

# Frontier County

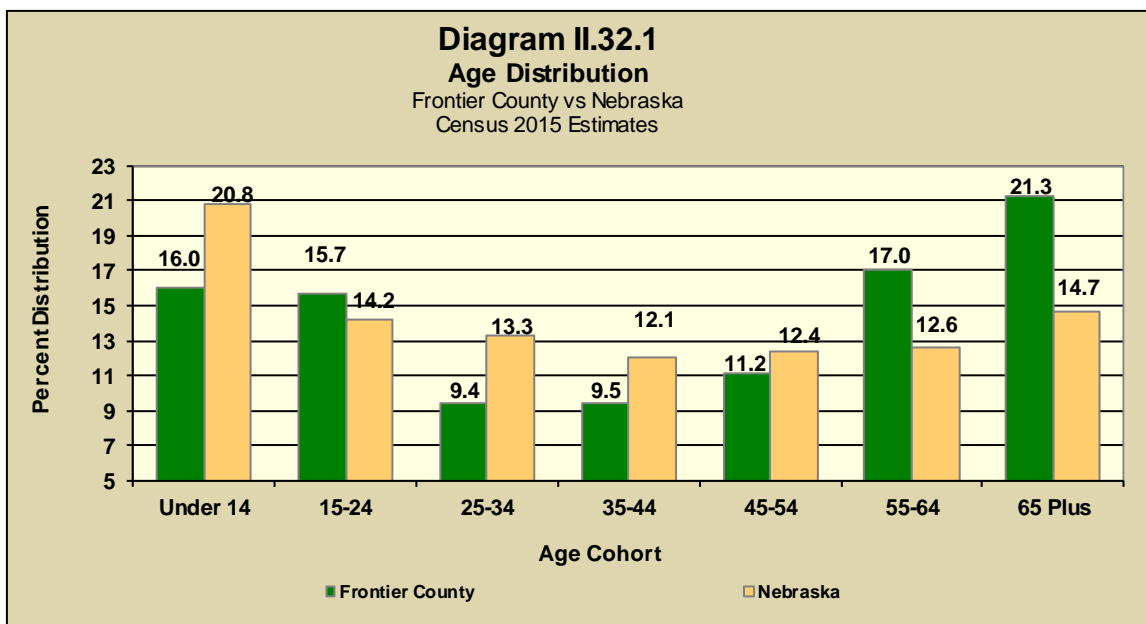
## Summary

- Between 2010 and 2015, the county’s population decreased by 4.8 percent or by 132 persons.
- Between 2010 and 2015, the Hispanic population increased by 57.1 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 42.
- In 2015, average earnings in the county was \$56,158 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.8 percent to 2.5 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 2 units.
- In 2015, the average real value of new single-family construction was \$50,000.
- In fiscal year 2016, the average price of an existing home was \$84,475.
- In a November 2016 rental survey, the average vacancy rate was 9.86 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Frontier County’s population decreased by 4.8 percent, or from 2,756 people to 2,624 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 432 in 2010 to 411 in 2015, a decline of 4.9 percent. The number of people from 25 to 34 years of age increased by 1.2 percent, and those aged between 35 and 44 decreased by 9.2 percent. As shown in Diagram II.32.1, people younger than 25 represented 31.7 percent of the population in 2015, while individuals aged 55 and older represented 38.3 percent of the population in Frontier 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 5.3 percent, while the black population decreased by . percent. The Hispanic population of any race changed from 35 to 55 or by 57.1 percent. Table II.32.1, below, presents the details of these population variations.

<b>Table II.32.1</b>						
<b>Population Characteristics</b>						
State of Nebraska vs. Frontier County						
2010 Census and 2015 Intercensal Data						
Subject	Nebraska			Frontier County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	2,756	2,624	-4.8%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	479	420	-12.3%
15 to 24 years	258,206	268,848	4.1%	432	411	-4.9%
25 to 34 years	245,176	252,533	3.0%	243	246	1.2%
35 to 44 years	220,838	228,643	3.5%	273	248	-9.2%
45 to 54 years	258,726	234,477	-9.4%	419	293	-30.1%
55 to 64 years	213,176	238,715	12.0%	387	447	15.5%
65 & over	246,677	278,711	13.0%	523	559	15.5%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	2,724	2,580	-5.3%
Black	85,971	93,900	9.2%	0	4	.%
American Indian or Alaskan Native	23,418	26,492	13.1%	8	15	87.5%
Asian	33,322	44,479	33.5%	4	3	-25.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	0	0	.%
Two or More Races	32,305	39,365	21.9%	20	22	10.0%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	35	55	57.1%

### 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.32.2, at right, from April 2000 to July 2009, Frontier County’s natural increase was estimated to be 18 people. Frontier County has been experiencing net out-migration, with 601 persons leaving the county during the 2000-2009 year period.<sup>218</sup> The 2015 population estimates showed a natural increase of 36 persons and a net out-migration of 168 persons since the 2010 Census. In total, Frontier County’s population decreased to 2,624 persons.

<b>Table II.32.2</b>	
<b>Population Change</b>	
Frontier County	
1980–2010 Census and Intercensal Data	
<b>1980 Population</b>	<b>3,647</b>
Natural Increase 80–90	145
Net Migration 80–90	-691
<b>1990 Population</b>	<b>3,101</b>
Natural Increase 90–00	-2
Net Migration 90–00	0
<b>2000 Population</b>	<b>3,099</b>
Natural Increase 00–09	18
Net Migration 00–09	-601
2009 Population Estimate	2,516
<b>2010 Population</b>	<b>2,756</b>
Natural Increase 10–15	36
Net Migration 10–15	-168
<b>2015 Population Estimate</b>	<b>2,624</b>

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 Frontier County decreased from 12 persons in 2014 to -8 persons in 2015, with an additional net movement of 2 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.32.3.

<sup>218</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.32.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Frontier County			
2001–First half of 2016 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	33	37	-4
Calendar 2002	38	15	23
Calendar 2003	40	32	8
Calendar 2004	32	32	0
Calendar 2005	38	43	-5
Calendar 2006	38	31	7
Calendar 2007	49	26	23
Calendar 2008	40	29	11
Calendar 2009	23	25	-2
Calendar 2010	44	39	5
Calendar 2011	46	22	24
Calendar 2012	50	18	32
Calendar 2013	35	23	12
Calendar 2014	44	32	12
Calendar 2015	25	33	-8
First Half of 2016	12	10	2

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 increased from 1,105 in 2014 to 1,122 in 2015, as shown in Table II.32.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Frontier County decreased by 5.5 percent from 490 in 2015 to 463 in 2016, as shown below in Table II.32.5. The number of school-age children 5 to 11 years of age increased from 238 in 2015 to 242 in 2016.

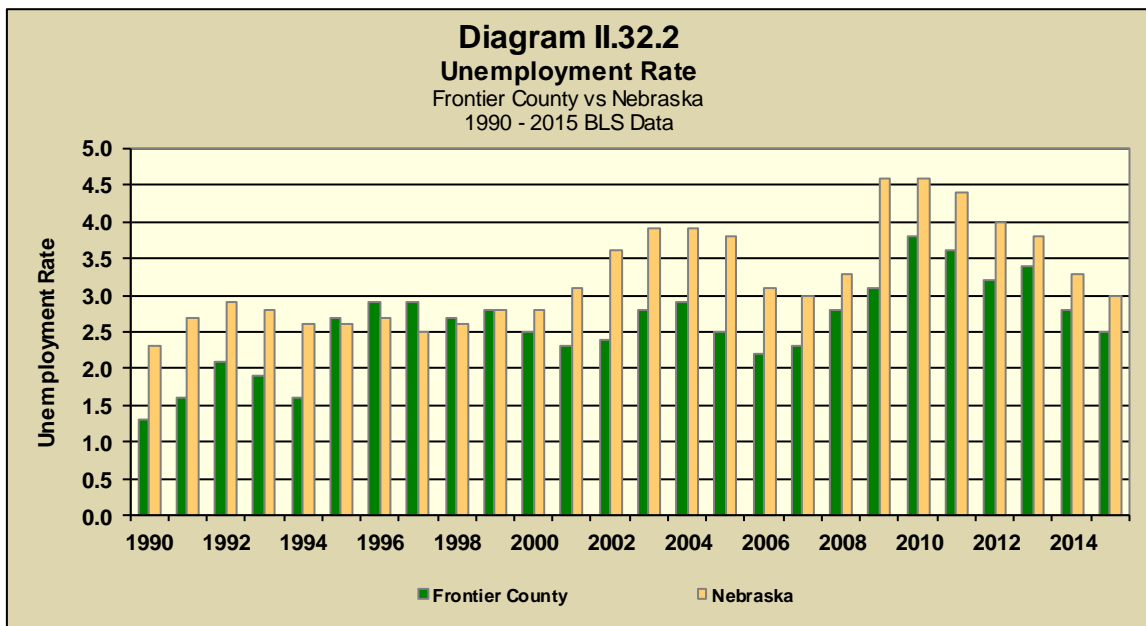
<b>Table II.32.4</b>	
<b>Income Tax Returns</b>	
Frontier County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	1,304
1992	1,318
1993	1,284
1994	1,287
1995	1,318
1996	1,328
1997	1,343
1998	1,336
1999	1,314
2000	1,319
2001	1,292
2002	1,252
2003	1,223
2004	1,228
2005	1,142
2006	1,169
2007	1,204
2008	1,182
2009	1,230
2010	1,110
2011	1,133
2012	1,125
2013	1,112
2014	1,105
2015	1,122

<b>Table II.32.5</b>				
<b>School-Age Children</b>				
Frontier County				
Academic Years 1992–2016 DOE Data				
<b>Year</b>	<b>Age Group</b>			<b>Total</b>
	<b>5–11</b>	<b>11–13</b>	<b>14–18</b>	
1992	351	93	230	674
1993	348	104	225	677
1994	363	96	230	689
1995	359	111	255	725
1996	350	124	253	727
1997	353	125	275	753
1998	319	138	294	751
1999	310	105	292	707
2000	293	89	302	684
2001	287	101	284	672
2002	262	101	265	628
2003	327	140	309	776
2004	313	117	260	690
2005	226	71	194	491
2006	237	74	186	497
2007	237	56	201	494
2008	238	59	181	478
2009	203	80	163	446
2010	204	77	163	444
2011	212	65	183	460
2012	220	65	179	464
2013	217	83	182	482
2014	221	62	190	473
2015	238	60	192	490
2016	242	49	172	463

## ECONOMICS

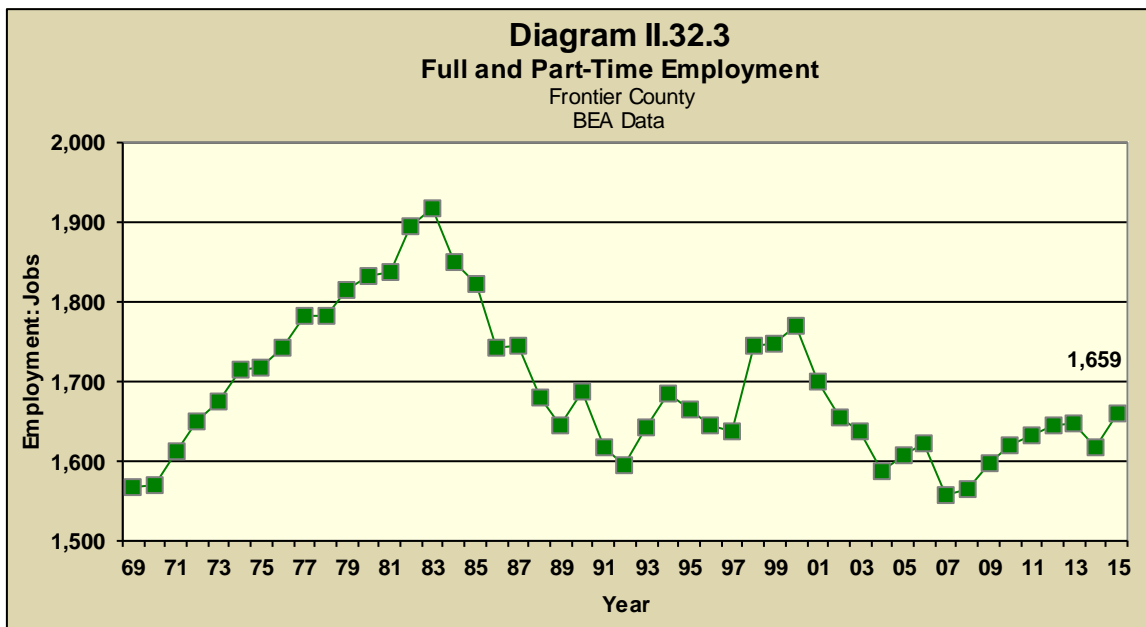
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Frontier County, defined as the number of people working or actively seeking work, decreased from 1,554 in 2014 to 1,542 in 2015. The total number of people employed changed from 1,511 in 2014 to 1,503 in 2015. The unemployment rate for the county was 2.5 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.3 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.32.2, below.

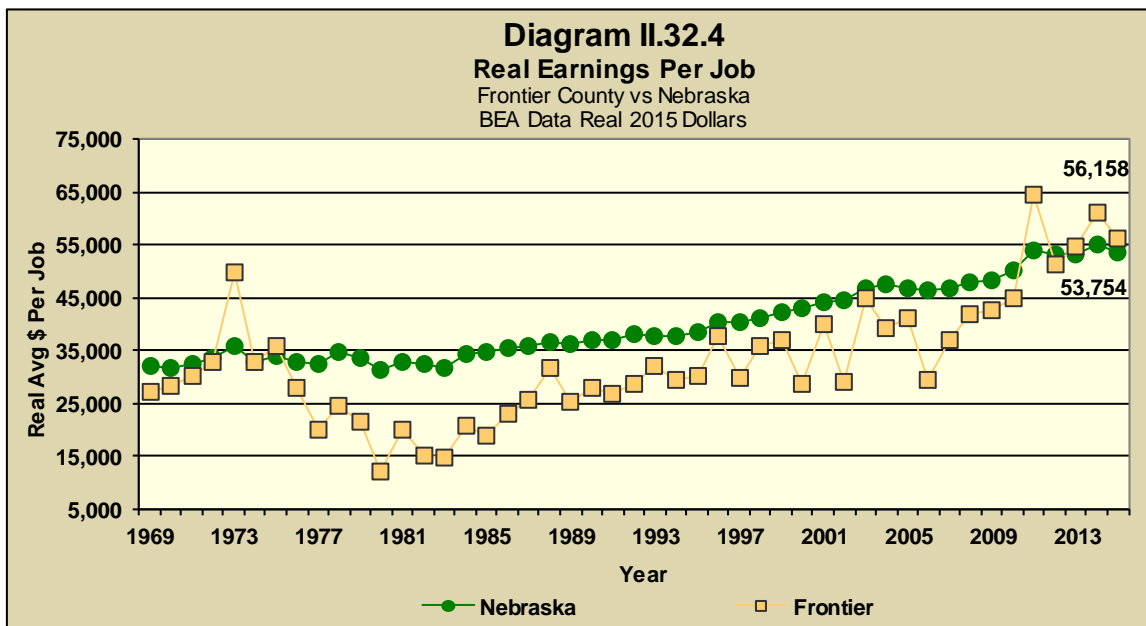


### Employment and Personal Income

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 1,659 jobs in Frontier County, an increase of 42 jobs since 2014. Diagram II.32.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.32.4, below, real average earnings per job in the county was \$56,158 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 \$137,578,000, a decline of 3.7 percent between 2014 and 2015. Table II.32.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.32.6**  
**Total BEA Employment and Real Personal Income**

Frontier 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	42,604	1,471	1,167	11,437	5,402	59,139	15,150	1,567	27,188
1970	44,728	1,595	1,166	12,998	5,960	63,257	15,817	1,570	28,489
1971	48,829	1,664	1,394	13,883	5,992	68,434	16,671	1,613	30,272
1972	54,000	1,736	1,652	15,904	6,082	75,903	18,875	1,649	32,747
1973	83,210	2,092	2,088	17,092	6,848	107,145	26,941	1,675	49,678
1974	56,243	2,256	2,593	16,842	7,415	80,837	20,402	1,715	32,795
1975	61,549	2,324	2,811	18,309	8,719	89,064	23,195	1,718	35,826
1976	48,694	2,392	3,779	17,635	8,487	76,203	19,569	1,743	27,937
1977	36,009	2,340	4,505	18,276	9,079	65,529	16,786	1,781	20,218
1978	43,656	2,411	5,074	18,496	9,064	73,879	18,969	1,781	24,512
1979	39,305	2,670	5,328	20,254	9,023	71,241	18,881	1,815	21,656
1980	22,239	2,553	5,563	22,974	9,474	57,697	15,833	1,832	12,139
1981	36,900	2,617	5,565	24,817	10,253	74,918	20,650	1,836	20,098
1982	28,572	2,724	5,219	28,310	10,353	69,729	19,316	1,894	15,085
1983	28,021	2,734	5,119	28,515	10,922	69,844	19,609	1,916	14,625
1984	38,303	2,872	5,335	30,144	11,142	82,053	23,330	1,850	20,705
1985	34,733	3,055	5,189	26,895	11,774	75,537	22,118	1,822	19,063
1986	40,364	3,088	4,848	26,559	12,015	80,697	24,365	1,742	23,171
1987	44,810	3,155	4,944	26,081	11,769	84,450	26,252	1,744	25,694
1988	53,616	3,494	5,045	20,297	10,877	86,341	27,255	1,679	31,933
1989	41,417	3,442	5,252	21,624	10,944	75,795	24,324	1,645	25,177
1990	47,526	3,349	5,382	19,898	11,502	80,960	26,167	1,687	28,172
1991	43,372	3,384	6,714	19,716	11,671	78,089	25,264	1,617	26,822
1992	45,839	3,428	7,259	19,869	11,604	81,143	26,141	1,594	28,757
1993	52,685	3,628	7,575	18,800	12,101	87,533	28,182	1,642	32,086
1994	49,920	3,831	7,709	18,902	11,991	84,691	27,075	1,685	29,626
1995	50,392	3,983	7,936	20,504	12,560	87,410	27,979	1,665	30,266
1996	62,013	4,020	8,155	20,198	13,116	99,461	31,555	1,644	37,721
1997	48,937	3,881	8,418	21,171	13,073	87,718	28,124	1,637	29,894
1998	62,388	4,152	8,741	21,720	13,691	102,388	33,384	1,745	35,753
1999	64,439	4,127	9,268	21,039	14,863	105,481	33,863	1,746	36,906
2000	51,190	4,200	9,409	21,968	14,583	92,949	30,130	1,770	28,921
2001	68,303	4,949	8,739	19,803	15,591	107,487	35,023	1,699	40,202
2002	48,273	5,059	9,176	18,505	16,103	86,998	28,646	1,654	29,185
2003	73,679	4,932	9,649	18,902	16,180	113,478	38,068	1,638	44,981
2004	62,642	4,933	10,292	16,157	16,619	100,777	33,705	1,588	39,447
2005	66,252	5,123	10,873	14,142	17,128	103,272	35,079	1,607	41,227
2006	47,590	5,388	11,606	14,238	16,761	84,807	29,457	1,621	29,358
2007	57,659	5,369	12,045	16,843	17,245	98,423	34,414	1,558	37,009
2008	65,741	5,317	12,507	17,654	18,317	108,902	39,089	1,564	42,034
2009	68,279	5,567	12,434	18,299	17,627	111,073	40,069	1,596	42,782
2010	72,870	5,588	11,200	16,044	19,174	113,700	41,256	1,620	44,982
2011	105,208	4,866	11,796	17,704	20,087	149,929	54,879	1,632	64,466
2012	84,350	4,919	12,329	19,325	19,401	130,485	47,710	1,645	51,276
2013	89,955	5,476	12,573	18,668	19,033	134,753	49,615	1,647	54,617
2014	99,153	5,833	13,042	17,759	18,808	142,930	52,664	1,617	61,319
2015	93,166	5,928	13,110	18,312	18,918	137,578	52,431	1,659	56,158

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 11.3 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 6.1 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 124.1 percent over the 2010 to 2015 period. Table II.32.7, on the following page, presents AGI distribution for the years 1991 through 2015.

<b>Table II.32.7</b> <b>Income Tax Returns by Adjusted Gross Income</b> Frontier County 1991–2015 DOR Data										
Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total <sup>219</sup>
1991	495	141	251	180	142	60	0	0	0	1,304
1992	505	141	265	172	145	66	0	0	0	1,318
1993	456	122	270	184	143	76	0	0	0	1,284
1994	513	108	243	173	152	71	0	0	0	1,287
1995	514	96	259	178	153	96	0	0	0	1,318
1996	529	91	237	193	146	97	0	15	0	1,328
1997	505	120	211	180	169	116	0	15	0	1,343
1998	491	103	218	181	171	106	12	18	0	1,336
1999	452	105	211	179	167	146	18	19	0	1,314
2000	454	87	212	179	175	143	27	29	0	1,319
2001	460	77	199	165	176	151	26	23	0	1,292
2002	444	93	187	173	156	140	24	23	0	1,252
2003	404	89	198	161	168	136	36	19	0	1,223
2004	403	81	195	154	179	143	42	18	0	1,228
2005	344	91	196	125	153	148		31		1,142
2006	281	100	218	149	158	154		41		1,169
2007	277	94	181	151	181	160	86	63	11	1,204
2008	268	95	175	144	171	194	65	55	0	1,182
2009	275	79	198	199	158	179	71	52	0	1,230
2010	240	86	145	127	144	217		58		1,110
2011	263	79	120	136	168	181	86	83		1,133
2012	224	85	118	118	160	207	104	91	18	1,125
2013	214	78	139	120	155	179	117	98	12	1,112
2014	212	74	132	115	134	198	113	115	12	1,105
2015	213	79	138	100	148	189	125	116	14	1,122

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 368 in 2010 to 313 in 2015, with the poverty rate reaching 12.6 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.32.8, at right, presents poverty data for the county.

<b>Table II.32.8</b> <b>Persons in Poverty</b> Frontier County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	478	15.1
1999	384	12.8
2000	349	12.1
2001	385	13.5
2002	355	12.7
2003	291	10.6
2004	280	10.5
2005	314	11.9
2006	351	13.6
2007	342	13.6
2008	310	12.7
2009	335	14.2
2010	368	14.1
2011	310	12.0
2012	332	12.7
2013	345	13.4
2014	353	13.7
2015	313	12.6

<sup>219</sup> 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 Frontier County decreased by 5 between 1980 and 2014, at an annual rate of change of -0.2 percent, as reported by the Census Bureau and as presented in Table II.32.9, at right.<sup>220</sup> This compared to an average annual rate of change of 1.03 percent statewide. Frontier County lost 7 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 0.5 percent in Frontier County between 2010 and 2015, from 1,574 to 1,566. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.32.10.

Year	Nebraska	Frontier County
1980	37,727	69
1981	37,582	71
1982	37,500	75
1983	41,889	80
1984	43,151	88
1985	43,115	82
1986	42,538	73
1987	42,691	80
1988	43,134	78
1989	43,302	78
1990	43,749	75
1991	44,405	73
1992	45,269	80
1993	46,059	85
1994	46,640	78
1995	47,128	86
1996	47,607	86
1997	48,588	87
1998	48,655	88
1999	48,968	82
2000	49,623	81
2001	49,710	77
2002	50,259	80
2003	50,394	78
2004	50,928	88
2005	51,440	80
2006	51,906	77
2007	52,517	77
2008	52,152	78
2009	51,633	75
2010	51,886	74
2011	51,553	73
2012	52,294	75
2013	52,585	71
2014	52,991	64

Subject	Nebraska	% Growth Since Census	Frontier County	% Growth Since Census
2000 Census	722,668	-	1,543	-
2010 Census	796,793	10.3%	1,574	2.0%
July 2011 Estimate	801,129	0.5%	1,571	-0.2%
July 2012 Estimate	804,659	1.0%	1,570	-0.3%
July 2013 Estimate	809,171	1.5%	1,570	-0.3%
July 2014 Estimate	814,970	2.3%	1,569	-0.3%
July 2015 Estimate	820,913	3.0%	1,566	-0.5%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Frontier County. As shown in Table II.32.11 on the following page, 29.5 percent of housing units, or 454, were vacant in 2015. Of the 1,084 housing units that were occupied in 2015, 74.2 percent, or 804, were owner-occupied and the remaining 25.8 percent were renter-occupied.

<sup>220</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.32.11</b>				
<b>Housing Units by Tenure</b>				
Frontier County				
2010 Census and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	1,168	74.2%	1,084	70.5%
Owner-Occupied	825	70.6%	804	74.2%
Renter-Occupied	343	29.4%	280	25.8%
Vacant Housing Units	406	25.8%	454	29.5%
<b>Total Housing Units</b>	<b>1,574</b>	<b>100.0%</b>	<b>1,538</b>	<b>100.0%</b>

As shown in Table II.32.12, below, there were 1,275 single family dwellings in 2015, which accounted for 82.9 percent of all housing units. Apartment units accounted for 1.5 percent of housing units, with 23 units. Mobile homes also accounted for an additional 12.4 percent of housing with 190 units.

<b>Table II.32.12</b>				
<b>Housing Units by Type</b>				
Frontier County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>221</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	1,299	82%	1,275	82.9%
Duplex	11	1%	6	.4%
Tri- or Four-Plex	35	2%	44	2.9%
Apartment	12	1%	23	1.5%
Mobile Home	218	14%	190	12.4%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>1,575</b>	<b>100.0%</b>	<b>1,538</b>	<b>100.0%</b>

Table II.32.13, below, shows the disposition of vacant housing units in Frontier County. The 2015 five-year ACS shows 8.4 percent of vacant units were for rent, 1.1 percent were for sale, and 1.3 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 127 “other vacant” units, or 31.3 percent; this compared to 35.0 percent “other vacant” units in 2015.

<b>Table II.32.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Frontier County				
2010 Census and 2015 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	51	12.6%	38	8.4%
For Sale	16	3.9%	5	1.1%
Rented or Sold, Not Occupied	7	1.7%	6	1.3%
For Seasonal, Recreational, or Occasional Use	204	50.2%	246	54.2%
For Migrant Workers	1	0.2%	0	.0%
Other Vacant	127	31.3%	159	35.0%
<b>Total</b>	<b>406</b>	<b>100.0%</b>	<b>454</b>	<b>100.0%</b>

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.<sup>222</sup> In most years for which data are presented, single-

<sup>221</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Frontier County decreased from 3 in 2014 to 1 in 2015 and the average value of construction was \$50,000 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 decreased from 3 in 2014 to 1 in 2015. These changes in residential permit activity in the county compared to a decline in population of 475 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.32.14.

**Table II.32.14**  
**Building Permits and Valuation**  
Frontier County  
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	2	.	.	.	2	142.10	.	.	.
1981	.	.	.	.	.	.	.	.	.
1982	2	.	12	.	14	170.40	.	42.60	.
1983	.	.	.	.	.	.	.	.	.
1984	1	.	.	.	1	83.10	.	.	.
1985	.	.	.	.	.	.	.	.	.
1986	.	.	.	.	.	.	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	123.10	.	.	.
1989	3	.	.	.	3	93.80	.	.	.
1990	2	.	.	.	2	127.80	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	1	.	.	.	1	93.30	.	.	.
1993	4	.	.	.	4	151.90	.	.	.
1994	3	.	.	.	3	136.40	.	.	.
1995	1	.	.	.	1	109.30	.	.	.
1996	5	.	.	.	5	109.60	.	.	.
1997	.	.	.	.	.	.	.	.	.
1998	1	.	.	.	1	222.70	.	.	.
1999	6	.	.	.	6	106.70	.	.	.
2000	2	.	.	.	2	46.90	.	.	.
2001	2	.	.	.	2	59.00	.	.	.
2002	5	.	.	.	5	71.3	.	.	.
2003	11	.	.	.	11	128.6	.	.	.
2004	11	.	.	.	11	70.5	.	.	.
2005	7	.	.	.	7	88.4	.	.	.
2006	2	.	.	.	2	215.3	.	.	.
2007	9	.	.	.	9	144.3	.	.	.
2008	8	.	.	.	8	93.1	.	.	.
2009	4	.	.	.	4	161.4	.	.	.
2010	4	.	.	.	4	129.1	.	.	.
2011	4	.	.	.	4	116.1	.	.	.
2012	6	.	.	.	6	86.3	.	.	.
2013	5	.	.	.	5	137.6	.	.	.
2014	3	.	.	.	3	363.6	.	.	.
2015	1	.	.	.	1	50.0	.	.	.

<sup>222</sup> 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 572 property transactions in Frontier County. Of these, 556 were for single-family homes during this 18-year period, as shown in Table II.32.15.

<b>Table II.32.15</b>						
<b>Residential Property Transactions</b>						
Frontier County						
Fiscal Years 1999–2016 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	35	1	0	0	0	36
2000	40	2	0	0	0	42
2001	35	2	0	0	2	39
2002	36	0	0	0	0	36
2003	39	5	0	0	0	44
2004	37	2	0	0	0	39
2005	36	0	0	0	0	36
2006	36	0	0	0	0	36
2007	37	0	0	0	0	37
2008	21	0	0	0	2	23
2009	18	0	0	0	0	18
2010	27	0	0	0	0	27
2011	21	0	0	0	0	21
2012	18	0	0	0	0	18
2013	33	0	0	0	0	33
2014	25	0	0	0	0	25
2015	32	0	0	0	0	32
2016	30	0	0	0	0	30
<b>Total</b>	<b>556</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>572</b>

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 327 single-family home property transactions for units built before 1930, .9 percent of units were of low quality and 33.9 percent were of fair quality. Conversely, of the 7 homes built from 2001 through 2010, 14.3 percent of units were of low quality and 57.1 percent of fair quality. Table II.32.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.32.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Frontier County										
Fiscal Years 1999–2016 PAD Data										
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2016</b>	<b>Missing</b>	<b>Total</b>
Low	3	0	3	3	1	1	1	0	1	13
Fair	111	14	6	14	3	9	4	0	7	168
Average	212	50	37	50	8	9	1	0	1	368
Good	0	0	0	1	3	1	1	0	0	6
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	0	0	0	0	1
<b>Total</b>	<b>327</b>	<b>64</b>	<b>46</b>	<b>68</b>	<b>15</b>	<b>20</b>	<b>7</b>	<b>0</b>	<b>9</b>	<b>556</b>

In regard to the current condition of residential dwellings, of the same 327 single-family homes built before 1930, 33.0 percent of the homes were worn out or badly worn, and 51.4 percent

were in average condition. Table II.32.17 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	9	0	1	1	0	0	0	0	1	12
Badly Worn	99	8	3	6	0	1	0	0	5	122
Average	168	45	25	46	9	16	7	0	3	319
Good	34	9	13	14	6	3	0	0	0	79
Very Good	10	2	4	1	0	0	0	0	0	17
Excellent	5	0	0	0	0	0	0	0	0	5
Missing	2	0	0	0	0	0	0	0	0	2
<b>Total</b>	<b>327</b>	<b>64</b>	<b>46</b>	<b>68</b>	<b>15</b>	<b>20</b>	<b>7</b>	<b>0</b>	<b>9</b>	<b>556</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$67,810 to \$84,475, a total increase of 24.6 percent, as shown in Table II.32.18, 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 Frontier County ranged from \$44,084 for homes built before 1930 to \$145,414 for homes built from 2001 to 2010.<sup>223</sup> Homes built from 2001 through 2010 were also larger, averaging 1,537 square feet per unit. Table II.32.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	44,289
2000	40,473
2001	46,074
2002	55,410
2003	43,210
2004	44,136
2005	52,250
2006	72,694
2007	69,713
2008	60,996
2009	51,444
2010	67,810
2011	76,762
2012	74,037
2013	70,394
2014	87,748
2015	75,461
2016	84,475
<b>Average</b>	<b>60,468</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>224</sup> (\$)
Before 1930	44,084	1,248	35.3
1931-1960	60,443	1,227	49.3
1961-1970	76,866	1,441	53.3
1971-1980	90,398	1,534	58.9
1981-1990	101,500	1,932	52.5
1991-2000	98,455	1,536	64.1
2001-2010	145,414	1,537	94.6
2011-2016	N/A	N/A	N/A
<b>Average</b>	<b>59,623</b>	<b>1,327</b>	<b>45</b>

<sup>223</sup> 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.

<sup>224</sup> 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.32.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Frontier County. The number of completed surveys increased from 7 in 2015 to 8 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 2.9 percentage points and was at 9.86 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	36	44.44	21.0
2003	2	36	.00	1.0
2004	2	14	7.14	8.6
2005	7	429	7.23	33.1
2006	7	48	12.50	25.0
2007	6	58	1.72	28.5
2008	6	50	4.00	9.2
2009	5	103	1.94	67.3
2010	7	64	9.38	35.4
2011	8	77	11.69	70.0
2012	9	78	3.85	40.0
2013	7	58	3.45	120.0
2014	6	53	9.43	40.1
2015	7	72	6.9	17
2016	8	71	9.86	31.0

Table II.32.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 18 single family units in Frontier County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Frontier County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 52 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 13.5 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 6.7 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	18	0	.0%	4.1%
Apartments	52	7	13.5%	9.1%
Mobile Homes	1	0	.0%	.0%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	.0%
<b>Total</b>	<b>71</b>	<b>7</b>	<b>9.86%</b>	<b>6.7%</b>

Table II.32.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 9 units. The most common apartment units were one bedroom units, with 22 units. Details for additional unit types are reported on the following page.

<b>Table II.32.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Frontier County						
2016 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	1	0	0	.	1
One	1	22	0	0	.	23
Two	9	20	1	0	.	30
Three	7	7	0	0	.	14
Four	1	2	0	0	.	3
Don't Know	0	0	0	0	0	0
<b>Total</b>	<b>18</b>	<b>52</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>71</b>

Table II.32.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

<b>Table II.32.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Frontier County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	%
One	1	0	.0%
Two	9	0	.0%
Three	7	0	.0%
Four	1	0	.0%
Don't know	0	0	%
<b>Total</b>	<b>18</b>	<b>0</b>	<b>.0%</b>

Table II.32.24, 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 13.6 percent.

<b>Table II.32.24</b>			
<b>Apartment Units by Number of Bedrooms</b>			
Frontier County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	1	0	.0%
One	22	3	13.6%
Two	20	3	15.0%
Three	7	1	14.3%
Four	2	0	.0%
Don't know	0	0	%
<b>Total</b>	<b>52</b>	<b>7</b>	<b>13.5%</b>

Average market-rate rents by unit type are shown in Table II.32.25, below. 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.

<b>Table II.32.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Frontier County 2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$350.0	\$	\$	\$350.0
One	\$	\$366.0	\$	\$	\$366.0
Two	\$450.0	\$446.7	\$	\$	\$447.5
Three	\$	\$486.3	\$	\$	\$486.3
Four	\$	\$575.0	\$	\$	\$575.0
Don't know	\$441.7	\$300.0	\$400.0	\$	
<b>Total</b>	<b>\$443.8</b>	<b>\$404.4</b>	<b>\$400.0</b>	<b>\$400.0</b>	<b>\$421.5</b>

Table II.32.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

<b>Table II.32.26</b>					
<b>Average Assisted Rate Rents by Number of Bedrooms</b>					
Frontier County 2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$
One	\$	\$145.0	\$	\$	\$145.0
Two	\$	\$125.0	\$	\$	\$125.0
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$135.0</b>	<b>\$</b>	<b>\$</b>	<b>\$135.0</b>

Table II.32.27, on the following page, shows vacancy rates for single family units by average rental rates for Frontier County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 0.0 percent.

<b>Table II.32.27</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Frontier County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	16	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	2	0	.0%
<b>Total</b>	<b>18</b>	<b>0</b>	<b>.0%</b>

The average rent and availability of apartment units is displayed in Table II.32.28, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 13.5 percent.

<b>Table II.32.28</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Frontier County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	52	7	13.5%
\$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	0	0	%
<b>Total</b>	<b>52</b>	<b>7</b>	<b>13.5%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.32.29 below, 4 respondents, or 50.0 percent, included some sort of utility in the rent.

<b>Table II.32.29</b> <b>Are there any utilities included with the rent?</b> Frontier County 2016 Survey of Rental Properties	
Period	Respondent
Yes	4
No	4
<b>% Offering Utilities</b>	<b>50.0%</b>



The type of utility included in the rent is shown in Table II.32.30, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 4 respondents who included water and sewer and 3 respondents included trash collection in the rent.

<b>Table II.32.30</b> <b>Which utilities are included with the rent?</b> Frontier County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	4
Trash Collection	3

Table II.32.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 4 respondents said they keep a waitlist, with an estimated 10 number of persons on the wait list.

<b>Table II.32.31</b> <b>Do you keep a waiting list?</b> Frontier County 2016 Survey of Rental Properties	
Period	Respondent
Yes	4
No	4
<b>Waitlist Size</b>	<b>10</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.32.32 below, most respondents indicated there was no, moderate, high, and extreme need for the renovation of existing single family units and for the renovation of existing apartment units.

<b>Table II.32.32</b> <b>How would you rate the need for renovation of existing units in the city?</b> Frontier County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	0	0		
Moderate Need	2	2	2	
High Need	2	2	2	
Extreme Need	2	2	2	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.32.33 on the following page, most respondents indicated there was no need for the construction of new single family units and no need for the construction of new apartment units.

<b>Table II.32.33</b>				
<b>How would you rate the need for construction of new units in the city?</b>				
Frontier County				
2016 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	3	3	3	
Low Need	2	2	2	
Moderate Need	2	2	2	
High Need	1	1	1	
Extreme Need	0	0		