

Franklin County

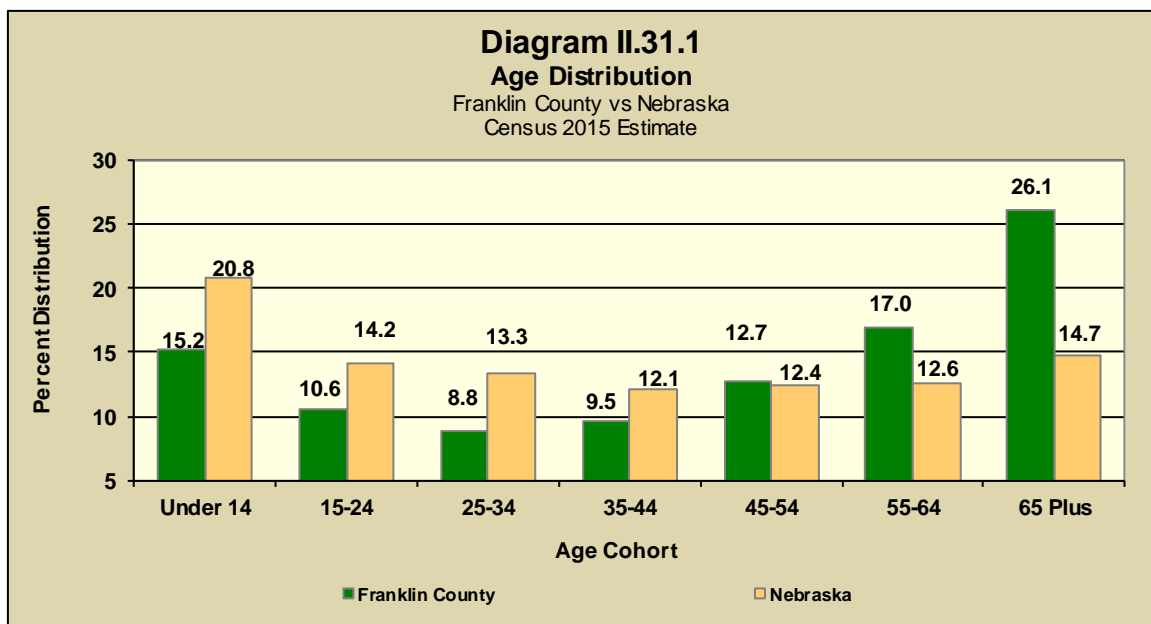
Summary

- Between 2010 and 2015, the county’s population decreased by 7.4 percent or by 240 persons.
- Between 2010 and 2015, the Hispanic population increased by 97.0 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 5.
- In 2015, average earnings in the county was \$33,094 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.2 percent to 2.4 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 1 unit.
- In 2015, the average real value of new single-family construction was \$177,390.
- In fiscal year 2016, the average price of an existing home was \$48,136.
- In a November 2016 rental survey, the average vacancy rate was 0.0 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Franklin County’s population decreased by 7.4 percent, or from 3,225 people to 2,985 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 304 in 2010 to 316 in 2015, an increase of 3.9 percent. The number of people from 25 to 34 years of age decreased by 1.5 percent, and those aged between 35 and 44 decreased by 9.2 percent. As shown in Diagram II.31.1, people younger than 25 represented 25.8 percent of the population in 2015, while individuals aged 55 and older represented 43.1 percent of the population in Franklin County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 7.9 percent, while the black population increased by 200.0 percent. The Hispanic population of any race changed from 33 to 65 or by 97.0 percent. Table II.31.1, below, presents the details of these population variations.

Subject	Nebraska			Franklin County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	3,225	2,985	-7.4%
Age						
Under 14 years	383,542	394,263	2.8%	566	453	-20.0%
15 to 24 years	258,206	268,848	4.1%	304	316	3.9%
25 to 34 years	245,176	252,533	3.0%	268	264	-1.5%
35 to 44 years	220,838	228,643	3.5%	314	285	-9.2%
45 to 54 years	258,726	234,477	-9.4%	524	380	-27.5%
55 to 64 years	213,176	238,715	12.0%	477	507	6.3%
65 & over	246,677	278,711	13.0%	772	780	6.3%
Race						
White	1,649,264	1,689,616	2.4%	3,170	2,918	-7.9%
Black	85,971	93,900	9.2%	2	6	200.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	16	17	6.3%
Asian	33,322	44,479	33.5%	3	6	100.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	
Two or More Races	32,305	39,365	21.9%	34	38	11.8%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	33	65	97.0%

Population Migration

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.31.2, at right, from April 2000 to July 2009, Franklin County’s natural decrease was estimated to be 178 people. Franklin County has been experiencing net out-migration, with 307 persons leaving the county during the 2000-2009 year period.²¹¹ The 2015 population estimates showed a natural decrease of 48 persons and a net out-migration of 192 persons since the 2010 Census. In total, Franklin County’s population decreased to 2,985 persons.

1980 Population	4,377
Natural Increase 80–90	-129
Net Migration 80–90	-310
1990 Population	3,938
Natural Increase 90–00	-246
Net Migration 90–00	-118
2000 Population	3,574
Natural Increase 00–09	-178
Net Migration 00–09	-307
2009 Population Estimate	3,089
2010 Population	3,225
Natural Increase 10–15	-48
Net Migration 10–15	-192
2015 Population Estimate	2,985

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 Franklin County decreased from 7 persons in 2014 to -4 persons in 2015, with an additional net movement of 10 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.31.3.

²¹¹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.31.3			
Driver's Licenses Exchanged and Surrendered			
Franklin County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	38	36	2
Calendar 2002	48	28	20
Calendar 2003	42	27	15
Calendar 2004	41	25	16
Calendar 2005	35	36	-1
Calendar 2006	34	38	-4
Calendar 2007	31	23	8
Calendar 2008	45	23	22
Calendar 2009	53	23	30
Calendar 2010	65	29	36
Calendar 2011	51	32	19
Calendar 2012	27	25	2
Calendar 2013	35	22	13
Calendar 2014	24	17	7
Calendar 2015	25	29	-4
First Half of 2016	17	7	10

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county decreased from 1,389 in 2014 to 1,377 in 2015, as shown in Table II.31.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Franklin County increased by 4.5 percent from 489 in 2015 to 511 in 2016, as shown below in Table II.31.5. The number of school-age children 5 to 11 years of age increased from 235 in 2015 to 274 in 2016.

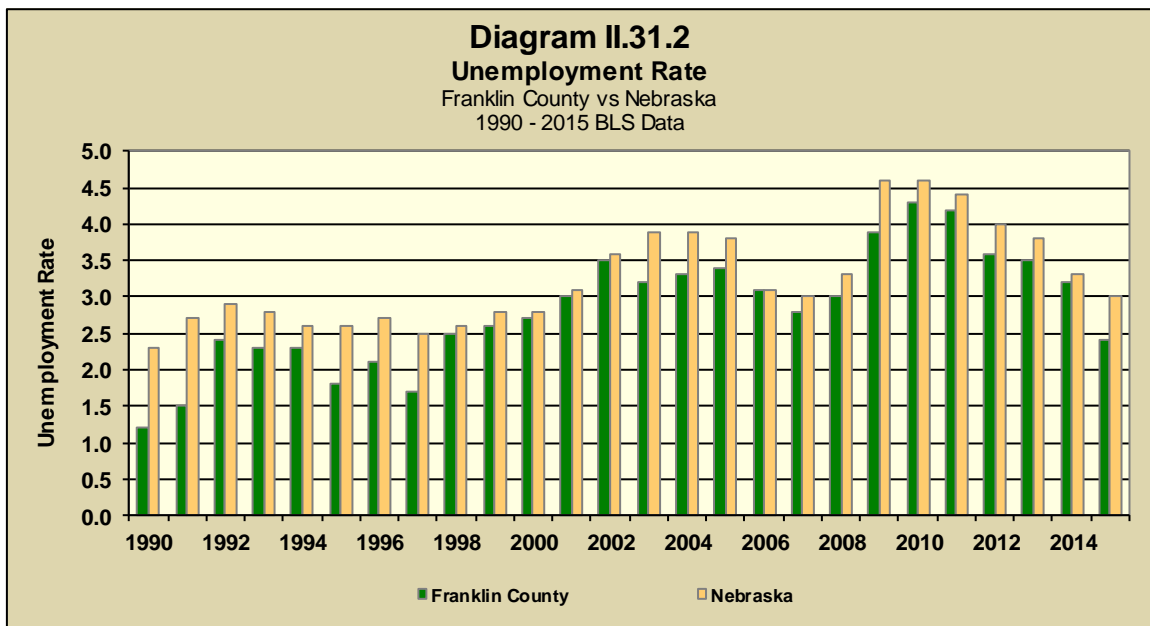
Table II.31.4	
Income Tax Returns	
Franklin County	
1991–2015 DOR Data	
Year	Returns
1991	1,759
1992	1,711
1993	1,692
1994	1,654
1995	1,655
1996	1,638
1997	1,551
1998	1,556
1999	1,549
2000	1,564
2001	1,530
2002	1,467
2003	1,459
2004	1,450
2005	1,343
2006	1,404
2007	1,404
2008	1,390
2009	1,372
2010	1,419
2011	1,391
2012	1,413
2013	1,387
2014	1,389
2015	1,377

Table II.31.5				
School-Age Children				
Franklin County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	353	100	248	701
1993	353	89	247	689
1994	373	83	232	688
1995	367	92	234	693
1996	369	109	221	699
1997	370	104	206	680
1998	359	110	225	694
1999	361	108	264	733
2000	316	99	254	669
2001	290	120	277	687
2002	261	111	243	615
2003	154	47	140	341
2004	144	51	128	323
2005	283	96	266	645
2006	279	89	264	632
2007	242	88	223	553
2008	255	90	240	585
2009	243	102	235	580
2010	249	91	240	580
2011	237	77	250	564
2012	241	84	228	553
2013	239	76	206	521
2014	229	65	217	511
2015	235	65	189	489
2016	274	73	164	511

ECONOMICS

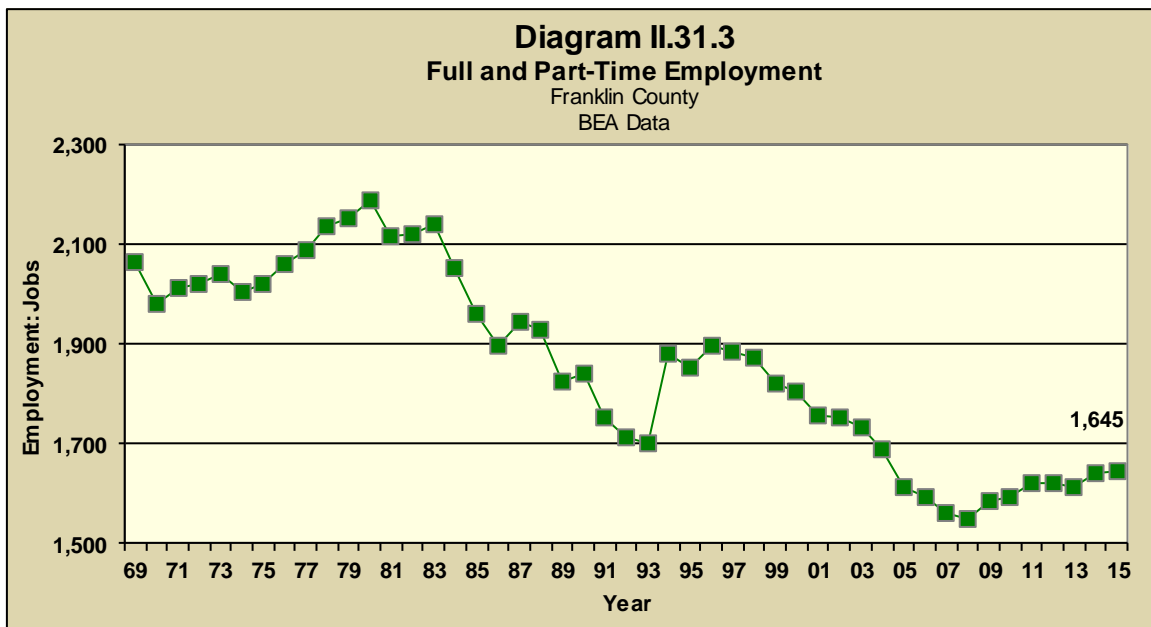
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Franklin County, defined as the number of people working or actively seeking work, decreased from 1,579 in 2014 to 1,535 in 2015. The total number of people employed changed from 1,529 in 2014 to 1,498 in 2015. The unemployment rate for the county was 2.4 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.8 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.31.2, below.

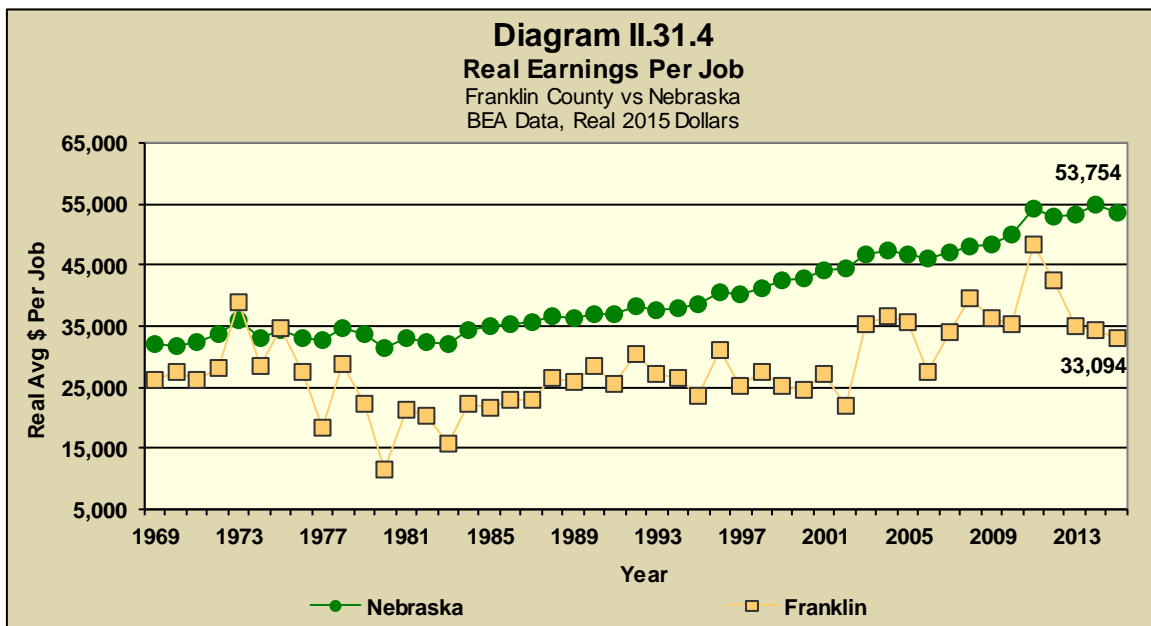


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 1,645 jobs in Franklin County, an increase of 5 jobs since 2014. Diagram II.31.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.31.4, below, real average earnings per job in the county was \$33,094 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$135,188,000, an increase of 0.2 percent between 2014 and 2015. Table II.31.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.31.6
Total BEA Employment and Real Personal Income
 Franklin County
 1969–2015 BEA Data, 1,000s of Real 2015 Dollars

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings per Job
1969	53,717	1,993	2,916	18,989	9,206	82,835	18,000	2,063	26,038
1970	54,517	2,125	2,616	19,623	9,968	84,599	18,688	1,979	27,548
1971	52,690	2,210	2,645	19,348	10,298	82,771	18,725	2,014	26,162
1972	57,032	2,276	2,861	20,632	11,109	89,359	19,688	2,022	28,206
1973	79,171	2,709	2,897	22,835	12,803	114,998	25,582	2,040	38,809
1974	57,138	2,750	3,281	23,248	13,205	94,122	20,551	2,004	28,512
1975	69,733	2,783	3,567	25,222	14,091	109,830	23,776	2,019	34,538
1976	56,309	2,794	3,862	24,811	14,214	96,402	21,384	2,059	27,348
1977	38,118	2,696	4,314	26,249	14,774	80,759	17,895	2,087	18,264
1978	61,846	2,849	4,244	26,500	14,727	104,469	23,111	2,137	28,940
1979	47,581	2,966	4,341	26,440	14,597	89,993	19,995	2,151	22,120
1980	24,992	2,953	4,195	31,122	15,267	72,622	16,620	2,187	11,428
1981	45,328	2,882	4,151	35,000	16,114	97,711	22,551	2,115	21,431
1982	43,225	3,014	4,147	40,158	16,259	100,776	23,029	2,119	20,399
1983	33,835	3,037	4,111	41,448	17,029	93,385	21,384	2,139	15,818
1984	45,477	3,145	3,964	38,953	17,021	102,271	23,206	2,051	22,173
1985	42,649	3,147	4,041	37,893	17,236	98,671	23,022	1,962	21,737
1986	43,681	3,205	4,036	36,644	17,365	98,521	23,867	1,898	23,014
1987	44,752	3,369	4,304	33,230	16,999	95,915	23,486	1,945	23,009
1988	51,366	3,760	4,511	32,594	16,836	101,548	25,031	1,930	26,615
1989	47,378	3,924	4,710	35,549	18,170	101,883	25,250	1,825	25,960
1990	52,410	4,031	4,787	31,424	19,084	103,675	26,366	1,840	28,484
1991	44,996	3,747	5,032	30,587	19,062	95,931	24,561	1,752	25,683
1992	52,196	3,688	5,553	30,482	20,087	104,631	26,671	1,715	30,435
1993	46,157	3,832	6,243	29,447	20,670	98,685	25,640	1,703	27,103
1994	49,962	4,104	7,129	29,744	20,745	103,476	27,483	1,879	26,589
1995	43,531	4,109	7,680	32,063	21,304	100,468	26,487	1,854	23,480
1996	58,911	4,030	8,495	32,106	22,287	117,770	30,709	1,896	31,071
1997	47,636	4,095	9,399	33,766	22,364	109,071	28,605	1,883	25,298
1998	51,553	4,298	10,296	35,204	23,354	116,109	31,305	1,874	27,510
1999	45,978	4,105	11,091	33,014	23,568	109,548	29,964	1,820	25,263
2000	44,096	4,137	11,708	35,863	24,563	112,093	31,628	1,806	24,416
2001	48,055	4,181	13,554	35,611	24,442	117,482	33,885	1,759	27,320
2002	38,290	4,500	15,083	32,652	25,609	107,134	30,750	1,755	21,818
2003	61,027	4,757	17,175	34,635	25,345	133,425	38,786	1,734	35,194
2004	62,070	4,831	17,885	30,145	25,735	131,005	38,406	1,688	36,772
2005	57,302	4,721	17,406	26,962	27,303	124,253	36,278	1,613	35,525
2006	43,580	4,931	17,949	26,167	27,668	110,433	32,945	1,594	27,340
2007	53,251	4,969	19,041	30,157	27,310	124,790	38,911	1,562	34,092
2008	61,309	5,004	20,025	33,306	29,441	139,078	43,915	1,549	39,580
2009	57,507	5,110	17,966	26,809	30,593	127,765	40,102	1,584	36,305
2010	56,157	5,125	19,463	21,597	31,647	123,740	38,286	1,592	35,275
2011	78,402	4,571	17,508	27,763	30,914	150,016	46,633	1,622	48,337
2012	69,158	4,455	19,896	39,182	30,358	154,140	48,305	1,621	42,664
2013	56,205	4,812	18,638	35,093	29,887	135,011	44,035	1,613	34,845
2014	56,537	5,010	19,165	35,352	28,839	134,882	44,224	1,640	34,474
2015	54,440	5,176	18,180	36,098	31,646	135,188	45,289	1,645	33,094

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 18.8 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 9.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 28.7 percent over the 2010 to 2015 period. Table II.31.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total ²¹²
1991	701	193	366	241	153	60	0	14	0	1,759
1992	669	167	394	197	176	57	0	13	0	1,711
1993	674	158	343	221	167	79	11	14	0	1,692
1994	660	183	329	216	157	62	0	14	0	1,654
1995	633	169	331	206	178	92	11	11	0	1,655
1996	614	137	317	232	184	84	26	19	0	1,638
1997	539	133	323	209	186	104	11	21	0	1,551
1998	501	144	297	223	212	113	10	23	0	1,556
1999	507	124	282	200	210	153	16	29	0	1,549
2000	511	110	267	211	216	167	23	34	0	1,564
2001	503	102	260	206	219	168	24	25	0	1,530
2002	489	94	261	197	195	162	28	17	0	1,467
2003	425	133	267	181	202	173	44	17	0	1,459
2004	433	121	229	210	182	183	48	30	0	1,450
2005	411	88	198	180	172	201		32		1,343
2006	326	128	233	181	197	204		49		1,404
2007	333	129	202	164	193	218		63		1,404
2008	294	118	194	171	206	216	91	84	0	1,390
2009	269	122	214	158	188	229	94	76	0	1,372
2010	287	119	215	159	185	241	112	91	10	1,419
2011	257	127	186	163	180	241	112	109	16	1,391
2012	244	119	207	153	184	218	130	125	33	1,413
2013	245	105	203	151	182	219	125	136	21	1,387
2014	232	109	176	164	181	233	139	135	20	1,389
2015	233	114	190	166	191	218	135	112	18	1,377

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 452 in 2010 to 393 in 2015, with the poverty rate reaching 13.3 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.31.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	475	13.1
1999	447	12.7
2000	405	11.9
2001	417	12.2
2002	421	12.4
2003	387	11.5
2004	375	11.2
2005	420	12.7
2006	458	14.1
2007	445	14.5
2008	378	12.6
2009	360	12.0
2010	452	14.3
2011	415	13.2
2012	429	13.7
2013	396	13.0
2014	410	13.6
2015	393	13.3

²¹² 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.

Business Establishments

The total number of business establishments in Franklin County decreased by 26 between 1980 and 2014, at an annual rate of change of -0.9 percent, as reported by the Census Bureau and as presented in Table II.31.9, at right.²¹³ This compared to an average annual rate of change of 1.03 percent statewide. Franklin County remained the same 0 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units decreased by 0.6 percent in Franklin County between 2010 and 2015, from 1,734 to 1,724. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.31.10.

Year	Nebraska	Franklin County
1980	37,727	100
1981	37,582	96
1982	37,500	98
1983	41,889	108
1984	43,151	112
1985	43,115	103
1986	42,538	105
1987	42,691	98
1988	43,134	101
1989	43,302	99
1990	43,749	94
1991	44,405	100
1992	45,269	96
1993	46,059	108
1994	46,640	104
1995	47,128	102
1996	47,607	102
1997	48,588	107
1998	48,655	104
1999	48,968	106
2000	49,623	96
2001	49,710	98
2002	50,259	99
2003	50,394	92
2004	50,928	90
2005	51,440	88
2006	51,906	85
2007	52,517	79
2008	52,152	75
2009	51,633	75
2010	51,886	81
2011	51,553	73
2012	52,294	75
2013	52,585	74
2014	52,991	74

Subject	Nebraska	% Growth Since Census	Franklin County	% Growth Since Census
2000 Census	722,668	-	1,746	-
2010 Census	796,793	10.3%	1,734	-0.7%
July 2011 Estimate	801,129	0.5%	1,732	-0.1%
July 2012 Estimate	804,659	1.0%	1,730	-0.2%
July 2013 Estimate	809,171	1.5%	1,728	-0.3%
July 2014 Estimate	814,970	2.3%	1,726	-0.5%
July 2015 Estimate	820,913	3.0%	1,724	-0.6%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Franklin County. As shown in Table II.31.11 on the following page, 18.1 percent of housing units, or 311, were vacant in 2015. Of the 1,409 housing units that were occupied in 2015, 83.6 percent, or 1,178, were owner-occupied and the remaining 16.4 percent were renter-occupied.

²¹³ Totals may not add due to rounding-off of county totals.

Table II.31.11				
Housing Units by Tenure				
Franklin County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,406	81.1%	1,409	81.9%
Owner-Occupied	1,129	80.3%	1,178	83.6%
Renter-Occupied	277	19.7%	231	16.4%
Vacant Housing Units	328	18.9%	311	18.1%
Total Housing Units	1,734	100.0%	1,720	100.0%

As shown in Table II.31.12, below, there were 1,581 single family dwellings in 2015, which accounted for 91.9 percent of all housing units. Apartment units accounted for 1.3 percent of housing units, with 23 units. Mobile homes also accounted for an additional 4.5 percent of housing with 78 units.

Table II.31.12				
Housing Units by Type				
Franklin County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²¹⁴		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,650	95%	1,581	91.9%
Duplex	0	0%	2	.1%
Tri- or Four-Plex	12	1%	36	2.1%
Apartment	20	1%	23	1.3%
Mobile Home	53	3%	78	4.5%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	1,735	100.0%	1,720	100.0%

Table II.31.13, below, shows the disposition of vacant housing units in Franklin County. The 2015 five-year ACS shows 7.4 percent of vacant units were for rent, 7.1 percent were for sale, and 6.4 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 214 "other vacant" units, or 65.2 percent; this compared to 55.9 percent "other vacant" units in 2015.

Table II.31.13				
Disposition of Vacant Housing Units				
Franklin County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	35	10.7%	23	7.4%
For Sale	21	6.4%	22	7.1%
Rented or Sold, Not Occupied	13	4.0%	20	6.4%
For Seasonal, Recreational, or Occasional Use	45	13.7%	72	23.2%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	214	65.2%	174	55.9%
Total	328	100.0%	311	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²¹⁵ In most years for which data are presented, single-

²¹⁴ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Franklin County increased from 2 in 2014 to 3 in 2015 and the average value of construction was \$177,390 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units increased from 2 in 2014 to 3 in 2015. These changes in residential permit activity in the county compared to a decline in population of 589 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.31.14.

Table II.31.14
Building Permits and Valuation
Franklin County
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas				Total Units	Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units		Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	7	.	.	.	7	128.70	.	.	.
1981	6	.	.	.	6	102.60	.	.	.
1982	5	.	.	.	5	53.30	.	.	.
1983	1	.	.	.	1	61.50	.	.	.
1984	4	.	12	.	16	103.70	.	10.70	.
1985	1	.	4	.	5	157.20	.	31.20	.
1986	1	.	.	.	1	78.90	.	.	.
1987	2	.	.	.	2	146.60	.	.	.
1988	2	.	.	.	2	115.10	.	.	.
1989	3	.	.	.	3	95.20	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	2	.	.	.	2	79.50	.	.	.
1992	1	.	.	.	1	31.10	.	.	.
1993	.	.	.	.	.	.	.	.	.
1994	6	.	.	.	6	103.60	.	.	.
1995	1	.	.	.	1	104.90	.	.	.
1996	3	.	.	.	3	262.40	.	.	.
1997	3	.	.	.	3	258.00	.	.	.
1998	4	.	.	.	4	255.20	.	.	.
1999	4	.	.	.	4	251.30	.	.	.
2000	4	.	.	.	4	245.80	.	.	.
2001	5	.	.	.	5	88.00	.	.	.
2002	1	.	.	.	1	180.7	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	2	.	.	.	2	203.2	.	.	.
2005	2	.	.	.	2	185.0	.	.	.
2006	3	.	.	.	3	264.3	.	.	.
2007	3	.	.	.	3	188.0	.	.	.
2008	3	.	.	.	3	127.2	.	.	.
2009	3	.	.	.	3	175.6	.	.	.
2010	1	.	.	.	1	244.0	.	.	.
2011	2	.	.	.	2	305.5	.	.	.
2012	1	.	.	.	1	240.0	.	.	.
2013	1	.	.	.	1	308.0	.	.	.
2014	2	.	.	.	2	146.4	.	.	.
2015	3	.	.	.	3	177.4	.	.	.

²¹⁵ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 862 property transactions in Franklin County. Of these, 839 were for single-family homes during this 18-year period, as shown in Table II.31.15.

Table II.31.15						
Residential Property Transactions						
Franklin County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	58	3	0	0	0	61
2000	65	1	0	0	1	67
2001	31	2	0	2	4	39
2002	43	0	0	0	1	44
2003	65	0	0	0	0	65
2004	54	0	0	0	1	55
2005	54	0	0	0	2	56
2006	65	0	0	0	0	65
2007	42	0	0	0	0	42
2008	43	0	0	0	0	43
2009	56	2	0	0	0	58
2010	49	1	0	0	0	50
2011	58	1	0	0	1	60
2012	44	0	0	0	0	44
2013	43	0	0	0	0	43
2014	25	0	0	0	0	25
2015	19	1	0	0	0	20
2016	25	0	0	0	0	25
Total	839	11	0	2	10	862

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 599 single-family home property transactions for units built before 1930, .7 percent of units were of low quality and 33.1 percent were of fair quality. Conversely, of the 1 home built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.31.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.31.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Franklin County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	4	6	0	0	0	0	0	0	0	10
Fair	198	5	8	16	10	1	0	0	0	238
Average	380	58	45	46	14	3	1	0	3	550
Good	16	11	1	3	6	0	0	0	1	38
Very Good	0	0	0	1	0	0	0	0	0	1
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	1	0	0	0	0	0	2
Total	599	80	54	67	30	4	1	0	4	839

In regard to the current condition of residential dwellings, of the same 599 single-family homes built before 1930, 20.0 percent of the homes were worn out or badly worn, and 75.8 percent

were in average condition. Table II.31.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	13	0	1	0	0	0	0	0	0	14
Badly Worn	107	8	1	0	0	0	0	0	0	116
Average	454	68	52	65	28	4	1	0	2	674
Good	4	2	0	2	2	0	0	0	1	11
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	21	2	0	0	0	0	0	0	1	24
Total	599	80	54	67	30	4	1	0	4	839

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$32,444 to \$48,136, a total increase of 48.4 percent, as shown in Table II.31.18, at right.

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 Franklin County ranged from \$24,754 for homes built before 1930 to \$110,000 for homes built from 2001 to 2010.²¹⁶ Homes built from 2001 through 2010 were also larger, averaging 1,456 square feet per unit. Table II.31.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	23,515
2000	27,471
2001	22,779
2002	32,159
2003	35,711
2004	31,935
2005	25,724
2006	32,234
2007	41,558
2008	29,442
2009	32,865
2010	32,444
2011	31,586
2012	34,957
2013	47,916
2014	46,410
2015	53,937
2016	48,136
Average	33,408

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²¹⁷ (\$)
Before 1930	24,754	1,216	20.4
1931-1960	41,145	1,209	34.0
1961-1970	55,704	1,309	42.6
1971-1980	54,637	1,374	39.8
1981-1990	78,160	1,496	52.2
1991-2000	52,920	1,397	37.9
2001-2010	110,000	1,456	75.6
2011-2016	N/A	N/A	N/A
Average	33,354	1,248	27

²¹⁶ 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.

²¹⁷ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

SURVEY OF RENTAL PROPERTIES

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.31.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Franklin County. The number of completed surveys from 0 in 2015 to 1 in 2016. In 2016 the vacancy rate for all units was at 0.0 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	24	4.17	31.8
2003	0	0	.00	
2004	2	25	4.00	32.4
2005	0	0		
2006	1	24	.00	30.0
2007	1	1	.00	30.0
2008				.0
2009				
2010				
2011	1	24	8.33	30.0
2012	2	3	.00	1.0
2013	2	25	8.00	30.0
2014	1	24	4.17	45.0
2015				
2016	1	24	0.0	.0

Table II.31.21 below shows the amount of total and vacant units with their associated vacancy rates. There were 24 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0.0 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 3.0 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	0	0	%	.0%
Apartments	24	0	.0%	5.2%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	%
Total	24	0	.00%	3.0%

Table II.31.22, reports units by number of bedrooms. The most common apartment units were one bedroom units, with 24 units. Details for additional unit types are reported on the following page.

Table II.31.22 Rental Units by Number of Bedrooms Franklin County 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	0	24	0	0	.	24
Two	0	0	0	0	.	0
Three	0	0	0	0	.	0
Four	0	0	0	0	.	0
Don’t Know	0	0	0	0	0	0
Total	0	24	0	0	0	24

Table II.31.23, below, 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 0.0 percent.

Table II.31.23 Apartment Units by Number of Bedrooms Franklin County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	24	0	.0%
Two	0	0	%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
Total	24	0	.0%

The average rent and availability of apartment units is displayed in Table II.31.24, on the following page. The most common rent for apartments was dollars and the units in this price range had a vacancy rate of percent.

Table II.31.24 Apartment Market Rate Rents by Vacancy Status Franklin County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	0	0	%
\$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			%
Total	24	0	.0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.31.25 below, 1 respondent, or 100.0 percent, included some sort of utility in the rent.

Table II.31.25 Are there any utilities included with the rent? Franklin County 2016 Survey of Rental Properties	
Period	Respondent
Yes	1
No	
% Offering Utilities	100.0%

The type of utility included in the rent is shown in Table II.31.26, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 1 respondent who included water and sewer and 1 respondent included trash collection in the rent.

Table II.31.26 Which utilities are included with the rent? Franklin County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	1
Trash Collection	1

Table II.31.27, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 1 respondent said they keep a waitlist, with an estimated 5 number of persons on the wait list.

Table II.31.27 Do you keep a waiting list? Franklin County 2016 Survey of Rental Properties	
Period	Respondent
Yes	1
No	
Waitlist Size	5

