,706	1,769	1,650	1,640	815	872	138	11,218
2015	1,782	839	1,639	1,736	1,751	1,635	894	841	109	11,226
2016	1,693	773	1,598	1,754	1,902	1,722	850	867	109	11,268

⁹⁷ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 2,819 in 2010 to 2,966 in 2016, with the poverty rate reaching 12.7 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.24.32 presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	2,498	10.3%
2001	2,791	11.6%
2002	2,778	11.4%
2003	2,558	10.5%
2004	2,649	10.9%
2005	2,819	11.7%
2006	3,351	13.7%
2007	2,823	11.6%
2008	2,893	12%
2009	3,623	14.8%
2010	2,819	11.7%
2011	3,114	13%
2012	3,117	13.1%
2013	3,521	14.8%
2014	3,248	13.7%
2015	2,976	12.6%
2016	2,966	12.7%

The rate of poverty for Dawson County is shown in Table II.24.33. In 2016, there were an estimated 3,585 persons living in poverty. This represented a 15.2 percent poverty rate, compared to 10.8 percent poverty in 2000. In 2016, some 16.9 percent of those in poverty were under age 6, and 8.6 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	402	15.5%	605	16.9%
6 to 17	621	23.9%	875	24.4%
18 to 64	1,270	48.9%	1,796	50.1%
65 or Older	305	11.7%	309	8.6%
Total	2,598	100.0%	3,585	100.0%
Poverty Rate	10.8%	.	15.2%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 0.6 percent in Dawson County between 2010 and 2016, from 10,123 to 10,182. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.24.34.

Subject	Nebraska	% Growth Since Census	Dawson County	% Growth Since Census
2000 Census Base	722,656	.	9,808	.
2010 Census	796,793	10.3	10,123	3.2
July 2011 Estimate	801,068	0.5	10,138	0.1
July 2012 Estimate	804,586	1	10,132	0.1
July 2013 Estimate	809,062	1.5	10,133	0.1
July 2014 Estimate	814,835	2.3	10,132	0.1
July 2015 Estimate	820,725	3	10,149	0.3
July 2016 Estimate	827,156	3.8	10,182	0.6

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 Dawson County decreased from 27 authorizations in 2015 to 13 in 2016.

The real value of single-family building permits decreased from \$263,462 in 2015 to \$202,754 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.24.35.

Table II.24.35 Building Permits and Valuation Dawson 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	43	4	3	0	50	112,699	0
1981	19	4	8	10	41	114,559	60,864
1982	32	2	0	0	34	102,850	0
1983	40	8	0	0	48	109,001	0
1984	17	8	0	0	25	148,388	0
1985	15	0	0	0	15	89,369	0
1986	5	0	0	0	5	96,565	0
1987	2	2	0	0	4	130,281	0
1988	5	0	0	0	5	160,014	0
1989	10	0	0	0	10	93,025	0
1990	19	0	24	28	71	81,161	102,094
1991	20	0	0	94	114	134,914	62,977
1992	21	0	3	0	24	112,400	0
1993	26	4	0	56	86	143,559	55,420
1994	40	12	0	0	52	105,717	0
1995	32	2	0	0	34	112,688	0
1996	48	2	12	34	96	113,071	63,199
1997	26	2	0	32	60	129,429	62,500
1998	15	2	0	34	51	111,739	65,466
1999	21	0	0	0	21	109,761	0
2000	18	4	0	0	22	105,282	0
2001	34	0	4	0	38	156,499	0
2002	36	0	0	0	36	147,050	0
2003	19	0	0	0	19	213,049	0
2004	28	0	0	0	28	219,548	0
2005	34	0	3	0	37	138,709	0
2006	35	0	0	0	35	144,642	0
2007	25	0	0	0	25	165,903	0
2008	22	0	0	0	22	155,803	0
2009	50	10	3	0	63	73,214	0
2010	25	10	3	0	38	143,829	0
2011	16	4	0	0	20	179,342	0
2012	23	4	0	0	27	188,199	0
2013	27	0	0	0	27	224,797	0
2014	18	26	0	0	44	262,673	0
2015	27	30	0	0	57	263,462	0
2016	13	0	0	0	13	202,754	0



Diagram II.24.6
Single-Family Permits
 Dawson County
 Census Bureau Data, 1980–2016

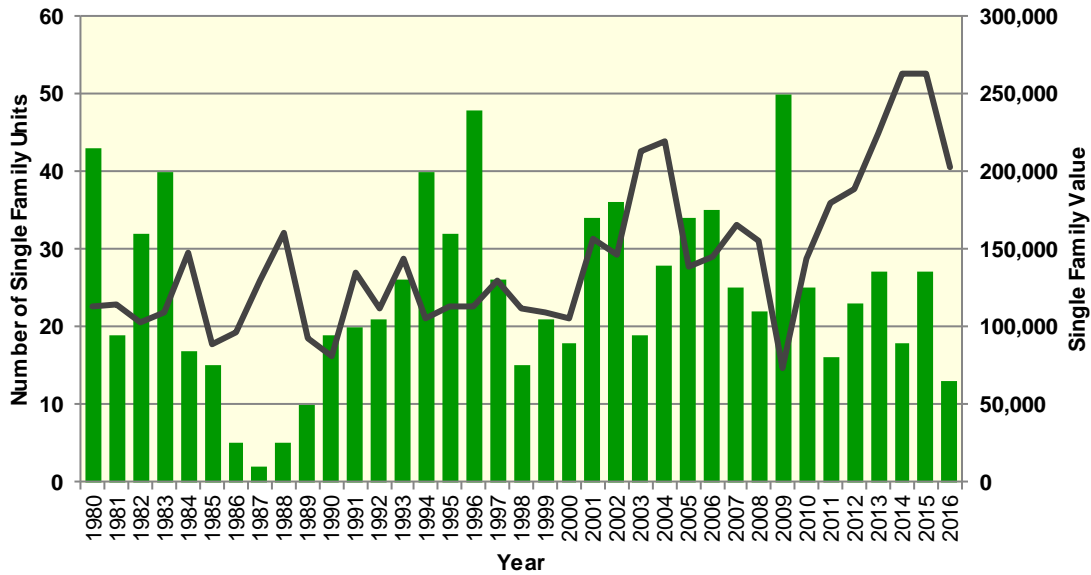
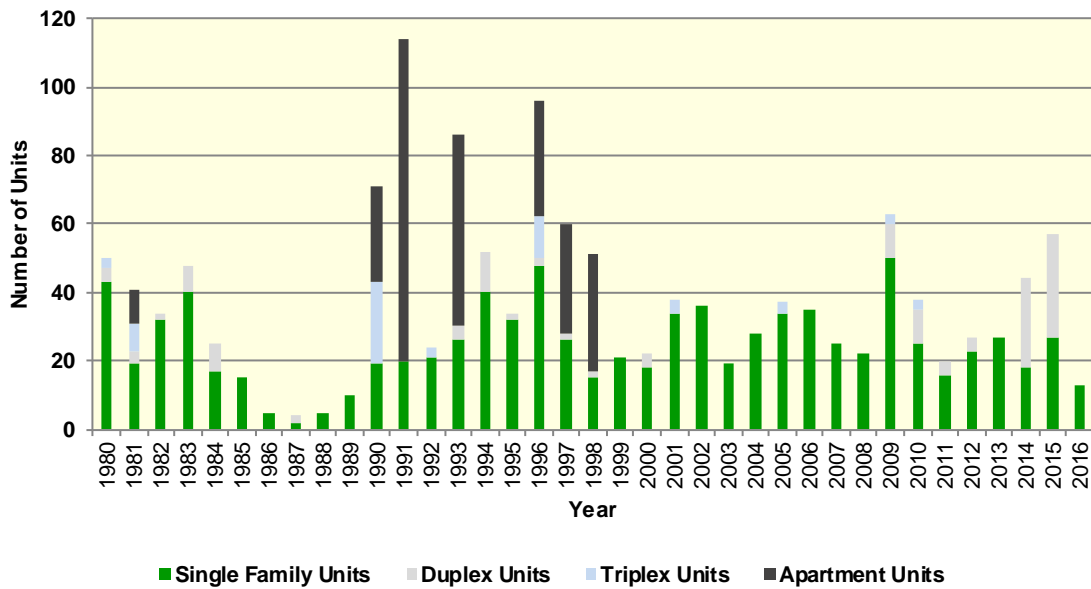


Diagram II.24.7
Total Permits by Unit Type
 Dawson County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.24.36. In 2016, there were 10,156 housing units, up from 9,805 in 2000. Single-family units accounted for 78.8 percent of units in 2016, compared to 80 in 2000. Apartment units accounted for 8.6 percent in 2016, compared to 7 percent in 2000.

Table II.24.36				
Housing Units by Type				
Dawson 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	7,848	80%	8,003	78.8%
Duplex	188	1.9%	110	1.1%
Tri- or Four-Plex	218	2.2%	245	2.4%
Apartment	683	7%	872	8.6%
Mobile Home	863	8.8%	926	9.1%
Boat, RV, Van, Etc.	5	0.1%	0	0%
Total	9,805	100.0%	10,156	100.0%

Some 87.9 percent of housing was occupied in 2010, compared to 90 percent in 2000. Owner-occupied housing changed 0.3 percent between 2000 and 2010, ending with owner-occupied units representing 68.8 percent of units. Vacant units changed by 24.8 percent, resulting in 1,224 vacant units in 2010.

Table II.24.37					
Housing Units by Tenure					
Dawson County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	8,824	90%	8,899	87.9%	0.8%
Owner-Occupied	6,104	69.2%	6,122	68.8%	0.3%
Renter-Occupied	2,720	30.8%	2,777	31.2%	2.1%
Vacant Housing Units	981	10%	1,224	12.1%	24.8%
Total Housing Units	9,805	100.0%	10,123	100.0%	3.2%

Table II.24.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 10,156 housing units. An estimated 67.4 percent were owner-occupied, and 13.4 percent were vacant.

Table II.24.38				
Housing Units by Tenure				
Dawson County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	8,899	87.9%	8,791	86.6%
Owner-Occupied	6,122	68.8%	5,926	67.4%
Renter-Occupied	2,777	31.2%	2,865	32.6%
Vacant Housing Units	1,224	12.1%	1,365	13.4%
Total Housing Units	10,123	100.0%	10,156	100.0%

Households by household size are shown in Table II.24.39. There were a total of 8,899 households in 2010, up from 8,824 in 2000. One person households changed by 3.8 percent between 2000 and 2010, while two person households changed by -0.7 percent. Three and four person households changed by 1.3 and -4.1 respectively, representing 13.4 percent and 12.5 percent of the population in 2010.

Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	2,172	24.6%	2,255	25.3%	3.8%
Two Persons	3,045	34.5%	3,025	34%	-0.7%
Three Persons	1,181	13.4%	1,196	13.4%	1.3%
Four Persons	1,159	13.1%	1,112	12.5%	-4.1%
Five Persons	701	7.9%	700	7.9%	-0.1%
Six Persons	305	3.5%	348	3.9%	14.1%
Seven Persons or More	261	3%	263	3%	0.8%
Total	8,824	100.0%	8,899	100.0%	0.8%

Households by income is shown in Table II.24.40. Households earning more than \$100,000 per year represented 15.5 percent of households in 2016, compared to 5.4 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.5 percent of households in 2016, compared to 18.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 9.8 percent of households in 2016, compared to 15.9 percent in 2000.

Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,405	15.9%	864	9.8%
\$15,000 to \$19,999	721	8.2%	560	6.4%
\$20,000 to \$24,999	835	9.5%	436	5%
\$25,000 to \$34,999	1,282	14.5%	1,169	13.3%
\$35,000 to \$49,999	1,916	21.7%	1,373	15.6%
\$50,000 to \$74,999	1,658	18.8%	1,805	20.5%
\$75,000 to \$99,999	527	6%	1,224	13.9%
\$100,000 or More	477	5.4%	1,360	15.5%
Total	8,821	100.0%	8,791	100.0%

Table II.24.41 shows households by year home built. Housing units built between 2000 and 2009, account for 8.4 percent and those built in 2010 or later accounted for 0.9 percent of households. Households built in the 1970's, 1980's, and 1990's account for 20 percent, 7.6 percent, and 9.1, respectively. Housing units built prior to 1939 represented 24.2 percent of households in 2016.

Table II.24.41				
Households by Year Home Built				
Dawson 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	2,289	25.9%	2,124	24.2%
1940 to 1949	973	11%	563	6.4%
1950 to 1959	1,148	13%	927	10.5%
1960 to 1969	1,113	12.6%	1,138	12.9%
1970 to 1979	1,751	19.8%	1,756	20%
1980 to 1989	800	9.1%	669	7.6%
1990 to 1999	750	8.5%	800	9.1%
2000 to 2009	.	.	736	8.4%
2010 or Later	.	.	78	0.9%
Total	8,824	100.0%	8,791	100.0%

The distribution of unit types by race are shown in Table II.24.42. An estimated 82.9 percent of white households occupy single-family homes, while 42.4 percent of black households do. Some 6.2 percent of white households occupy apartments, while 43.2 percent of black households do. An estimated 88.5 percent of American Indian households occupy single-family homes.

Table II.24.42							
Distribution of Units in Structure by Race							
Dawson County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.9%	42.4%	88.5%	%	%	74.6%	67.1%
Duplex	0.7%	0%	0%	%	%	5.9%	0%
Tri- or Four-Plex	1.9%	14.4%	0%	%	%	0%	0%
Apartment	6.2%	43.2%	11.5%	%	%	8.6%	0%
Mobile Home	8.3%	0%	0%	%	%	10.8%	32.9%
Boat, RV, Van, Etc.	0%	0%	0%	%	%	0%	0%
Total	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.24.43. An estimated 28.8 percent of vacant units were for rent in 2010, a 18.5 percent change since 2000. In addition, some 12.2 percent of vacant units were for sale, a change of 47.5 percent between 2000 and 2010. "Other" vacant units represented 26.1 percent of vacant units in 2010. This is a change of 88.8 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.24.43 Disposition of Vacant Housing Units Dawson County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	297	30.3%	352	28.8%	18.5%
For Sale	101	10.3%	149	12.2%	47.5%
Rented or Sold, Not Occupied	58	5.9%	44	3.6%	-24.1%
For Seasonal, Recreational, or Occasional Use	353	36%	357	29.2%	1.1%
For Migrant Workers	3	0.3%	3	0.2%	0%
Other Vacant	169	17.2%	319	26.1%	88.8%
Total	981	100.0%	1,224	100.0%	24.8%

The disposition of vacant units between 2010 and 2016 are shown in Table II.24.44. By 2016, for rent units accounted for 16.7 percent of vacant units, while for sale units accounted for 8.1 percent. “Other” vacant units accounted for 38.3 percent of vacant units, representing a total of 523 “other” vacant units.

Table II.24.44 Disposition of Vacant Housing Units Dawson County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	352	28.8%	228	16.7%
For Sale	149	12.2%	110	8.1%
Rented Not Occupied	14	1.1%	10	0.7%
Sold Not Occupied	30	2.5%	37	2.7%
For Seasonal, Recreational, or Occasional Use	357	29.2%	430	31.5%
For Migrant Workers	3	0.2%	27	2%
Other Vacant	319	26.1%	523	38.3%
Total	1,224	100.0%	1,365	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 5,000 property transactions in Dawson County. Of these, 4,894 were for single-family homes during this 19-year period, as shown in Table II.24.45.



Table II.24.45						
Residential Property Transactions						
Dawson County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	375	2	1	1	1	380
2000	356	2	0	10	0	368
2001	320	1	0	2	0	323
2002	313	3	0	5	2	323
2003	308	2	1	6	2	319
2004	296	1	0	2	0	299
2005	294	1	1	3	1	300
2006	300	0	0	0	1	301
2007	231	0	0	4	0	235
2008	180	0	0	0	1	181
2009	164	2	0	0	0	166
2010	195	1	0	2	1	199
2011	151	3	0	2	0	156
2012	254	5	1	4	0	264
2013	218	3	0	2	0	223
2014	227	1	0	1	0	229
2015	216	3	3	4	0	226
2016	256	0	1	1	0	258
2017	240	1	3	6	0	250
Total	4,894	31	11	55	9	5,000

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 1,759 single-family home property transactions for units built before 1930, 1.5 percent of units were of low quality and 44.6 percent were of fair quality. Conversely, of the 125 homes built from 2001 through 2010, 4.8 percent of units were of low quality and 12 percent of fair quality. Table II.24.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.24.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Dawson County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	26	14	11	41	5	13	6	0	0	116
Fair	784	459	144	278	34	35	15	2	5	1,756
Average	918	602	369	580	126	131	78	9	2	2,815
Good	28	9	13	48	27	47	26	0	0	198
Very Good	1	0	0	1	0	4	0	0	0	6
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	2	1	0	0	0	0	0	0	0	3
Total	1,759	1,085	537	948	192	230	125	11	7	4,894

In regard to the current condition of residential dwellings, of the same 1,759 single-family homes built before 1930, 12.0 percent of the homes were worn out or badly worn, and 72.1 percent were in average condition. Table II.24.47 provides details about the condition of single-family residential dwellings by year built.

Table II.24.47 Single-Family Homes by Year Built and Condition Dawson County Fiscal Years 1999–2017 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	14	0	0	3	0	0	1	0	0	18
Badly Worn	197	51	12	18	4	0	1	0	0	283
Average	1,269	834	394	717	128	106	87	8	6	3,549
Good	97	67	47	101	32	61	5	0	0	410
Very Good	136	98	59	72	17	53	25	3	1	464
Excellent	44	34	24	36	11	10	6	0	0	165
Missing	2	1	1	1	0	0	0	0	0	5
Total	1,759	1,085	537	948	192	230	125	11	7	4,894

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$94,832 to \$106,428, a total increase of 12.2 percent, as shown in Table II.24.48.

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 Dawson County ranged from \$56,678 for homes built before 1930 to \$184,437 for homes built from 2001 to 2010, and \$237,080 for the newest homes built between 2011 and 2017.⁹⁸ Homes built from 2001 through 2010 were also larger, averaging 1,793 square feet per unit. Table II.24.49, provides additional details about single-family homes.

Table II.24.48 Average Sales Price of Single-Family Homes Dawson County Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	59,634
2000	55,864
2001	62,719
2002	66,499
2003	71,103
2004	76,529
2005	74,526
2006	85,962
2007	90,471
2008	83,360
2009	88,845
2010	94,832
2011	106,170
2012	105,669
2013	116,994
2014	108,744
2015	109,841
2016	111,091
2017	106,428
Average	84,823

Table II.24.49 Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot Dawson County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ⁹⁹ (\$)
Before 1930	56,678	1,308	43.32
1931-1960	74,549	1,280	58.24
1961-1970	98,102	1,458	67.3
1971-1980	103,730	1,434	72.34
1981-1990	128,644	1,567	82.09
1991-2000	141,323	1,617	87.41
2001-2010	184,437	1,793	102.88
2011-2017	237,080	1,917	123.68
Average	84,823	1,381	61.42

⁹⁸ 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.

⁹⁹ 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.24.50. In 2016, an estimated 3.4 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.

Table II.24.50 Overcrowding and Severe Overcrowding Dawson 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	5,786	95%	197	3.2%	110	1.8%	6,093
2016 Five-Year ACS	5,715	96.4%	177	3%	34	0.6%	5,926
Renter							
2000 Census	2,406	88.1%	183	6.7%	142	5.2%	2,731
2016 Five-Year ACS	2,728	95.2%	119	4.2%	18	0.6%	8,791
Total							
2000 Census	8,192	92.8%	380	4.3%	252	2.9%	8,824
2016 Five-Year ACS	8,443	96%	296	3.4%	52	0.6%	8,791

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 32 households with incomplete plumbing facilities in 2016, representing 0.4 percent of households in Dawson County. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2000.

Table II.24.51 Households with Incomplete Plumbing Facilities Dawson County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	8,779	8,759
Lacking Complete Plumbing Facilities	45	32
Total Households	8,824	8,791
Percent Lacking	0.5%	0.4%

There were 173 households lacking complete kitchen facilities in 2016, compared to 66 households in 2000. This was a change from 0.7 percent of households in 2000 to 2 percent in 2016.

Table II.24.52 Households with Incomplete Kitchen Facilities Dawson County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	8,758	8,618
Lacking Complete Kitchen Facilities	66	173
Total Households	8,824	8,791
Percent Lacking	0.7%	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 Dawson County, 14.1 percent of households had a cost burden and 8.5 percent had a severe cost burden. Some 18.2 percent of renters were cost burdened, and 14.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.2 percent and a severe cost burden rate of 5.5 percent. Owner occupied households with a mortgage had a cost burden rate of 17.2 percent, and severe cost burden at 5.6 percent.

Table II.24.53 Cost Burden and Severe Cost Burden by Tenure Dawson County 2000 Census & 2016 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	2,366	81%	390	13.4%	145	5%	20	0.7%	2,921
2016 Five-Year ACS	2,487	76.9%	556	17.2%	182	5.6%	9	0.3%	3,234
Owner Without a Mortgage									
2000 Census	1,844	88.4%	181	8.7%	50	2.4%	10	0.5%	2,085
2016 Five-Year ACS	2,372	88.1%	167	6.2%	147	5.5%	6	0.2%	2,692
Renter									
2000 Census	1,714	65.8%	308	11.8%	308	11.8%	273	10.5%	2,603
2016 Five-Year ACS	1,716	59.9%	520	18.2%	417	14.6%	212	7.4%	2,865
Total									
2000 Census	5,924	77.9%	879	11.6%	503	6.6%	303	4%	7,609
2016 Five-Year ACS	6,575	74.8%	1,243	14.1%	746	8.5%	227	2.6%	8,791

Housing Problems by Income

Table II.24.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Dawson County. As can be seen in 2017 the MFI was \$56,800, which compared to \$68,200 for the State of Nebraska.

Table II.24.54 Median Family Income Dawson County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	43,000	50,400
2001	46,900	53,400
2002	46,900	55,100
2003	48,500	55,400
2004	48,500	56,300
2005	50,250	57,400
2006	52,200	59,400
2007	51,100	58,200
2008	52,200	59,800
2009	55,000	62,000
2010	54,900	62,600
2011	53,300	63,500
2012	54,000	64,400
2013	54,900	64,600
2014	56,000	66,000
2015	56,600	66,800
2016	54,600	66,500
2017	56,800	68,200

Table II.24.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 680 owner-occupied and 345 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 374 owner-occupied 364 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 6,345 households without a housing problem.

Table II.24.55
Housing Problems by Income and Tenure

Dawson 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	0	15	4	10	20	49
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	4	15	4	33
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	35	105	10	55	205
Housing cost burden greater than 50% of income (and none of the above problems)	225	100	45	4	0	374
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	205	240	85	90	680
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
has none of the 4 housing problems	40	200	675	585	3,125	4,625
Total	340	565	1,073	709	3,294	5,981
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	35	30	30	30	20	145
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	15	105	10	55	189
Housing cost burden greater than 50% of income (and none of the above problems)	280	70	10	0	4	364
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	65	205	75	0	0	345
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
has none of the 4 housing problems	95	215	520	355	535	1,720
Total	483	535	744	395	614	2,771
Total						
Lacking complete plumbing or kitchen facilities	35	45	34	40	40	194
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	10	8	15	4	37
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	50	210	20	110	394
Housing cost burden greater than 50% of income (and none of the above problems)	505	170	55	4	4	738
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	125	410	315	85	90	1,025
Zero/negative income (and none of the above problems)	19	0	0	0	0	19
has none of the 4 housing problems	135	415	1,195	940	3,660	6,345
Total	823	1,100	1,817	1,104	3,908	8,752

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.24.56, of the 293 loans in 2016, 139 loans were for Home Purchases, 26 were for Home Improvement and 128 were for refinancing.



Table II.24.56 Owner-Occupied Single-Family Home Loans by Loan Type Dawson County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	112	48	142	302
2009	116	36	191	343
2010	110	27	158	295
2011	73	22	141	236
2012	74	22	156	252
2013	82	36	156	274
2014	89	29	84	202
2015	117	23	111	251
2016	139	26	128	293

Table II.24.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$89,402 and \$107,676 in 2012 and \$120,554 in 2016. Overall, average loans were \$82,311 in 2008 and \$112,502 in 2016.

Table II.24.57 Owner-Occupied Single-Family Home Loans by Average Loan Amount Dawson County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$89,402	\$26,104	\$95,718	\$82,311
2009	\$84,750	\$21,611	\$102,707	\$88,122
2010	\$98,573	\$29,630	\$120,266	\$103,881
2011	\$96,945	\$34,773	\$119,709	\$104,750
2012	\$107,676	\$33,136	\$101,314	\$97,230
2013	\$103,415	\$46,222	\$93,647	\$90,339
2014	\$119,854	\$42,241	\$91,024	\$96,723
2015	\$121,291	\$65,174	\$124,459	\$117,550
2016	\$120,554	\$76,923	\$110,984	\$112,502

Table II.24.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$10,013,000 and \$7,968,000 in 2012 and \$16,757,000 in 2016. Overall, average loans were \$24,858,000 in 2008 and \$32,963,000 in 2016.

Table II.24.58				
Total Volume of Owner-Occupied Single-Family Loans				
Dawson County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	10,013,000	1,253,000	13,592,000	24,858,000
2009	9,831,000	778,000	19,617,000	30,226,000
2010	10,843,000	800,000	19,002,000	30,645,000
2011	7,077,000	765,000	16,879,000	24,721,000
2012	7,968,000	729,000	15,805,000	24,502,000
2013	8,480,000	1,664,000	14,609,000	24,753,000
2014	10,667,000	1,225,000	7,646,000	19,538,000
2015	14,191,000	1,499,000	13,815,000	29,505,000
2016	16,757,000	2,000,000	14,206,000	32,963,000

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.24.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Dawson County. The number of completed surveys decreased from 31 in 2016 to 23 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 0.2 percentage points and was at 5.5 percent in 2017.

Table II.24.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 110 single-family units in Dawson County, with 1 of them available. This

translates into a vacancy rate of 0.9 percent in Dawson County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 463 apartment units reported in the survey, with 32 of them available, which resulted in a vacancy rate of 6.9 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 4.8 percent.

Table II.24.59				
Survey of Rental Properties				
Dawson County				
2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	7	602	4.5	8.1
2003	6	447	6.3	82.4
2004	11	555	7	47.3
2005	18	792	12.1	46
2006	19	742	10.8	55.4
2007	23	836	9.2	78.1
2008	26	872	7.7	31.2
2009	30	895	7.3	28.7
2010	37	975	7.8	38
2011	42	936	7.2	48
2012	42	976	4	24.1
2013	36	920	4.8	20.3
2014	40	759	6.2	34.7
2015	29	899	3.7	29.3
2016	31	989	5.3	54.3
2017	23	623	5.5	18



Table II.24.60 Rental Vacancy Survey by Type Dawson County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	110	1	0.9%	1.3%
Apartments	463	32	6.9%	6.9%
Mobile Homes	14	0	0%	0.6%
"Other" Units	0	0	0%	.
Don't Know	36	1	2.8%	6.2%
Total	623	34	5.5%	4.8%

Table II.24.61, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 68 units. The most common apartment units were one bedroom units, with 236 units.

Table II.24.61 Rental Units by Number of Bedrooms Dawson 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	7	236	0	0	.	243
Two	7	130	7	0	.	144
Three	68	67	7	0	.	142
Four	10	0	0	0	.	10
Don't Know	18	30	0	0	36	84
Total	110	463	14	0	36	623

Table II.24.62 displays the vacancy rate of single-family units by the number of bedrooms. Three bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table II.24.62 Single-Family Units by Number of Bedrooms Dawson County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	7	0	0%
Two	7	0	0%
Three	68	0	0%
Four	10	1	10%
Don't know	18	0	0%
Total	110	1	0.9%

Table II.24.63 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 6.4 percent.



Table II.24.63 Apartment Units by Number of Bedrooms Dawson County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	236	15	6.4%
Two	130	4	3.1%
Three	67	2	3%
Four	0	0	%
Don't know	30	11	36.7%
Total	463	32	6.9%

Average market-rate rents by unit type are shown in Table II.24.64. 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.24.64 Average Market Rate Rents by Number of Bedrooms Dawson County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$457	\$494	\$	\$	\$486.6
Two	\$501.7	\$539.3	\$	\$	\$528
Three	\$586.6	\$565.3	\$	\$	\$575.9
Four	\$636	\$	\$	\$	\$636
Don't know	\$800	\$800	\$425	\$	
Total	\$609.4	\$541.7	\$425	\$425	\$555.4

Table II.24.65 shows vacancy rates for single-family units by average rental rates for Dawson County. The most common rent for single-family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 1 percent.

Table II.24.65 Single-Family Market Rate Rents by Vacancy Status Dawson County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	105	1	1%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	5	0	0%
Total	110	1	0.9%



The average rent and availability of apartment units is displayed in Table II.24.66. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 3.6 percent.

Table II.24.66 Apartment Market Rate Rents by Vacancy Status Dawson County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	220	8	3.6%
\$500 to \$750	174	13	7.5%
\$750 to \$1,000	39	10	25.6%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	30	1	3.3%
Total	463	32	6.9%

Respondents were asked if utilities are included in the rent and, as shown in Table II.24.67, 12 respondents, or 75 percent, included some sort of utility in the rent.

Table II.24.67 Are there any utilities included with the rent? Dawson County 2017 Survey of Rental Properties	
Period	Respondent
Yes	12
No	4
% Offering Utilities	75%

The type of utility included in the rent is shown in Table II.24.68. There were 3 respondents who included electricity, 1 respondent who included natural gas, 10 respondents who included water and sewer and 12 respondents included trash collection in the rent.

Table II.24.68 Which utilities are included with the rent? Dawson County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	1
Water/Sewer	10
Trash Collection	12

Table II.24.69 shows the number of survey respondents who keep a waiting list. As can be seen, 10 respondents said they keep a waitlist, with an estimated 162 persons on the wait list.

Table II.24.69 Do you keep a waiting list? Dawson County 2017 Survey of Rental Properties	
Period	Respondent
Yes	10
No	5
Waitlist Size	162

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.24.70 most respondents indicated there was extreme need for the renovation of existing family units and extreme need for the renovation of existing apartment units.

Table II.24.70 How would you rate the need for renovation of existing units in the city? Dawson County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	2	2	2	2
High Need	3	3	3	3
Extreme Need	4	4	4	4

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.24.71 most respondents indicated there was extreme need for the construction of new family units and extreme need for the construction of new apartment units.

Table II.24.71 How would you rate the need for construction of new units in the city? Dawson County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	1
Low Need	0	0		
Moderate Need	0	0		
High Need	1	1	1	1
Extreme Need	5	5	5	5



