

Gage County

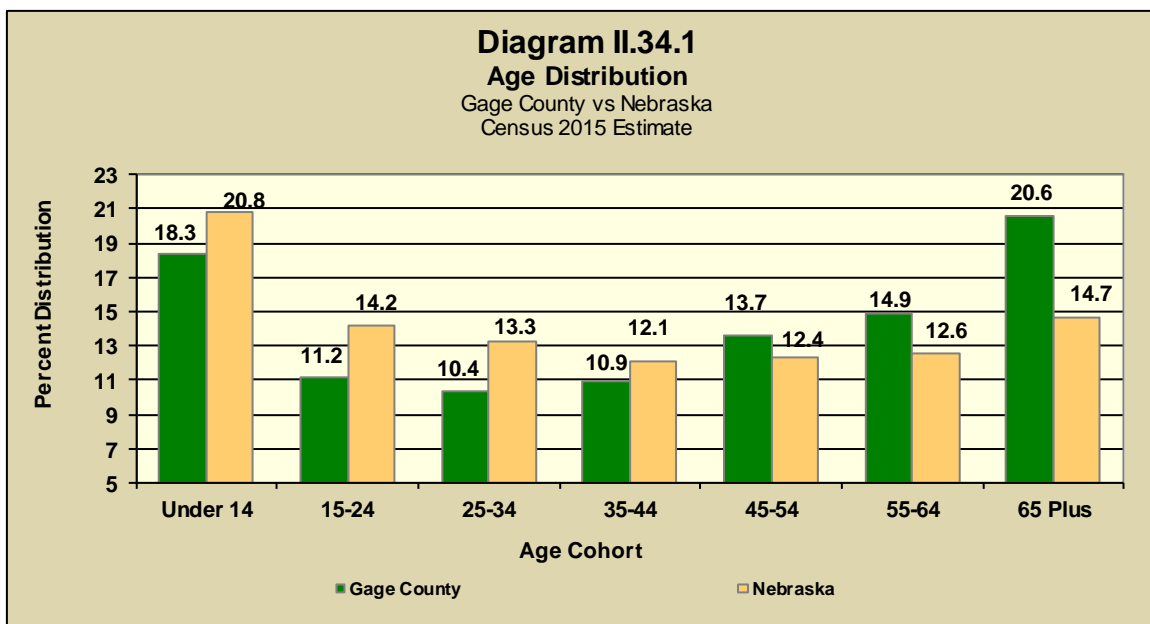
Summary

- Between 2010 and 2015, the county’s population decreased by 1.8 percent or by 411 persons.
- Between 2010 and 2015, the Hispanic population increased by 27.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 260.
- In 2015, average earnings in the county was \$40,757 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 4.1 percent to 3.6 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 4 units.
- In 2015, the average real value of new single-family construction was \$218,047.
- In fiscal year 2016, the average price of an existing home was \$102,752.
- In a November 2016 rental survey, the average vacancy rate was 9.33 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Gage County’s population decreased by 1.8 percent, or from 22,311 people to 21,900 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 2,492 in 2010 to 2,456 in 2015, a decline of 1.4 percent. The number of people from 25 to 34 years of age decreased by 0.0 percent, and those aged between 35 and 44 decreased by 5.6 percent. As shown in Diagram II.34.1, people younger than 25 represented 29.5 percent of the population in 2015, while individuals aged 55 and older represented 35.5 percent of the population in Gage 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 2.6 percent, while the black population increased by 73.0 percent. The Hispanic population of any race changed from 385 to 490 or by 27.3 percent. Table II.34.1, below, presents the details of these population variations.

Subject	Nebraska			Gage County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	22,311	21,900	-1.8%
Age						
Under 14 years	383,542	394,263	2.8%	4,213	4,014	-4.7%
15 to 24 years	258,206	268,848	4.1%	2,492	2,456	-1.4%
25 to 34 years	245,176	252,533	3.0%	2,276	2,277	0.0%
35 to 44 years	220,838	228,643	3.5%	2,532	2,389	-5.6%
45 to 54 years	258,726	234,477	-9.4%	3,527	2,993	-15.1%
55 to 64 years	213,176	238,715	12.0%	2,945	3,262	10.8%
65 & over	246,677	278,711	13.0%	4,326	4,509	10.8%
Race						
White	1,649,264	1,689,616	2.4%	21,771	21,198	-2.6%
Black	85,971	93,900	9.2%	74	128	73.0%
American Indian or Alaskan Native	23,418	26,492	13.1%	116	150	29.3%
Asian	33,322	44,479	33.5%	93	117	25.8%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	3	6	100.0%
Two or More Races	32,305	39,365	21.9%	254	301	18.5%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	385	490	27.3%

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.34.2, at right, from April 2000 to July 2009, Gage County’s natural decrease was estimated to be 27 people. Gage County has been experiencing net out-migration, with 313 persons leaving the county during the 2000-2009 year period.²³² The 2015 population estimates showed a natural decrease of 189 persons and a net out-migration of 222 persons since the 2010 Census. In total, Gage County’s population decreased to 21,900 persons.

1980 Population	24,456
Natural Increase 80–90	267
Net Migration 80–90	-1,929
1990 Population	22,794
Natural Increase 90–00	-453
Net Migration 90–00	652
2000 Population	22,993
Natural Increase 00–09	-27
Net Migration 00–09	-313
2009 Population Estimate	22,653
2010 Population	22,311
Natural Increase 10–15	-189
Net Migration 10–15	-222
2015 Population Estimate	21,900

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 Gage County decreased from 59 persons in 2014 to 37 persons in 2015, with an additional net movement of 13 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.34.3.

²³² Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.34.3			
Driver's Licenses Exchanged and Surrendered			
Gage County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	241	220	21
Calendar 2002	256	233	23
Calendar 2003	231	173	58
Calendar 2004	267	235	32
Calendar 2005	318	245	73
Calendar 2006	263	215	48
Calendar 2007	253	235	18
Calendar 2008	267	235	32
Calendar 2009	210	163	47
Calendar 2010	317	262	55
Calendar 2011	226	160	66
Calendar 2012	216	167	49
Calendar 2013	226	182	44
Calendar 2014	247	188	59
Calendar 2015	228	191	37
First Half of 2016	110	97	13

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 9,967 in 2014 to 10,059 in 2015, as shown in Table II.34.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Gage County increased by 0.6 percent from 4,017 in 2015 to 4,041 in 2016, as shown below in Table II.34.5. The number of school-age children 5 to 11 years of age increased from 1,989 in 2015 to 1,992 in 2016.

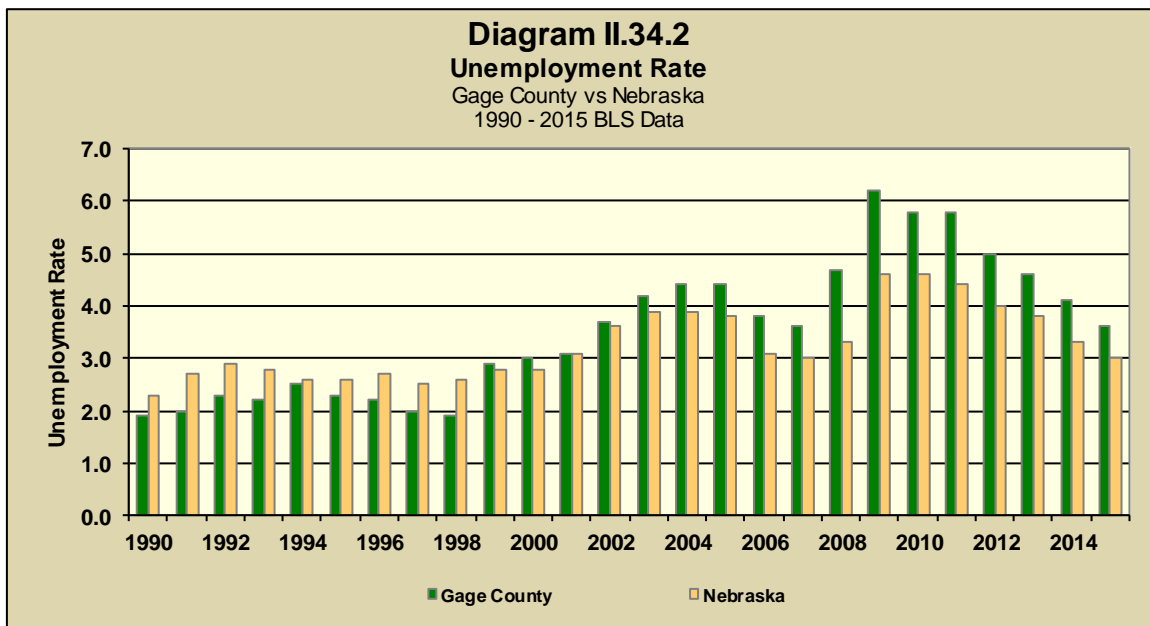
Table II.34.4	
Income Tax Returns	
Gage County	
1991–2015 DOR Data	
Year	Returns
1991	9,609
1992	9,578
1993	9,523
1994	9,435
1995	9,474
1996	9,656
1997	9,752
1998	9,921
1999	9,999
2000	10,127
2001	10,043
2002	10,097
2003	10,073
2004	10,077
2005	9,262
2006	10,049
2007	10,173
2008	10,216
2009	9,909
2010	9,798
2011	9,846
2012	9,932
2013	9,844
2014	9,967
2015	10,059

Table II.34.5				
School-Age Children				
Gage County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	2,374	565	1,375	4,314
1993	2,402	571	1,387	4,360
1994	2,413	634	1,369	4,416
1995	2,343	674	1,445	4,462
1996	2,303	693	1,489	4,485
1997	2,307	684	1,523	4,514
1998	2,260	675	1,603	4,538
1999	2,147	651	1,670	4,468
2000	2,103	713	1,807	4,623
2001	2,045	718	1,870	4,633
2002	2,045	621	1,700	4,366
2003	1,898	574	1,537	4,009
2004	1,902	535	1,547	3,984
2005	2,007	622	1,608	4,237
2006	2,060	597	1,574	4,231
2007	2,024	581	1,561	4,166
2008	2,041	599	1,493	4,133
2009	1,995	565	1,450	4,010
2010	1,960	594	1,388	3,942
2011	1,856	580	1,346	3,782
2012	1,889	554	1,407	3,850
2013	2,012	592	1,420	4,024
2014	2,116	596	1,445	4,157
2015	1,989	574	1,454	4,017
2016	1,992	590	1,459	4,041

ECONOMICS

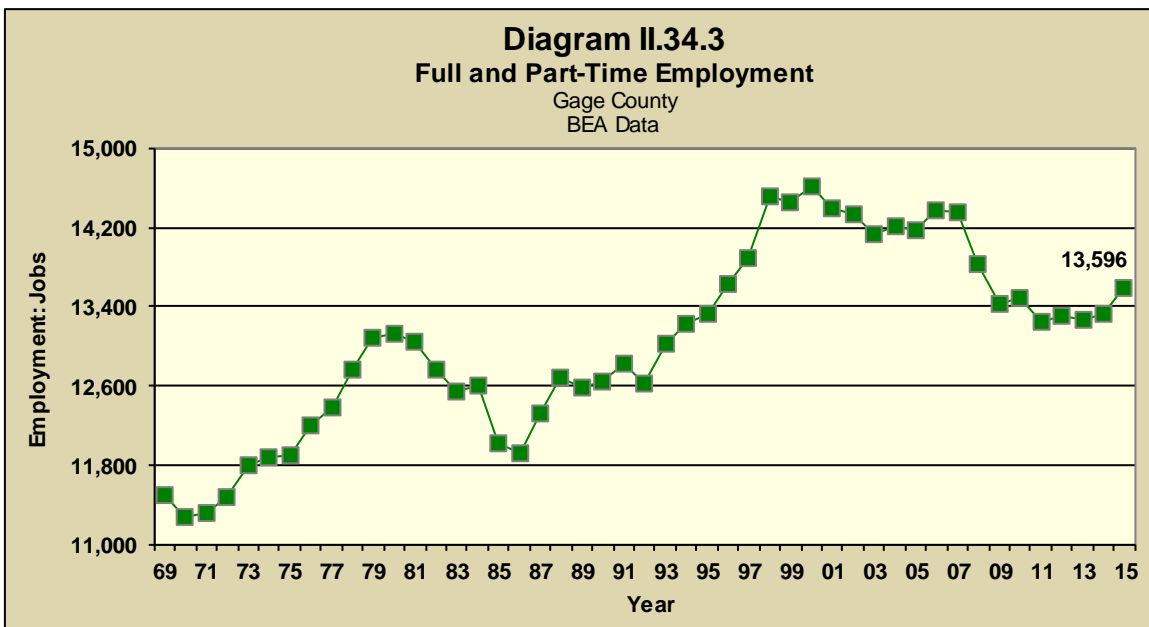
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Gage County, defined as the number of people working or actively seeking work, decreased from 11,105 in 2014 to 11,091 in 2015. The total number of people employed changed from 10,650 in 2014 to 10,693 in 2015. The unemployment rate for the county was 3.6 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.5 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.34.2, below.

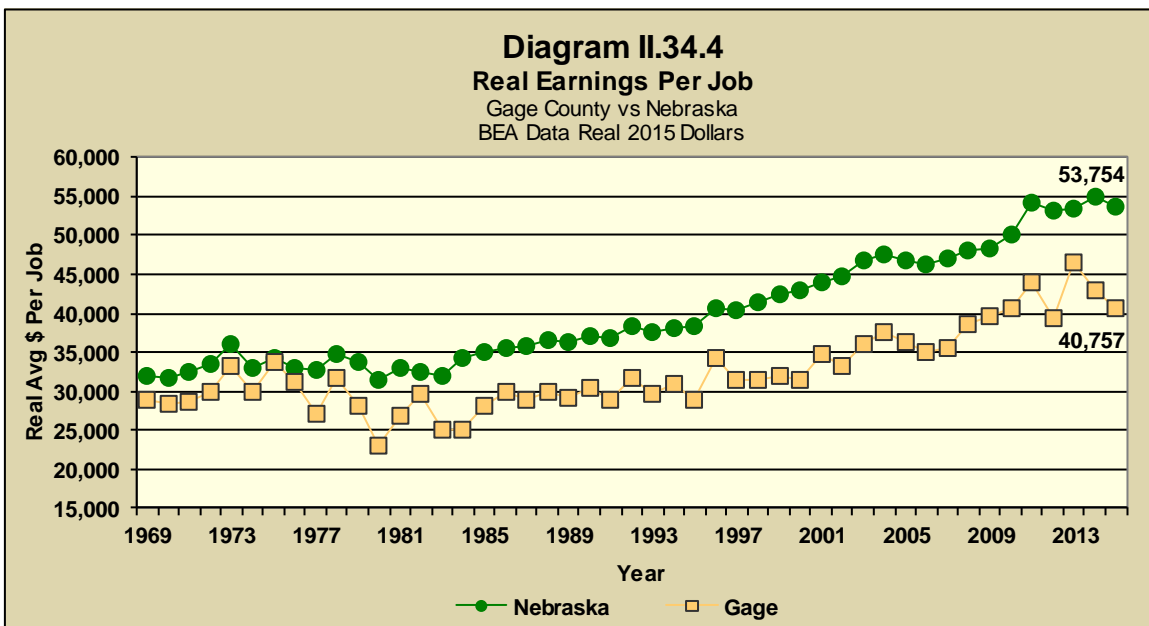


Employment and Personal Income

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 13,596 jobs in Gage County, an increase of 260 jobs since 2014. Diagram II.34.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.34.4, below, real average earnings per job in the county was \$40,757 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 \$995,310,000, a decline of 0.5 percent between 2014 and 2015. Table II.34.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.34.6
Total BEA Employment and Real Personal Income
 Gage 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	332,501	18,746	8,739	79,508	40,657	442,659	17,311	11,497	28,921
1970	319,603	18,510	10,734	83,270	44,752	439,848	17,161	11,275	28,346
1971	325,202	18,972	10,307	83,931	48,004	448,472	17,427	11,323	28,720
1972	342,986	19,907	11,070	88,581	50,471	473,200	18,554	11,473	29,895
1973	392,160	24,040	11,611	95,271	57,232	532,235	21,131	11,801	33,231
1974	354,812	25,852	12,371	99,201	61,742	502,275	19,790	11,888	29,846
1975	402,782	25,393	12,268	103,820	65,837	559,314	22,243	11,897	33,856
1976	379,773	27,091	12,256	103,881	66,296	535,115	21,129	12,204	31,119
1977	334,974	26,718	14,259	109,480	67,991	499,986	19,579	12,388	27,040
1978	403,457	29,151	16,128	111,953	70,913	573,301	22,352	12,755	31,631
1979	368,391	31,213	16,918	113,664	73,832	541,592	20,955	13,080	28,164
1980	300,729	30,845	17,678	129,451	78,833	495,847	20,275	13,118	22,925
1981	349,644	31,860	18,058	146,713	81,237	563,791	23,107	13,039	26,815
1982	379,860	32,811	13,769	167,313	84,684	612,816	25,355	12,757	29,777
1983	313,713	30,290	18,318	165,270	86,926	553,938	23,068	12,537	25,023
1984	317,354	32,066	18,116	167,429	88,532	559,365	23,320	12,607	25,173
1985	336,851	32,107	19,802	160,380	90,422	575,347	24,433	12,013	28,041
1986	355,448	32,916	20,474	165,480	92,859	601,345	25,952	11,919	29,822
1987	357,184	34,524	21,215	155,367	102,360	601,602	26,211	12,327	28,976
1988	380,441	36,818	23,139	150,874	114,391	632,027	27,544	12,687	29,987
1989	367,363	37,117	24,931	159,003	132,057	646,236	28,369	12,579	29,204
1990	385,300	38,730	27,024	149,717	135,556	658,867	28,881	12,635	30,495
1991	371,176	40,414	27,709	148,964	138,036	645,471	28,376	12,829	28,933
1992	399,216	40,289	30,963	145,581	144,874	680,344	29,845	12,628	31,614
1993	386,202	42,714	29,847	141,628	151,047	666,010	29,099	13,023	29,655
1994	408,177	43,062	31,766	141,374	149,345	687,599	30,034	13,226	30,862
1995	386,207	43,333	32,004	149,078	152,536	676,493	29,564	13,323	28,988
1996	468,416	44,000	31,867	155,117	159,505	770,905	33,638	13,640	34,341
1997	435,953	46,514	32,005	162,596	161,068	745,108	32,402	13,884	31,400
1998	456,013	47,432	35,486	169,790	183,829	797,687	34,729	14,510	31,428
1999	462,698	48,096	37,870	168,181	189,536	810,189	35,319	14,450	32,021
2000	459,977	47,908	39,788	171,665	194,140	817,661	35,620	14,623	31,456
2001	499,082	51,694	42,215	161,778	206,047	857,429	37,217	14,403	34,651
2002	475,311	53,102	46,926	152,310	203,882	825,327	35,836	14,331	33,167
2003	508,462	54,186	51,925	159,564	206,767	872,532	37,844	14,132	35,979
2004	532,232	53,731	56,531	143,420	220,719	899,172	39,006	14,208	37,460
2005	512,941	55,216	60,892	133,026	212,424	864,067	37,789	14,174	36,189
2006	501,815	57,530	65,901	146,907	225,401	882,495	38,579	14,367	34,928
2007	511,665	58,560	72,857	159,078	234,340	919,379	40,248	14,351	35,654
2008	534,533	56,969	75,962	171,929	250,946	976,401	43,254	13,837	38,631
2009	530,642	56,443	80,019	149,346	256,677	960,241	42,936	13,432	39,506
2010	547,284	58,262	72,079	142,804	229,955	933,860	41,888	13,493	40,561
2011	583,582	49,923	82,353	158,686	227,875	1,002,572	45,665	13,253	44,034
2012	525,048	49,060	82,979	163,219	229,390	951,576	43,759	13,312	39,442
2013	618,580	55,018	91,913	159,427	228,798	1,043,700	47,817	13,276	46,594
2014	571,366	57,189	92,329	162,901	230,869	1,000,276	46,177	13,336	42,844
2015	554,131	59,348	95,886	166,646	237,995	995,310	45,448	13,596	40,757

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 7.7 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 9.7 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 58.0 percent over the 2010 to 2015 period. Table II.34.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.34.7										
Income Tax Returns by Adjusted Gross Income										
Gage 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 ²³³
1991	2,981	1,075	2,071	1,365	1,333	584	102	81	0	9,609
1992	2,896	1,025	2,029	1,411	1,326	656	139	85	11	9,578
1993	2,887	939	1,980	1,370	1,348	742	132	99	0	9,523
1994	2,855	938	1,978	1,272	1,349	760	168	101	14	9,435
1995	2,725	914	1,974	1,275	1,389	875	184	124	14	9,474
1996	2,686	888	1,907	1,293	1,457	1,036	223	154	12	9,656
1997	2,685	806	1,874	1,275	1,478	1,157	260	196	21	9,752
1998	2,701	787	1,872	1,293	1,452	1,235	340	216	25	9,921
1999	2,616	772	1,866	1,247	1,520	1,338	367	242	31	9,999
2000	2,582	696	1,902	1,258	1,497	1,451	431	272	38	10,127
2001	2,551	690	1,790	1,341	1,435	1,472	473	268	23	10,043
2002	2,644	705	1,794	1,314	1,430	1,483	469	233	25	10,097
2003	2,484	764	1,684	1,383	1,440	1,500	530	265	23	10,073
2004	2,376	756	1,651	1,355	1,408	1,570	603	332	26	10,077
2005	1,985	674	1,482	1,219	1,344	1,491	650	385	32	9,262
2006	1,966	814	1,741	1,269	1,382	1,615	753	459	50	10,049
2007	1,993	851	1,553	1,285	1,308	1,661	878	575	69	10,173
2008	1,976	816	1,594	1,321	1,301	1,627	882	621	78	10,216
2009	1,883	854	1,551	1,280	1,289	1,534	844	615	59	9,909
2010	1,721	831	1,488	1,280	1,269	1,522	916	694	77	9,798
2011	1,793	783	1,463	1,254	1,292	1,461	911	812	77	9,846
2012	1,762	763	1,385	1,306	1,267	1,506	931	906	106	9,932
2013	1,620	746	1,371	1,324	1,262	1,498	949	959	115	9,844
2014	1,575	737	1,335	1,330	1,294	1,485	1,018	1,078	115	9,967
2015	1,588	745	1,349	1,313	1,366	1,514	966	1,105	113	10,059

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,733 in 2010 to 2,210 in 2015, with the poverty rate reaching 10.2 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.34.8, at right, presents poverty data for the county.

Table II.34.8		
Persons in Poverty		
Gage County		
1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	2,393	10.6
1999	2,126	9.6
2000	1,990	9.0
2001	2,099	9.4
2002	2,342	10.4
2003	2,182	9.7
2004	2,093	9.3
2005	2,297	10.3
2006	2,499	11.2
2007	2,566	11.6
2008	2,486	11.3
2009	2,521	11.7
2010	2,733	12.5
2011	2,241	10.3
2012	2,539	11.8
2013	2,427	11.3
2014	2,338	11.0
2015	2,210	10.2

²³³ 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 Gage County increased by 89 between 1980 and 2014, at an annual rate of change of 0.4 percent, as reported by the Census Bureau and as presented in Table II.34.9, at right.²³⁴ This compared to an average annual rate of change of 1.03 percent statewide. Gage County added 10 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 0.3 percent in Gage County between 2010 and 2015, from 10,446 to 10,412. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.34.10.

Table II.34.10 Housing Units State of Nebraska vs. Gage County 2000 and 2015 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Gage County	% Growth Since Census
2000 Census	722,668	.	10,030	.
2010 Census	796,793	10.3%	10,446	4.1%
July 2011 Estimate	801,129	0.5%	10,442	0.0%
July 2012 Estimate	804,659	1.0%	10,432	-0.1%
July 2013 Estimate	809,171	1.5%	10,426	-0.2%
July 2014 Estimate	814,970	2.3%	10,420	-0.2%
July 2015 Estimate	820,913	3.0%	10,412	-0.3%

Table II.34.9 Business Establishments State of Nebraska vs. Gage County 1980–2014 Census Bureau Data		
Year	Nebraska	Gage County
1980	37,727	594
1981	37,582	588
1982	37,500	574
1983	41,889	641
1984	43,151	644
1985	43,115	637
1986	42,538	619
1987	42,691	616
1988	43,134	614
1989	43,302	609
1990	43,749	600
1991	44,405	609
1992	45,269	631
1993	46,059	624
1994	46,640	622
1995	47,128	630
1996	47,607	647
1997	48,588	695
1998	48,655	687
1999	48,968	684
2000	49,623	686
2001	49,710	694
2002	50,259	710
2003	50,394	688
2004	50,928	675
2005	51,440	679
2006	51,906	672
2007	52,517	671
2008	52,152	684
2009	51,633	643
2010	51,886	652
2011	51,553	642
2012	52,294	666
2013	52,585	673
2014	52,991	683

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Gage County. As shown in Table II.34.11 on the following page, 11.3 percent of housing units, or 1,179, were vacant in 2015. Of the 9,240 housing units that were occupied in 2015, 71.1 percent, or 6,570, were owner-occupied and the remaining 28.9 percent were renter-occupied.

²³⁴ Totals may not add due to rounding-off of county totals.

Table II.34.11				
Housing Units by Tenure				
Gage 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	9,422	90.2%	9,240	88.7%
Owner-Occupied	6,700	71.1%	6,570	71.1%
Renter-Occupied	2,722	28.9%	2,670	28.9%
Vacant Housing Units	1,024	9.8%	1,179	11.3%
Total Housing Units	10,446	100.0%	10,419	100.0%

As shown in Table II.34.12, below, there were 8,786 single family dwellings in 2015, which accounted for 84.3 percent of all housing units. Apartment units accounted for 8.6 percent of housing units, with 901 units. Mobile homes also accounted for an additional 2.8 percent of housing with 292 units.

Table II.34.12				
Housing Units by Type				
Gage County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²³⁵		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	8,765	84%	8,786	84.3%
Duplex	329	3%	264	2.5%
Tri- or Four-Plex	431	4%	176	1.7%
Apartment	679	6%	901	8.6%
Mobile Home	252	2%	292	2.8%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	10,456	100.0%	10,419	100.0%

Table II.34.13, below, shows the disposition of vacant housing units in Gage County. The 2015 five-year ACS shows 27.2 percent of vacant units were for rent, 2.3 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 445 "other vacant" units, or 43.5 percent; this compared to 49.2 percent "other vacant" units in 2015.

Table II.34.13				
Disposition of Vacant Housing Units				
Gage County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	314	30.7%	321	27.2%
For Sale	134	13.1%	27	2.3%
Rented or Sold, Not Occupied	54	5.3%	76	6.4%
For Seasonal, Recreational, or Occasional Use	77	7.5%	175	14.8%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	445	43.5%	580	49.2%
Total	1,024	100.0%	1,179	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²³⁶ In most years for which data are presented, single-

²³⁵ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Gage County increased from 9 in 2014 to 15 in 2015 and the average value of construction was \$218,047 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 11 in 2014 to 15 in 2015. These changes in residential permit activity in the county compared to a decline in population of 1,093 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.34.14.

Table II.34.14
Building Permits and Valuation
Gage 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	28	10	.	8	46	111.80	69.00	.	42.30
1981	32	.	11	.	43	97.00	.	73.80	.
1982	26	6	4	32	68	88.10	55.40	27.00	45.80
1983	17	14	12	.	43	90.60	60.60	35.70	.
1984	10	.	.	.	10	86.80	.	.	.
1985	5	4	15	.	24	100.20	53.20	25.10	.
1986	8	4	.	.	12	115.40	63.90	.	.
1987	9	2	4	.	15	113.30	55.00	39.00	.
1988	15	.	.	.	15	130.70	.	.	.
1989	19	10	4	8	41	108.70	52.00	66.10	49.10
1990	29	6	.	.	35	111.50	76.70	.	.
1991	30	4	.	.	34	123.80	70.20	.	.
1992	30	14	4	11	59	126.40	73.00	114.20	55.70
1993	54	8	3	.	65	119.70	76.60	34.40	.
1994	30	4	4	5	43	132.60	86.00	53.90	57.60
1995	30	14	.	.	44	119.30	87.20	.	.
1996	19	8	.	8	35	161.90	80.90	.	82.80
1997	29	.	.	28	57	121.60	.	.	75.40
1998	28	24	6	24	82	133.60	93.20	87.40	65.20
1999	38	8	11	.	57	106.30	68.20	85.70	.
2000	27	16	11	94	148	129.80	93.20	92.90	59.30
2001	47	4	11	66	128	125.40	132.10	107.20	35.40
2002	29	4	3	14	50	137.8	135.9	154.9	52.5
2003	21	20	3	.	44	135.3	112.6	113.9	.
2004	23	12	9	.	44	148.0	94.9	119.1	.
2005	35	4	3	.	42	174.5	204.8	107.4	.
2006	30	2	.	.	32	206.0	172.8	.	.
2007	21	4	.	.	25	189.7	174.5	.	.
2008	24	2	.	10	36	164.3	115.9	.	83.3
2009	6	2	.	.	8	219.6	93.3	.	.
2010	7	10	.	.	17	182.3	75.4	.	.
2011	6	2	.	.	8	154.7	79.7	.	.
2012	12	.	.	.	12	195.9	.	.	.
2013	14	.	.	.	14	189.5	.	.	.
2014	9	2	.	.	11	222.6	80.8	.	.
2015	15	.	.	.	15	218.0	.	.	.

²³⁶ 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 5,271 property transactions in Gage County. Of these, 5,095 were for single-family homes during this 18-year period, as shown in Table II.34.15.

Table II.34.15						
Residential Property Transactions						
Gage County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	329	10	8	1	0	348
2000	356	10	8	0	0	374
2001	290	11	3	1	0	305
2002	330	8	4	1	0	343
2003	304	12	4	6	0	326
2004	333	14	6	4	0	357
2005	367	3	11	2	0	383
2006	302	8	9	3	0	322
2007	275	4	2	3	0	284
2008	278	6	0	2	1	287
2009	186	1	0	0	0	187
2010	235	3	0	0	1	239
2011	197	2	0	0	0	199
2012	240	0	0	0	0	240
2013	251	0	0	0	0	251
2014	268	0	0	0	0	268
2015	260	2	0	0	1	263
2016	294	0	0	0	1	295
Total	5,095	94	55	23	4	5,271

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 2,138 single-family home property transactions for units built before 1930, 2.1 percent of units were of low quality and 33.3 percent were of fair quality. Conversely, of the 245 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 5.7 percent of fair quality. Table II.34.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.34.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Gage 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	44	5	5	3	0	5	0	0	2	64
Fair	712	241	90	130	22	24	14	1	0	1,234
Average	1,331	647	488	387	98	225	158	20	1	3,355
Good	47	45	66	83	27	68	67	1	0	404
Very Good	1	2	2	6	3	8	1	0	0	23
Excellent	0	0	0	1	0	4	0	0	0	5
Missing	3	1	0	1	0	0	5	0	0	10
Total	2,138	941	651	611	150	334	245	22	3	5,095

In regard to the current condition of residential dwellings, of the same 2,138 single-family homes built before 1930, 30.5 percent of the homes were worn out or badly worn, and 62.3

percent were in average condition. Table II.34.17 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	115	3	1	3	0	0	0	0	0	122
Badly Worn	538	120	42	32	5	1	0	0	2	740
Average	1,331	689	457	419	101	172	117	22	1	3,309
Good	139	117	108	112	43	155	125	0	0	799
Very Good	14	9	33	32	1	5	1	0	0	95
Excellent	0	3	10	13	0	1	0	0	0	27
Missing	1	0	0	0	0	0	2	0	0	3
Total	2,138	941	651	611	150	334	245	22	3	5,095

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$100,264 to \$102,752, a total increase of 2.5 percent, as shown in Table II.34.18, 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 Gage County ranged from \$47,187 for homes built before 1930 to \$208,055 for homes built from 2001 to 2010, and \$204,281 for the newest homes built between 2011 and 2016.²³⁷ Homes built from 2001 through 2010 were also larger, averaging 1,660 square feet per unit. Table II.34.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	62,313
2000	61,180
2001	70,842
2002	69,493
2003	69,604
2004	81,869
2005	83,117
2006	84,061
2007	91,993
2008	89,451
2009	93,292
2010	100,264
2011	100,326
2012	94,268
2013	98,570
2014	101,342
2015	111,214
2016	102,752
Average	85,292

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²³⁸ (\$)
Before 1930	47,187	1,272	37.1
1931-1960	73,252	1,208	60.7
1961-1970	94,644	1,297	73.0
1971-1980	106,528	1,382	77.1
1981-1990	127,440	1,508	84.5
1991-2000	163,671	1,613	101.5
2001-2010	208,055	1,660	125.3
2011-2016	204,281	1,876	109
Average	84,656	1,329	64

²³⁷ 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.

²³⁸ 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.34.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Gage County. The number of completed surveys increased from 28 in 2015 to 30 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 5.2 percentage points and was at 9.33 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	8	334	5.09	43.5
2003	6	405	3.95	27.1
2004	8	312	8.01	45.4
2005	11	336	15.48	67.4
2006	17	373	11.53	27.6
2007	25	521	8.06	37.4
2008	23	436	7.11	65.5
2009	30	596	7.05	36.5
2010	27	578	10.03	62.0
2011	30	572	7.52	29.9
2012	30	537	6.89	36.1
2013	33	632	8.54	50.1
2014	37	720	5.28	52.0
2015	28	463	4.1	41
2016	30	461	9.33	50.0

Table II.34.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 59 single family units in Gage County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Gage County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 361 apartment units reported in the survey, with 40 of them available, which resulted in a vacancy rate of 11.1 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 6.8 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	59	0	.0%	4.4%
Apartments	361	40	11.1%	7.2%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	41	3	7.3%	6.6%
Total	461	43	9.33%	6.8%

Table II.34.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 28 units. The most common apartment units were two bedroom units, with 157 units. Details for additional unit types are reported on the following page.

Table II.34.22						
Rental Units by Number of Bedrooms						
Gage County						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	2	0	0	.	2
One	5	130	0	0	.	135
Two	25	157	0	0	.	182
Three	28	55	0	0	.	83
Four	1	0	0	0	.	1
Don't Know	0	17	0	0	41	58
Total	59	361	0	0	41	461

Table II.34.23, at right, 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 0.0 percent.

Table II.34.23			
Single Family Units by Number of Bedrooms			
Gage County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	5	0	.0%
Two	25	0	.0%
Three	28	0	.0%
Four	1	0	.0%
Don't know	0	0	%
Total	59	0	.0%

Table II.34.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 11.5 percent.

Table II.34.24			
Apartment Units by Number of Bedrooms			
Gage County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	2	0	.0%
One	130	9	6.9%
Two	157	18	11.5%
Three	55	7	12.7%
Four	0	0	%
Don't know	17	6	35.3%
Total	361	40	11.1%

Average market-rate rents by unit type are shown in Table II.34.25, 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.

Table II.34.25					
Average Market Rate Rents by Number of Bedrooms					
Gage County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$400.0	\$	\$	\$400.0
One	\$450.0	\$450.5	\$	\$	\$450.4
Two	\$506.3	\$487.1	\$	\$	\$491.0
Three	\$572.0	\$472.8	\$	\$	\$527.9
Four	\$	\$	\$	\$	\$
Don't know	\$450.0	\$417.0	\$	\$	
Total	\$518.7	\$467.7	\$	\$	\$480.2

Table II.34.26, below, shows vacancy rates for single family units by average rental rates for Gage 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 0.0 percent.

Table II.34.26			
Single Family Market Rate Rents by Vacancy Status			
Gage County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	6	0	.0%
\$500 to \$750	52	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	1	0	.0%
Total	59	0	.0%

The average rent and availability of apartment units is displayed in Table II.34.27, on the following page. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 13.4 percent.

Table II.34.27 Apartment Market Rate Rents by Vacancy Status Gage County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	209	28	13.4%
\$500 to \$750	120	11	9.2%
\$750 to \$1,000	32	1	3.1%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	361	40	11.1%

Respondents were asked if utilities are included in the rent and, as shown in Table II.34.28 below, 17 respondents, or 68.0 percent, included some sort of utility in the rent.

Table II.34.28 Are there any utilities included with the rent? Gage County 2016 Survey of Rental Properties	
Period	Respondent
Yes	17
No	8
% Offering Utilities	68.0%

The type of utility included in the rent is shown in Table II.34.29, below. There were 5 respondents who included electricity, 3 respondents who included natural gas, 16 respondents who included water and sewer and 11 respondents included trash collection in the rent.

Table II.34.29 Which utilities are included with the rent? Gage County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	3
Water/Sewer	16
Trash Collection	11

Table II.34.30, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 9 respondents said they keep a waitlist, with an estimated 6 number of persons on the wait list.

Table II.34.30 Do you keep a waiting list? Gage County 2016 Survey of Rental Properties	
Period	Respondent
Yes	9
No	16
Waitlist Size	6

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.34.31 on the following page, most respondents

indicated there was high need for the renovation of existing single family units and high need for the renovation of existing apartment units.

Table II.34.31 How would you rate the need for renovation of existing units in the city? Gage County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need	3	3	3	1
Moderate Need	2	2	2	
High Need	6	6	6	
Extreme Need	4	4	4	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.34.32 below, most respondents indicated there was no and low need for the construction of new single family units and for the construction of new apartment units.

Table II.34.32 How would you rate the need for construction of new units in the city? Gage County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	6	6	6	1
Low Need	6	6	6	
Moderate Need	2	2	2	
High Need	4	4	4	
Extreme Need	1	1	1	

