

**VOLUME II:
GARDEN COUNTY**

NEBRASKA PROFILE

Please visit the Nebraska State Profile Dashboard:

<http://www.NEstats.org>

For and online version of this profile with many additional features including:

- **Mapping**
- **Interactive Charts and Tables**
- **Data Downloads**
- **Interactive Long Read**
- **Interactive Tour**
- **Jurisdiction to Jurisdiction Comparison**
- **Download Additional Reports**
- **And More**

Garden County

DEMOGRAPHICS

Population Estimates

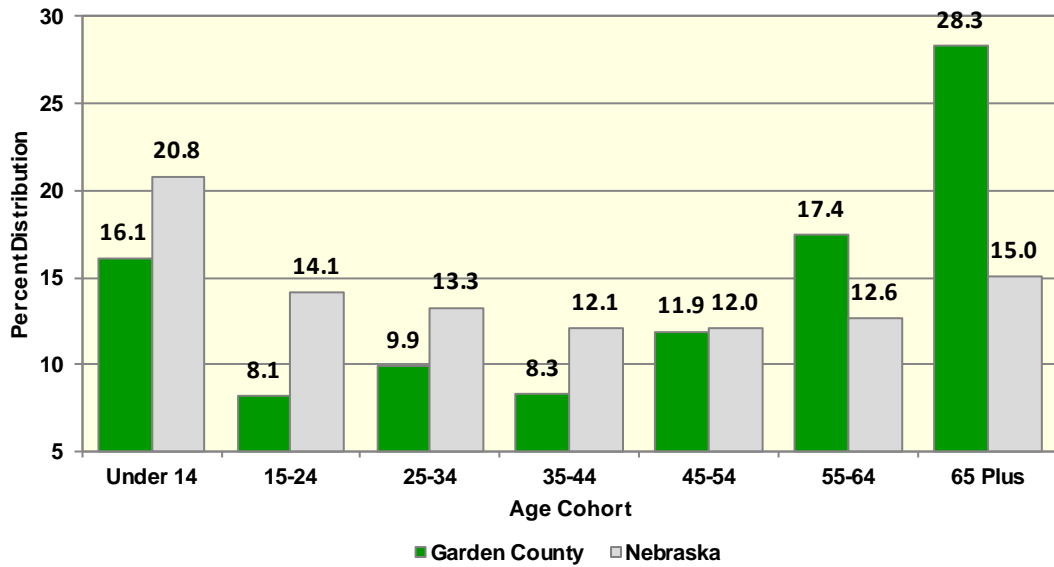
The Census Bureau's current census estimates indicate that Garden County's population decreased from 2,057 in 2010 to 1,930 in 2016, or by -6.2 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age increased by 15.8 percent, and the number of people from 55 to 64 years of age increased by 17.9 percent. The white population decreased by 7.8 percent, while the black population increased by 75 percent. The Hispanic population increased from 80 to 106 people between 2010 and 2016 or by 32.5 percent. These data are presented in Table II.35.1.

Table II.35.1						
Profile of Population Characteristics						
Garden County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Garden County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	2,057	1,930	-6.2%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	305	311	2%	383,542	396,601	3.4%
15 to 24 years	190	157	-17.4%	258,206	269,442	4.4%
25 to 34 years	165	191	15.8%	245,176	252,946	3.2%
35 to 44 years	204	160	-21.6%	220,838	230,528	4.4%
45 to 54 years	348	229	-34.2%	258,726	229,683	-11.2%
55 to 64 years	285	336	17.9%	213,176	241,172	13.1%
65 and Over	560	546	-2.5%	246,677	286,744	16.2%
Race						
White	2,017	1,860	-7.8%	1,649,264	1,694,976	2.8%
Black	4	7	75%	85,971	94,620	10.1%
American Indian and Alaskan Native	12	27	125%	23,418	27,318	16.7%
Asian	0	0	0%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	0	3	%	2,061	2,425	17.7%
Two or more races	24	33	37.5%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	80	106	32.5%	167,405	203,320	21.5%

Table II.35.2, presents the population of Garden County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 1,043 males, who accounted for 50.7 percent of the population, and the remaining 49.3 percent, or 1,014 persons, were female. In 2016, the number of males was 997 persons, and accounted for 51.7 percent of the population, with the remaining 48.3 percent, or 933 persons being female.

Table II.35.2 Population by Age and Gender Garden County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
0 to 14 years	167	138	305	181	130	311	2%
15 to 24 years	105	85	190	97	60	157	-17.4%
25 to 34 years	79	86	165	94	97	191	15.8%
35 to 44 years	106	98	204	78	82	160	-21.6%
45 to 54 years	186	162	348	112	117	229	-34.2%
55 to 64 years	140	145	285	189	147	336	17.9%
65 and Over	260	300	560	246	300	546	-6.2%
Total	1,043	1,014	2,057	997	933	1,930	-6.2%
% of Total	50.7%	49.3%	.	51.7%	48.3%	.	

Diagram II.35.1
Age Distribution
 Garden County
 Nebraska DOT Data: 2008 – First Half 2017



Population Migration Trends

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.35.3, from April 2000 to July 2009, Garden County natural decrease was estimated to be 156 people. Garden County has been experiencing net out-migration, with 397 persons leaving the county in the last nine years.¹⁴⁰ The 2016 population estimates showed a natural decrease of 57 persons. Between 2010 and 2016, Garden County’s population decreased to 1,930 persons.

Table II.35.3	
Population Change	
Garden County	
1980–2010 Census and Intercensal Data	
1980 Population	2,802
Natural Increase 80–90	-44
Net Migration 80–90	-298
1990 Population	2,460
Natural Increase 90–00	-198
Net Migration 90–00	30
2000 Population	2,292
Natural Increase 00–09	-156
Net Migration 00–09	-397
2009 Population Estimate	1,739
2010 Population	2,057
Natural Increase 10–16	-57
Net Migration 10–16	-70
2016 Population Estimate	1,930

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 Garden County increased from 20 persons in 2015 to 26 persons in 2016, with an additional net movement of 17 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.35.4.

Table II.35.4			
Driver's Licenses Exchanged and Surrendered			
Garden County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	46	39	7
Calendar 2002	67	26	41
Calendar 2003	44	39	5
Calendar 2004	46	42	4
Calendar 2005	51	33	18
Calendar 2006	45	37	8
Calendar 2007	51	37	14
Calendar 2008	59	37	22
Calendar 2009	52	39	13
Calendar 2010	75	48	27
Calendar 2011	56	33	23
Calendar 2012	61	32	29
Calendar 2013	38	40	-2
Calendar 2014	62	49	13
Calendar 2015	51	31	20
Calendar 2016	56	30	26
First Half of 2017	27	10	17

¹⁴⁰ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

School Age Enrollment

According to the Nebraska Department of Education (DOE), the total number of school-age children in Garden County decreased by 7.3 percent from 327 in 2016 to 303 in 2017, as shown in Table II.35.5. The number of school-age children 5 to 11 years of age decreased from 170 in 2016 to 143 in 2017.

Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Population Characteristics

Table II.35.6, shows population by age for the 2000 and 2010 Census. The population changed by -10.3 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 1.8 percent to a total of 560 persons in 2010. Those aged 25 to 34 changed by -0.6 percent, and those aged under 5 changed by 25.3 percent.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	270	65	124	459
1993	257	67	132	456
1994	219	79	134	432
1995	229	75	159	463
1996	218	65	192	475
1997	219	70	188	477
1998	212	71	174	457
1999	203	62	169	434
2000	181	63	163	407
2001	189	59	150	398
2002	210	58	152	420
2003	148	63	158	369
2004	144	40	158	342
2005	132	49	149	330
2006	127	57	129	313
2007	123	53	126	302
2008	122	44	130	296
2009	170	58	157	385
2010	134	36	127	297
2011	150	38	122	310
2012	143	45	117	305
2013	126	48	93	267
2014	145	41	106	292
2015	168	34	109	311
2016	170	44	113	327
2017	143	52	108	303

Table II.35.6 Population by Age Garden County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	83	3.6%	104	5.1%	25.3%
5 to 19	461	20.1%	322	15.7%	-30.2%
20 to 24	60	2.6%	69	3.4%	15%
25 to 34	166	7.2%	165	8%	-0.6%
35 to 54	668	29.1%	552	26.8%	-17.4%
55 to 64	304	13.3%	285	13.9%	-6.2%
65 or Older	550	24%	560	27.2%	1.8%
Total	2,292	100.0%	2,057	100.0%	-10.3%

The elderly population is further explored in Table II.35.7. Those aged 65 to 66 changed by 16.9 percent between 2000 and 2010, resulting in a population of 69 persons. Those aged 85 or older changed by 7.7 percent during the same time period, and resulted in 98 persons over age 85 in 2010.

Table II.35.7 Elderly Population by Age Garden County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	59	10.7%	69	12.3%	16.9%
67 to 69	82	14.9%	75	13.4%	-8.5%
70 to 74	129	23.5%	135	24.1%	4.7%
75 to 79	105	19.1%	103	18.4%	-1.9%
80 to 84	84	15.3%	80	14.3%	-4.8%
85 or Older	91	16.5%	98	17.5%	7.7%
Total	550	100.0%	560	100.0%	1.8%

Population by race and ethnicity is shown in Table II.35.8, with the white population representing 96.6 percent in 2010. The black population changed by 33.3 percent, representing 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.6 and 0 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 142.4 percent between 2000 and 2010, compared to the -12.5 percent growth rate for non-Hispanics.

Table II.35.8					
Population by Race and Ethnicity					
Garden County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	2,254	98.3%	1,987	96.6%	-11.8%
Black	3	0.1%	4	0.2%	33.3%
American Indian	6	0.3%	12	0.6%	100%
Asian	6	0.3%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	12	0.5%	25	1.2%	108.3%
Two or More Races	11	0.5%	29	1.4%	163.6%
Total	2,292	100.0%	2,057	100.0%	-10.3%
Hispanic	33	1.4%	80	3.9%	142.4%
Non-Hispanic	2,259	98.6%	1,977	96.1%	-12.5%

Population by race and ethnicity through 2016 is shown in Table II.35.9. The white population represented 97.2 percent of the population in 2016, compared with black population accounting for 0.2 percent of the population. Hispanic population represented 4.4 percent of the population in 2016.

Table II.35.9				
Population by Race and Ethnicity				
Garden County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	1,987	96.6%	1,876	97.2%
Black	4	0.2%	3	0.2%
American Indian	12	0.6%	5	0.3%
Asian	0	0%	25	1.3%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	25	1.2%	1	0.1%
Two or More Races	29	1.4%	20	1%
Total	2,057	100.0%	1,930	100.0%
Non-Hispanic	1,977	96.1%	1,846	95.6%
Hispanic	80	3.9%	84	4.4%

The population by race is broken down further by ethnicity in Table II.35.10. While the white non-Hispanic population changed by -12.9 percent between 2000 and 2010, the white Hispanic population changed by 87.5 percent. The black non-Hispanic population changed by 100 percent, while the black Hispanic population changed by -100 percent.

Table II.35.10					
Population by Race and Ethnicity					
Garden County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	2,230	98.7%	1,942	98.2%	-12.9%
Black	2	0.1%	4	0.2%	100%
American Indian	6	0.3%	10	0.5%	66.7%
Asian	6	0.3%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	5	0.2%	0	0%	-100%
Two or More Races	10	0.4%	21	1.1%	110%
Total Non-Hispanic	2,259	100.0%	1,977	100.0%	-12.5%
Hispanic					
White	24	72.7%	45	56.2%	87.5%
Black	1	3%	0	0%	-100%
American Indian	0	0%	2	2.5%	%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	7	21.2%	25	31.2%	257.1%
Two or More Races	1	3%	8	10%	700%
Total Hispanic	33	100.0%	80	100.0%	142.4%
Total Population	2,292	100.0%	2,057	100.0%	-10.3%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.35.11. During this time, the total non-Hispanic population was 1,846 persons in 2016. The Hispanic population was 84.

Table II.35.11				
Population by Race and Ethnicity				
Garden County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	1,942	98.2%	1,793	97.1%
Black	4	0.2%	3	0.2%
American Indian	10	0.5%	5	0.3%
Asian	0	0%	25	1.4%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	21	1.1%	20	1.1%
Total Non-Hispanic	1,977	100.0%	1,846	100.0%
Hispanic				
White	45	56.2%	83	98.8%
Black	0	0%	0	0%
American Indian	2	2.5%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	25	31.2%	1	1.2%
Two or More Races	8	10%	0	0%
Total Hispanic	80	100.0%	84	100.0%
Total Population	2,057	100.0%	1,930	100.0%

Households by type and tenure are shown in Table II.35.12. Family households represented 67.4 percent of households, while non-family households accounted for 32.6 percent. These changed from 62.6 and 37.4 percent, respectively.

Table II.35.12				
Household Type by Tenure				
Garden County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	602	62.6%	584	67.4%
Married-Couple Family	506	84.1%	548	93.8%
Owner-Occupied	391	77.3%	446	81.4%
Renter-Occupied	115	22.7%	102	18.6%
Other Family	96	15.9%	36	16.4%
Male Householder, No Spouse Present	38	39.6%	4	105.6%
Owner-Occupied	27	71.1%	0	0%
Renter-Occupied	11	28.9%	4	100%
Female Householder, No Spouse Present	58	60.4%	32	161.1%
Owner-Occupied	33	56.9%	12	37.5%
Renter-Occupied	25	43.1%	20	62.5%
Non-Family Households	359	37.4%	283	32.6%
Owner-Occupied	226	63%	230	81.3%
Renter-Occupied	133	37%	53	18.7%
Total	961	100.0%	867	100.0%

The group quarters population was 36 in 2010, compared to 60 in 2000.

Table II.35.13					
Group Quarters Population					
Garden County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	0%	0	0%	%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	60	100%	36	100%	-40%
Other Institutions	0	0%	0	0%	%
Total	60	100.0%	36	100.0%	-40.0%
Non-Institutionalized					
College Dormitories	0	%	0	%	%
Military Quarters	0	%	0	%	%
Other Non-Institutionalized	0	%	0	%	%
Total	0	100.0%	0	100.0%	%
Group Quarters Population	60	100.0%	36	100.0%	-40%

The number of foreign born persons are shown in Table II.35.14. An estimated 2.1 percent of the population was born in Mexico, with 0.9 percent born in Thailand, and another 0.4 percent were born in Korea.

Table II.35.14 Place of Birth for the Foreign-Born Population Garden County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	40	2.1%
#2 country of origin	Thailand	18	0.9%
#3 country of origin	Korea	7	0.4%
#4 country of origin	Germany	4	0.2%
#5 country of origin	Afghanistan	0	0%
#6 country of origin	Africa n.e.c	0	0%
#7 country of origin	Albania	0	0%
#8 country of origin	Argentina	0	0%
#9 country of origin	Armenia	0	0%
#10 country of origin	Asia n.e.c	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.35.15. An estimated 1.4 percent of the population speaks Spanish at home.

Table II.35.15 Limited English Proficiency and Language Spoken at Home Garden County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	26	1.4%
#2 LEP Language	Arabic	0	0%
#3 LEP Language	Chinese	0	0%
#4 LEP Language	French, Haitian, or Cajun	0	0%
#5 LEP Language	German or other West Germanic languages	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.35.16. Some 18.9 percent of the population was disabled in 2000, or a total of 407 persons. The disability rate was highest for those over 65, with 35.6 percent disabled.



Table II.35.16		
Disability by Age		
Garden County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	19	5.6%
16 to 64	213	16.2%
65 and older	175	35.6%
Total	407	18.9%

Table II.35.17 shows disability by type in 2000. There were 222 physical disabilities in 2000, some 135 employment disabilities, and 149 go-outside-home disabilities.

Table II.35.17	
Total Disabilities Tallied: Aged 5 and Older	
Garden County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	90
Physical disability	222
Mental disability	122
Self-care disability	74
Employment disability	135
Go-outside-home disability	149
Total	792

Disability by age, as estimated by the 2016 ACS, is shown in Table II.35.18. The disability rate for females was 11.8 percent, compared to 15.4 percent for males. The disability rate changed precipitously higher with age, with 46.3 percent of those over 75 experiencing a disability.

Table II.35.18						
Disability by Age						
Garden County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	4	9.5%	0	0%	4	4%
5 to 17	9	6%	0	0%	9	3.3%
18 to 34	4	4.1%	8	6.7%	12	5.5%
35 to 64	53	12.6%	37	8.3%	90	10.4%
65 to 74	24	22.4%	28	22.8%	52	22.6%
75 or Older	46	48.9%	41	43.6%	87	46.3%
Total	140	15.4%	114	11.8%	254	13.5%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.35.19. Some 6.8 percent have an ambulatory disability, 3.9 have an independent living disability, and 2 percent have a self-care disability.

Table II.35.19
Total Disabilities Tallied: Aged 5 and Older

Garden County
2016 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	123	6.5%
Vision disability	61	3.2%
Cognitive disability	61	3.4%
Ambulatory disability	121	6.8%
Self-Care disability	36	2%
Independent living disability	58	3.9%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.35.20 and Table II.35.21. In 2016, some 930 persons were employed and 22 were unemployed. This totaled a labor force of 952 persons. The unemployment rate for Garden County was estimated to be 2.3 in 2016.

Table II.35.20
Employment, Labor Force and Unemployment

Garden County
2016 Five-Year ACS Data

Employment Status	2016 Five-Year ACS
Employed	930
Unemployed	22
Labor Force	952
Unemployment Rate	2.3%

In 2016, 93.5 percent of households in Garden County had a high school education or greater.

Table II.35.21
High School or Greater Education

Garden County
2016 Five-Year ACS Data

Education Level	Households
High School or Greater	811
Total Households	867
Percent High School or Above	93.5%

As seen in Table II.35.22, 31.3 percent of the population had a high school diploma or equivalent, another 41.5 percent have some college, 16.1 percent have a Bachelor's Degree, and 5.2 percent of the population had a graduate or professional degree.

Table II.35.22
Educational Attainment

Garden County
2016 Five-Year ACS Data

Education Level	Population	Percent
Less Than High School	91	5.9%
High School or Equivalent	487	31.3%
Some College or Associates Degree	645	41.5%
Bachelor's Degree	250	16.1%
Graduate or Professional Degree	81	5.2%
Total Population Above 18 years	1,554	100.0%

ECONOMICS

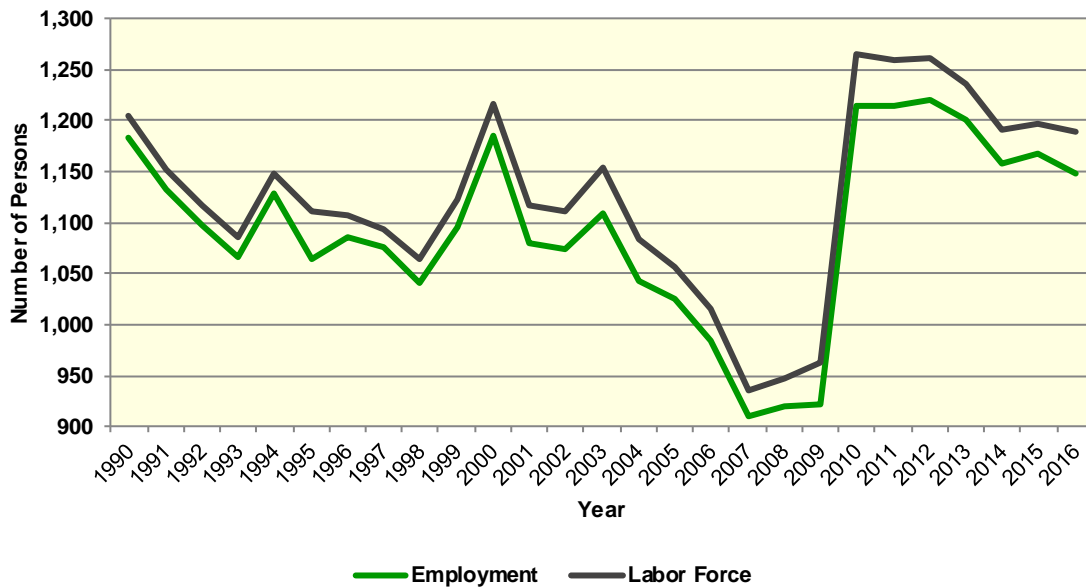
Labor Force

Table II.35.23, shows the labor force statistics for Garden County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1991 with a rate of 1.6. The highest level of unemployment occurred during 2009 rising to a rate of 4.3. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Garden County increased from 2.4 percent in 2015 to 3.4 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.35.23 Labor Force Statistics Garden County 1990 - 2016 BLS Data					
Year	Garden County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	21	1,183	1,204	1.7%	2.3%
1991	19	1,133	1,152	1.6%	2.7%
1992	20	1,097	1,117	1.8%	2.9%
1993	19	1,067	1,086	1.7%	2.8%
1994	19	1,129	1,148	1.7%	2.6%
1995	47	1,065	1,112	4.2%	2.6%
1996	23	1,085	1,108	2.1%	2.7%
1997	18	1,076	1,094	1.6%	2.5%
1998	24	1,040	1,064	2.3%	2.6%
1999	27	1,095	1,122	2.4%	2.8%
2000	32	1,185	1,217	2.6%	2.8%
2001	37	1,079	1,116	3.3%	3.1%
2002	38	1,073	1,111	3.4%	3.6%
2003	44	1,110	1,154	3.8%	3.9%
2004	40	1,043	1,083	3.7%	3.9%
2005	31	1,025	1,056	2.9%	3.8%
2006	30	985	1,015	3%	3.1%
2007	25	911	936	2.7%	3%
2008	28	920	948	3%	3.3%
2009	41	921	962	4.3%	4.6%
2010	52	1,214	1,266	4.1%	4.6%
2011	45	1,215	1,260	3.6%	4.4%
2012	41	1,221	1,262	3.2%	4%
2013	35	1,201	1,236	2.8%	3.8%
2014	34	1,158	1,192	2.9%	3.3%
2015	29	1,168	1,197	2.4%	3%
2016	41	1,149	1,190	3.4%	3.2%

Diagram II.35.2, shows the employment and labor force for Garden County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 1,149 persons, with the labor force reaching 1,190, indicating there were a total of 41 unemployed persons.

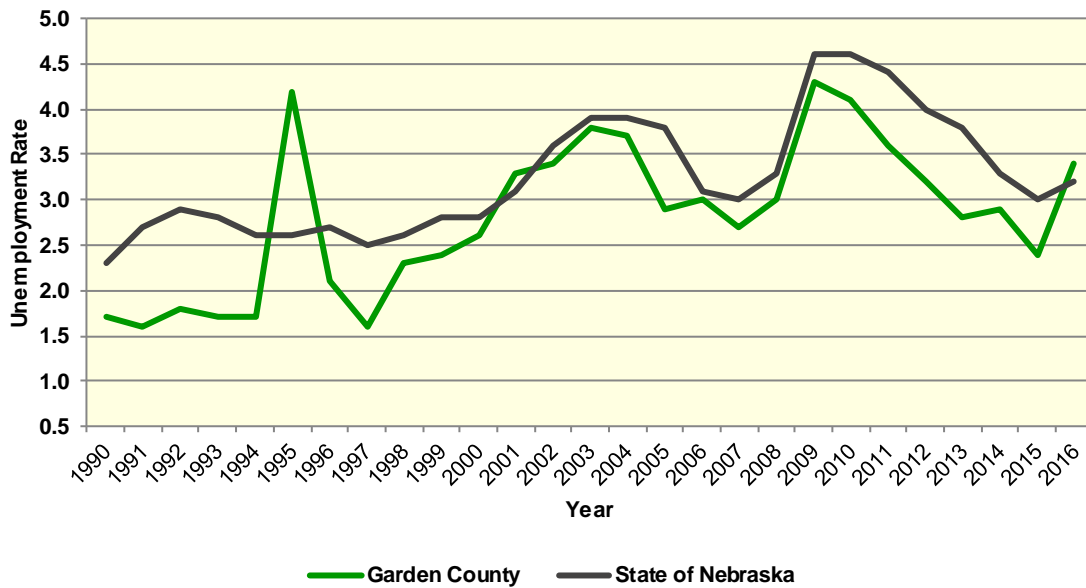
Diagram II.35.2
Employment and Labor Force
 Garden County
 1990 – 2016 BLS Data



Unemployment

Diagram II.35.3, shows the unemployment rate for both the State and Garden County. During the 1990’s the average rate for Garden County was 2.1, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.3, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.2. Over the course of the entire period Garden County had an average unemployment rate lower than the state, 2.8 percent for Garden County, versus 3.3 statewide.

Diagram II.35.3
Annual Unemployment Rate
 Garden County
 1990 – 2016 BLS Data



Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.35.24, shows total real earnings by industry for Garden County. In the most recent 2016 estimate, the farm industry had the largest total real earnings, with total real earnings reaching 13,328,000 dollars. Between 2015 and 2016 the forestry, fishing, and related activities industry saw the largest percentage increase, rising to 8,006,000 dollars.

Table II.35.24
Real Earnings by Industry
 Garden County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	5,635	15,452	40,499	14,385	15,488	26,733	14,408	13,328	-7.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	102	52	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	887	1,074	1,213	763	675	0	0	0
Retail trade	6,186	4,390	4,423	4,585	4,402	3,921	3,894	3,863	-0.8
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	2,242	1,830	1,738	1,759	1,434	0	0	0	0
Real estate and rental and leasing	0	0	0	0	0	0	0	0	0
Professional and technical services	0	0	0	0	0	490	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	342	0	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	245	0	187	0	512	2,950	5,586	5,183	-7.2
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	1,162	0	0	1,123	0	1,149	1,253	0	-100
Government and government enterprises	12,170	13,085	13,230	13,669	12,769	10,432	7,976	7,928	-0.6
Total	38,435	45,150	71,287	47,574	43,956	56,506	45,480	44,861	-1.4



Table II.35.25, shows the total employment by industry for Garden County. The most recent estimates show the farm industry was the largest employer in Garden County, with employment reaching 315 jobs in 2016.

Table II.35.25
Employment by Industry
Garden County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	429	319	316	300	302	299	328	315	-4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	13	10	12	13	16	13	13	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	24	27	27	24	27	0	0	0
Retail trade	185	194	192	197	200	190	180	170	-5.6
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	48	55	52	47	49	0	0	0	0
Real estate and rental and leasing	23	48	51	43	52	0	0	0	0
Professional and technical services	0	0	0	0	0	20	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	15	0	0	0	0	0	0	0	0
Educational services	0	10	0	0	0	10	0	0	0
Health care and social assistance	29	39	25	0	33	78	134	127	-5.2
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	59	0	0	78	0	71	70	0	-100
Government and government enterprises	336	288	283	294	283	219	167	163	-2.4
Total	1,432	1,373	1,326	1,308	1,317	1,288	1,298	1,284	-1.1



Table II.35.26, shows the real average earnings per job by industry for Garden County. These figures are calculated by dividing the Total Real Earning displayed in Table II.35.24 and Table II.35.25, by Industry. In 2016, the government and government enterprises industry had the highest average earnings reaching 48,638 dollars. Between 2015 and 2016 the retail trade industry saw the largest percentage increase, rising by 5 percent to 22,724 dollars.

Table II.35.26
Real Earnings Per Job by Industry
 Garden County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	13,136	48,439	128,163	47,950	51,286	89,409	43,928	42,311	-3.7
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	8,474	4,009	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	36,974	39,794	44,918	31,794	24,995	0	0	0
Retail trade	33,439	22,626	23,036	23,276	22,011	20,638	21,631	22,724	5
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	46,712	33,269	33,420	37,433	29,273	0	0	0	0
Real estate and rental and leasing	0	0	0	0	0	0	0	0	0
Professional and technical services	0	0	0	0	0	24,475	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	22,799	0	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	8,443	0	7,465	0	15,510	37,825	41,684	40,811	-2.1
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	0	0	0	0	0	0	0	0	0
Other services, except public administration	19,689	0	0	14,394	0	16,183	17,904	0	0
Government and government enterprises	36,221	45,434	46,748	46,494	45,119	47,635	47,759	48,638	1.8
Total	26,840	32,884	53,761	36,372	33,376	43,871	35,039	34,938	-0.3

Table II.35.27 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in Total Real Personal Income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$85,419,000 a -1.2 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 1,373 and 1,284 in 2016.

Table II.35.27
Total Employment and Real Personal Income
 Garden County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	38,733	1,895	-906	9,954	5,031	50,917	17,116	1,628	23,790
1970	36,106	1,727	-289	10,670	5,313	50,073	17,035	1,496	24,134
1971	42,821	1,713	228	10,992	5,796	58,124	19,595	1,497	28,603
1972	43,012	1,767	727	12,378	5,984	60,335	20,915	1,522	28,260
1973	43,699	1,934	1,236	14,989	6,614	64,604	22,399	1,429	30,580
1974	36,984	2,026	1,592	15,753	6,914	59,216	20,726	1,445	25,594
1975	34,357	2,065	1,752	15,227	7,676	56,947	20,267	1,452	23,660
1976	40,640	2,290	1,893	14,884	7,447	62,573	21,893	1,525	26,649
1977	34,976	2,274	2,004	15,506	7,942	58,154	20,171	1,533	22,816
1978	40,486	2,324	2,235	16,325	7,866	64,588	22,590	1,546	26,189
1979	49,335	2,365	2,332	17,235	8,245	74,782	27,312	1,512	32,628
1980	55,429	2,318	2,456	18,920	9,206	83,694	29,935	1,541	35,969
1981	46,601	2,432	2,366	20,397	9,483	76,415	27,607	1,523	30,597
1982	46,198	2,556	2,128	23,782	10,089	79,641	28,867	1,514	30,515
1983	45,227	2,511	1,733	24,796	10,553	79,798	29,686	1,546	29,255
1984	49,034	3,235	1,240	25,829	10,434	83,301	31,340	1,705	28,758
1985	48,107	3,045	1,373	24,934	11,133	82,502	30,298	1,574	30,565
1986	37,452	2,863	1,397	23,290	11,336	70,613	26,487	1,454	25,758
1987	33,990	2,896	1,133	21,079	11,197	64,504	24,686	1,524	22,304
1988	40,401	3,083	955	20,374	10,924	69,570	26,954	1,580	25,570
1989	37,979	3,553	526	21,504	11,018	67,473	26,585	1,551	24,486
1990	37,063	3,415	402	20,396	11,834	66,280	27,031	1,534	24,161
1991	33,436	3,213	638	20,200	11,788	62,849	26,351	1,459	22,917
1992	32,132	3,182	858	19,684	12,784	62,276	26,145	1,410	22,789
1993	36,361	3,306	1,064	19,995	12,900	67,015	28,615	1,404	25,899
1994	34,108	3,510	1,207	22,034	13,447	67,286	28,283	1,457	23,410
1995	38,151	3,261	1,505	22,273	13,398	72,065	30,811	1,363	27,991
1996	35,227	3,357	1,752	22,604	13,633	69,859	29,401	1,514	23,268
1997	32,784	3,467	1,879	24,253	14,010	69,459	29,419	1,550	21,151
1998	31,378	3,563	2,052	25,168	14,854	69,890	30,373	1,516	20,698
1999	34,527	3,513	2,245	22,937	15,825	72,021	31,478	1,509	22,880
2000	30,359	3,478	2,588	23,202	16,561	69,232	30,246	1,440	21,083
2001	38,435	4,310	2,289	23,670	18,639	78,723	34,138	1,432	26,840
2002	38,387	4,416	2,386	23,861	18,804	79,021	34,597	1,406	27,302
2003	54,853	4,357	2,557	22,822	18,453	94,327	40,941	1,387	39,548
2004	47,036	4,154	2,513	22,205	18,880	86,480	38,521	1,317	35,715
2005	46,079	4,070	2,459	20,813	17,710	82,992	39,314	1,315	35,041
2006	44,744	4,377	2,609	19,036	17,371	79,383	37,445	1,315	34,026
2007	51,136	4,371	2,667	23,521	18,517	91,469	44,706	1,313	38,946
2008	55,162	4,326	2,774	28,592	19,085	101,287	50,542	1,305	42,270
2009	45,524	4,329	2,286	21,160	20,330	84,972	42,275	1,337	34,050
2010	45,150	4,166	1,486	15,419	21,679	79,568	38,254	1,373	32,885
2011	71,287	3,689	1,464	20,738	21,998	111,797	54,535	1,326	53,761
2012	47,574	3,778	1,904	20,481	21,904	88,086	44,737	1,308	36,372
2013	43,956	3,924	2,282	20,043	21,498	83,855	43,926	1,317	33,375
2014	56,506	4,028	4,090	21,082	20,810	98,461	51,470	1,288	43,871
2015	45,480	4,153	4,545	18,546	22,008	86,427	44,850	1,298	35,039
2016	44,861	4,270	3,852	18,699	22,277	85,419	44,259	1,284	34,938



Diagram II.35.4, shows real average earnings per job for Garden County from 1990 to 2016. Over this period the average earning per job for Garden County was 31,119 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.35.4
Real Average Earnings Per Job
 Garden County
 BEA Data 1990 - 2016

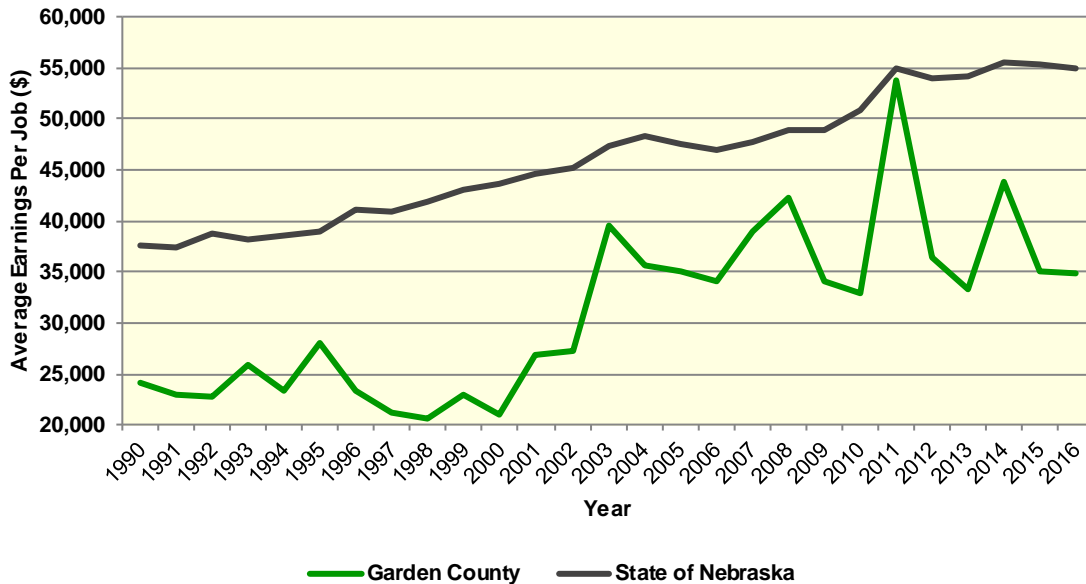
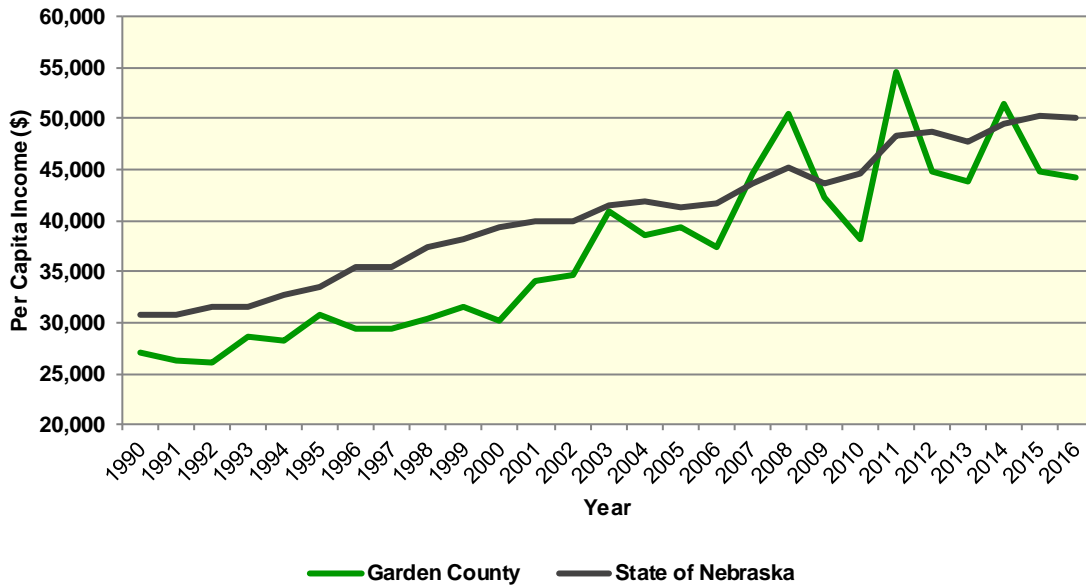


Diagram II.35.5, shows real per capita income in Garden County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Garden County was 37,136 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.35.5
Real Per Capita Income
 Garden County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The Bureau of Labor Statistics (BLS) produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.35.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment increased from 558 persons in 2015 to 560 in 2016, a change of (ND) percent.

Table II.35.28
Total Monthly Employment
 Garden County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	526	496	497	489	579	572	566	568	558	535	554
Feb	517	488	503	470	592	566	579	557	538	543	556
Mar	517	480	492	482	596	561	573	570	543	551	568
Apr	528	499	508	488	577	579	570	595	543	556	556
May	550	512	534	496	602	578	618	617	547	554	567
Jun	558	526	520	508	595	595	611	595	547	589	579
Jul	512	505	517	487	588	564	573	577	515	578	551
Aug	532	523	512	493	586	562	597	573	532	560	529
Sep	510	499	502	492	581	572	578	556	514	552	560
Oct	495	511	514	490	583	559	590	561	531	564	560
Nov	499	496	496	495	586	563	582	556	535	551	571
Dec	501	496	495	497	588	573	596	553	555	558	565
Annual	520	503	508	491	588	570	586	573	538	558	560
% Change	-4%	-3%	1%	-3%	20%	-3%	3%	-2%	-6%	4%	(ND)%



The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$571 in 2015. In 2016, average weekly wages saw an increase of 6 percent over the prior year, rising to 604 dollars, or by 33 dollars. These data are shown in Table II.35.29.

Table II.35.29						
Average Weekly Wages						
Garden County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	335	345	340	359	345	
2002	337	355	348	402	360	4%
2003	347	365	370	434	378	5%
2004	395	407	456	410	417	10%
2005	403	377	404	419	401	-4%
2006	435	390	416	461	424	6%
2007	455	403	424	438	430	1%
2008	436	412	442	493	445	3%
2009	454	431	473	492	462	4%
2010	440	449	475	536	475	3%
2011	500	490	473	531	499	5%
2012	515	486	495	546	510	2%
2013	549	487	502	548	521	2%
2014	525	529	551	581	546	5%
2015	577	515	563	632	571	5%
2016(p)	597	555	634	629	604	6%

Total business establishments reported by the QCEW are displayed in Table II.35.30. Between 2015 and 2016, the total number of business establishments in Garden County increased from 82 to 91 establishments.

Table II.35.30						
Number of Business Establishments						
Garden County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	81	80	83	82	82	
2002	81	81	80	73	79	-4%
2003	73	76	78	74	75	-5%
2004	69	69	71	72	70	-7%
2005	72	73	72	67	71	1%
2006	67	66	63	62	65	-8%
2007	64	64	64	65	64	-2%
2008	66	67	65	64	66	3%
2009	64	66	66	67	66	(ND)%
2010	73	72	76	73	74	12%
2011	71	73	72	72	72	-3%
2012	79	80	80	81	80	11%
2013	83	84	82	84	83	4%
2014	82	79	77	80	80	-4%
2015	79	81	82	85	82	2%
2016	89	90	91	92	91	11%

Nebraska Department of Revenue

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 5.4 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 decreased by 12.4 percent over the period. On the other hand, by 2016 there were 63 returns for AGIs of \$100,000 or more. Table II.35.31 presents AGI distribution for the years 1991 through 2016.

Table II.35.31 Income Tax Returns by Adjusted Gross Income Garden County 1991–2016 DOR Data										
Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,001–\$250,000	More than \$250,000	Total ¹⁴¹
1991	396	158	236	110	106	24	0	12	0	1,084
1992	388	138	220	128	109	31	0	0	0	1,058
1993	408	119	201	132	110	47	0	0	0	1,055
1994	398	124	205	125	99	36	0	10	0	1,030
1995	404	124	191	123	102	45	0	15	0	1,030
1996	395	131	190	129	88	63	0	0	0	1,034
1997	384	107	205	118	103	52	0	14	0	1,023
1998	364	98	183	116	118	77	0	28	0	1,009
1999	361	88	201	114	116	72	0	20	0	1,007
2000	323	84	169	109	123	80	11	26	0	965
2001	307	66	186	131	121	84	0	23	0	961
2002	323	80	193	108	104	100	11	21	0	964
2003	323	77	172	119	109	97	13	18	0	959
2004	289	91	164	107	99	109	23	26	0	926
2005	259	75	156	109	115	106	0	28	0	894
2006	234	107	176	137	118	131	0	32	0	979
2007	250	83	183	123	113	142	0	39	10	997
2008	250	107	188	116	126	138	45	32	0	1,017
2009	254	99	204	113	108	120	44	25	10	994
2010	222	96	182	114	121	134	0	44	0	971
2011	228	66	190	115	146	104	55	46	0	976
2012	199	77	167	103	141	131	72	67	12	969
2013	207	73	192	100	139	114	44	64	10	967
2014	201	76	168	115	145	120	74	73	11	983
2015	194	81	161	109	141	139	59	65	0	967
2016	210	68	147	113	106	136	56	63	0	914

¹⁴¹ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 321 in 2010 to 308 in 2016, with the poverty rate reaching 16.3 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table II.35.32 presents poverty data for the county.

Table II.35.32 Persons in Poverty Garden County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	325	14.8%
2001	306	14.2%
2002	303	14.1%
2003	270	12.7%
2004	240	12.3%
2005	285	14.7%
2006	307	15.9%
2007	277	15.6%
2008	242	14.2%
2009	264	15.8%
2010	321	15.9%
2011	322	15.9%
2012	297	15.5%
2013	297	15.9%
2014	293	15.6%
2015	279	14.8%
2016	308	16.3%

The rate of poverty for Garden County is shown in Table II.35.33. In 2016, there were an estimated 218 persons living in poverty. This represented a 11.6 percent poverty rate, compared to 14.8 percent poverty in 2000. In 2016, some 2.8 percent of those in poverty were under age 6, and 24.8 percent were 65 or older.

Table II.35.33 Poverty by Age Garden County 2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	29	8.8%	6	2.8%
6 to 17	81	24.6%	22	10.1%
18 to 64	176	53.5%	136	62.4%
65 or Older	43	13.1%	54	24.8%
Total	329	100.0%	218	100.0%
Poverty Rate	14.8%	.	11.6%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -1.4 percent in Garden County between 2010 and 2016, from 1,314 to 1,295. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.35.34.

Table II.35.34 Housing Units State of Nebraska vs. Garden County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Garden County	% Growth Since Census
2000 Census Base	722,656	.	1,296	.
2010 Census	796,793	10.3	1,314	1.4
July 2011 Estimate	801,068	0.5	1,311	-0.2
July 2012 Estimate	804,586	1	1,309	-0.4
July 2013 Estimate	809,062	1.5	1,305	-0.7
July 2014 Estimate	814,835	2.3	1,301	-1
July 2015 Estimate	820,725	3	1,297	-1.3
July 2016 Estimate	827,156	3.8	1,295	-1.4

Housing Production

The Census Bureau reports building permit authorizations and “per unit”



valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Garden County decreased from 2 authorizations in 2015 to 0 in 2016.

The real value of single-family building permits decreased from \$151,976 in 2015 to \$0 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table II.35.35.

Table II.35.35 Building Permits and Valuation Garden County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0
1982	1	0	0	0	1	86,505	0
1983	0	0	0	0	0	0	0
1984	4	0	0	13	17	148,182	58,113
1985	1	0	0	13	14	87,617	47,178
1986	1	0	0	0	1	143,130	0
1987	2	0	0	0	2	120,975	0
1988	1	0	0	0	1	75,512	0
1989	1	0	0	0	1	121,149	0
1990	1	0	0	0	1	50,067	0
1991	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993	0	0	0	0	0	0	0
1994	0	0	0	0	0	0	0
1995	1	0	0	0	1	91,730	0
1996	0	0	0	0	0	0	0
1997	1	0	0	0	1	80,000	0
1998	1	0	0	0	1	86,914	0
1999	1	0	0	0	1	83,519	0
2000	2	0	0	0	2	112,275	0
2001	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0
2003	6	0	0	0	6	78,376	0
2004	3	0	0	0	3	58,355	0
2005	7	0	0	0	7	120,565	0
2006	7	0	0	0	7	122,240	0
2007	2	0	0	0	2	538,127	0
2008	3	0	0	0	3	155,343	0
2009	3	0	0	0	3	169,026	0
2010	1	0	0	0	1	440,383	0
2011	2	0	0	0	2	78,209	0
2012	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0
2015	2	0	0	0	2	151,976	0
2016	0	0	0	0	0	0	0



Diagram II.35.6
Single-Family Permits
 Garden County
 Census Bureau Data, 1980–2016

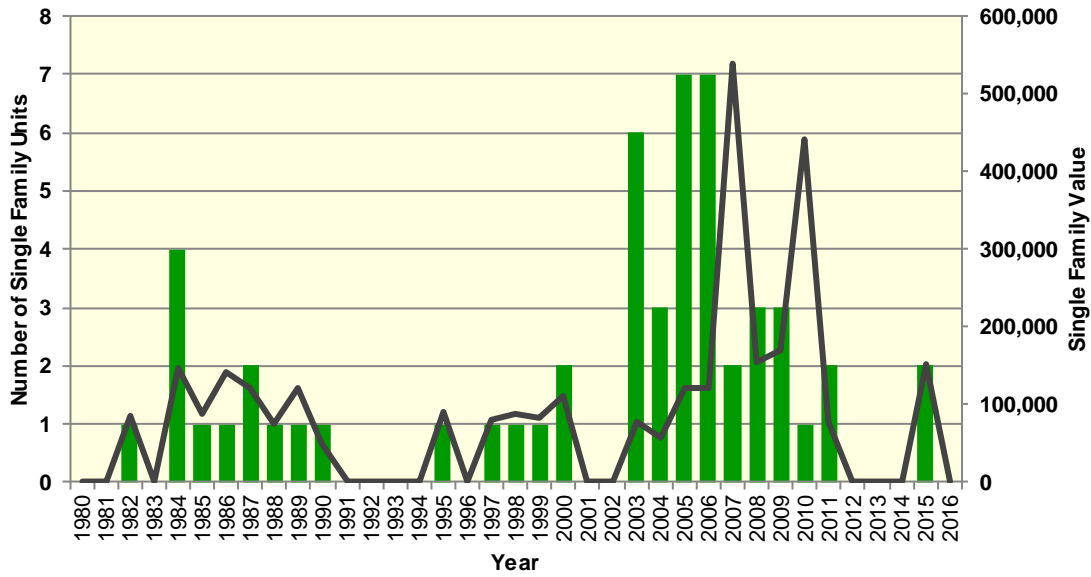
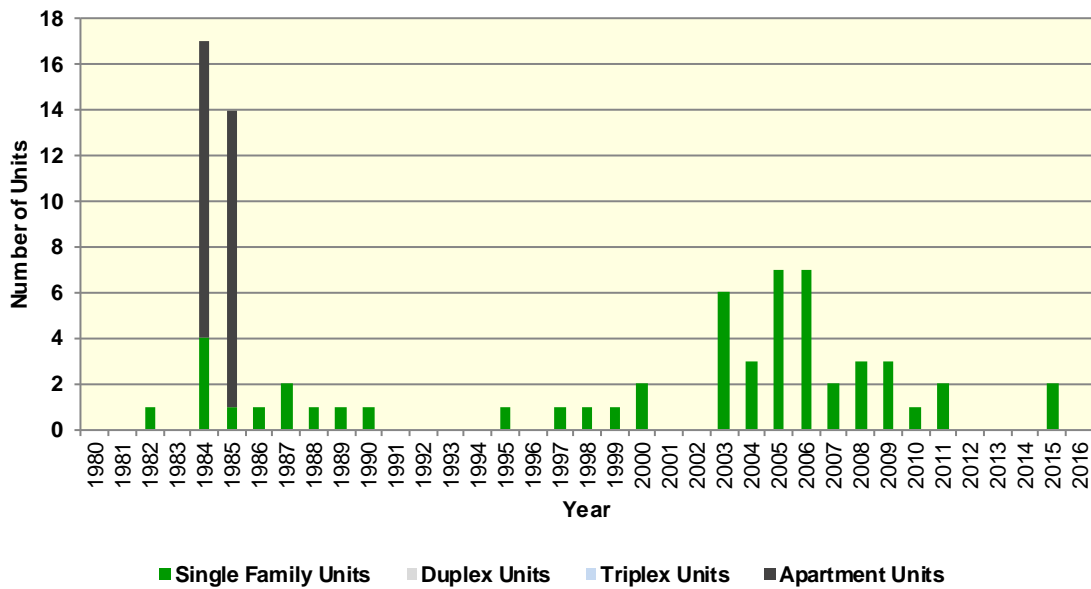


Diagram II.35.7
Total Permits by Unit Type
 Garden County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.35.36. In 2016, there were 1,346 housing units, up from 1,298 in 2000. Single-family units accounted for 91.8 percent of units in 2016, compared to 87.2 in 2000. Apartment units accounted for 1 percent in 2016, compared to 1.1 percent in 2000.

Table II.35.36				
Housing Units by Type				
Garden County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,132	87.2%	1,236	91.8%
Duplex	19	1.5%	16	1.2%
Tri- or Four-Plex	17	1.3%	10	0.7%
Apartment	14	1.1%	13	1%
Mobile Home	116	8.9%	71	5.3%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	1,298	100.0%	1,346	100.0%

Some 73.1 percent of housing was occupied in 2010, compared to 78.6 percent in 2000. Owner-occupied housing changed -5.3 percent between 2000 and 2010, ending with owner-occupied units representing 70.4 percent of units. Vacant units changed by 27 percent, resulting in 353 vacant units in 2010.

Table II.35.37					
Housing Units by Tenure					
Garden County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	1,020	78.6%	961	73.1%	-5.8%
Owner-Occupied	715	70.1%	677	70.4%	-5.3%
Renter-Occupied	305	29.9%	284	29.6%	-6.9%
Vacant Housing Units	278	21.4%	353	26.9%	27%
Total Housing Units	1,298	100.0%	1,314	100.0%	1.2%

Table II.35.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 1,346 housing units. An estimated 79.4 percent were owner-occupied, and 35.6 percent were vacant.

Table II.35.38				
Housing Units by Tenure				
Garden County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	961	73.1%	867	64.4%
Owner-Occupied	677	70.4%	688	79.4%
Renter-Occupied	284	29.6%	179	20.6%
Vacant Housing Units	353	26.9%	479	35.6%
Total Housing Units	1,314	100.0%	1,346	100.0%

Households by household size are shown in Table II.35.39. There were a total of 961 households in 2010, down from 1,020 in 2000. One person households changed by -2.4 percent between 2000 and 2010, while two person households changed by -4.3 percent. Three and four person households changed by 16.3 and -30 respectively, representing 11.9 percent and 7.3 percent of the population in 2010.

Table II.35.39					
Households by Household Size					
Garden County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	331	32.5%	323	33.6%	-2.4%
Two Persons	422	41.4%	404	42%	-4.3%
Three Persons	98	9.6%	114	11.9%	16.3%
Four Persons	100	9.8%	70	7.3%	-30%
Five Persons	54	5.3%	34	3.5%	-37%
Six Persons	14	1.4%	14	1.5%	0%
Seven Persons or More	1	0.1%	2	0.2%	100%
Total	1,020	100.0%	961	100.0%	-5.8%

Households by income is shown in Table II.35.40. Households earning more than \$100,000 per year represented 17.1 percent of households in 2016, compared to 3.3 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.1 percent of households in 2016, compared to 13.2 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 15.3 percent of households in 2016, compared to 22 percent in 2000.

Table II.35.40				
Households by Income				
Garden County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	224	22%	133	15.3%
\$15,000 to \$19,999	127	12.5%	45	5.2%
\$20,000 to \$24,999	131	12.8%	53	6.1%
\$25,000 to \$34,999	178	17.5%	88	10.1%
\$35,000 to \$49,999	162	15.9%	117	13.5%
\$50,000 to \$74,999	135	13.2%	183	21.1%
\$75,000 to \$99,999	29	2.8%	100	11.5%
\$100,000 or More	34	3.3%	148	17.1%
Total	1,020	100.0%	867	100.0%

Table II.35.41 shows households by year home built. Housing units built between 2000 and 2009, account for 12.7 percent and those built in 2010 or later accounted for 0.8 percent of households. Households built in the 1970's, 1980's, and 1990's account for 7.7 percent, 7.2 percent, and 6, respectively. Housing units built prior to 1939 represented 30.2 percent of households in 2016.

Table II.35.41				
Households by Year Home Built				
Garden County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	428	42%	262	30.2%
1940 to 1949	104	10.2%	71	8.2%
1950 to 1959	121	11.9%	111	12.8%
1960 to 1969	104	10.2%	125	14.4%
1970 to 1979	115	11.3%	67	7.7%
1980 to 1989	102	10%	62	7.2%
1990 to 1999	46	4.5%	52	6%
2000 to 2009	.	.	110	12.7%
2010 or Later	.	.	7	0.8%
Total	1,020	100.0%	867	100.0%

The distribution of unit types by race are shown in Table II.35.42. An estimated 92.3 percent of white households occupy single-family homes, while 0 percent of black households do. Some 1.2 percent of white households occupy apartments, while 100 percent of black households do.

Table II.35.42							
Distribution of Units in Structure by Race							
Garden County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	92.3%	0%	%	%	%	%	100%
Duplex	1.4%	0%	%	%	%	%	0%
Tri- or Four-Plex	0.2%	0%	%	%	%	%	0%
Apartment	1.2%	100%	%	%	%	%	0%
Mobile Home	4.9%	0%	%	%	%	%	0%
Boat, RV, Van, Etc.	0%	0%	%	%	%	%	0%
Total	100.0%	100.0%	%	%	%	%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.35.43. An estimated 5.1 percent of vacant units were for rent in 2010, a 12.5 percent change since 2000. In addition, some 6.5 percent of vacant units were for sale, a change of -32.4 percent between 2000 and 2010. "Other" vacant units represented 41.4 percent of vacant units in 2010. This is a change of 6.6 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.35.43 Disposition of Vacant Housing Units Garden County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	16	5.8%	18	5.1%	12.5%
For Sale	34	12.2%	23	6.5%	-32.4%
Rented or Sold, Not Occupied	21	7.6%	4	1.1%	-81%
For Seasonal, Recreational, or Occasional Use	68	24.5%	162	45.9%	138.2%
For Migrant Workers	2	0.7%	0	0%	-100%
Other Vacant	137	49.3%	146	41.4%	6.6%
Total	278	100.0%	353	100.0%	27%

The disposition of vacant units between 2010 and 2016 are shown in Table II.35.44. By 2016, for rent units accounted for 2.1 percent of vacant units, while for sale units accounted for 1.5 percent. “Other” vacant units accounted for 44.3 percent of vacant units, representing a total of 212 “other” vacant units.

Table II.35.44 Disposition of Vacant Housing Units Garden County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	18	5.1%	10	2.1%
For Sale	23	6.5%	7	1.5%
Rented Not Occupied	0	0%	0	0%
Sold Not Occupied	4	1.1%	25	5.2%
For Seasonal, Recreational, or Occasional Use	162	45.9%	225	47%
For Migrant Workers	0	0%	0	0%
Other Vacant	146	41.4%	212	44.3%
Total	353	100.0%	479	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 571 property transactions in Garden County. Of these, 512 were for single-family homes during this 19-year period, as shown in Table II.35.45.

Table II.35.45						
Residential Property Transactions						
Garden County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	34	3	0	0	0	37
2000	32	7	0	0	2	41
2001	30	5	0	0	2	37
2002	45	1	0	0	1	47
2003	41	3	0	0	1	45
2004	26	1	0	2	0	29
2005	34	5	0	0	0	39
2006	31	2	0	1	0	34
2007	23	4	0	0	0	27
2008	24	3	0	0	0	27
2009	15	2	0	0	1	18
2010	13	2	0	0	0	15
2011	21	3	0	0	0	24
2012	28	4	0	0	0	32
2013	19	0	0	0	0	19
2014	22	2	0	0	0	24
2015	22	1	0	0	0	23
2016	30	0	0	0	0	30
2017	22	1	0	0	0	23
Total	512	49	0	3	7	571

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 222 single-family home property transactions for units built before 1930, 2.7 percent of units were of low quality and 46.4 percent were of fair quality. Conversely, of the 3 homes built from 2001 through 2010, 0 percent of units were of low quality and 33.3 percent of fair quality. Table II.35.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.35.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Garden County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	6	3	0	1	0	1	0	0	1	12
Fair	103	91	6	18	4	1	1	0	3	227
Average	111	88	24	27	1	6	2	0	2	261
Good	1	0	1	5	2	0	0	0	0	9
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	2	0	0	0	0	0	0	0	3
Total	222	184	31	51	7	8	3	0	6	512

In regard to the current condition of residential dwellings, of the same 222 single-family homes built before 1930, 56.8 percent of the homes were worn out or badly worn, and 42.3 percent were in average condition. Table II.35.47 provides details about the condition of single-family residential dwellings by year built.

Table II.35.47 Single-Family Homes by Year Built and Condition Garden County Fiscal Years 1999–2017 PAD Data										
Condition	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	13	6	0	0	0	1	0	0	0	20
Badly Worn	113	66	3	5	1	0	0	0	0	188
Average	94	106	23	32	4	6	1	0	6	272
Good	2	4	3	14	2	1	1	0	0	27
Very Good	0	0	2	0	0	0	1	0	0	3
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	2	0	0	0	0	0	0	0	2
Total	222	184	31	51	7	8	3	0	6	512

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$35,300 to \$44,818, a total increase of 27 percent, as shown in Table II.35.48.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Garden County ranged from \$33,538 for homes built before 1930 to \$116,667 for homes built from 2001 to 2010.¹⁴² Homes built from 2001 through 2010 were also larger, averaging 1,723 square feet per unit. Table II.35.49, provides additional details about single-family homes.

Table II.35.48 Average Sales Price of Single-Family Homes Garden County Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	29,705
2000	30,388
2001	27,097
2002	32,401
2003	35,451
2004	30,492
2005	36,519
2006	36,261
2007	54,713
2008	49,238
2009	44,160
2010	35,300
2011	49,436
2012	54,703
2013	45,671
2014	50,673
2015	68,020
2016	56,183
2017	44,818
Average	41,303

Table II.35.49 Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot Garden County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁴³ (\$)
Before 1931	33,538	1,181	28.39
1931-1960	35,430	1,098	32.28
1961-1970	65,459	1,400	46.76
1971-1980	62,944	1,474	42.71
1981-1990	102,000	1,928	52.9
1991-2000	93,178	1,463	63.67
2001-2010	116,667	1,723	67.7
2011-2017	0	0	0
Average	41,303	1,209	34.17

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people

¹⁴² 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.

¹⁴³ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.



per room. Households with overcrowding are shown in Table II.35.50. In 2016, an estimated 0.6 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.

Table II.35.50 Overcrowding and Severe Overcrowding Garden County 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	722	100%	0	0%	0	0%	722
2016 Five-Year ACS	678	98.5%	5	0.7%	5	0.7%	688
Renter							
2000 Census	297	99.7%	1	0.3%	0	0%	298
2016 Five-Year ACS	179	100%	0	0%	0	0%	867
Total							
2000 Census	1,019	99.9%	1	0.1%	0	0%	1,020
2016 Five-Year ACS	857	98.8%	5	0.6%	5	0.6%	867

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 6 households with incomplete plumbing facilities in 2016, representing 0.7 percent of households in Garden County. This is compared to 0.8 percent of households lacking complete plumbing facilities in 2000.

Table II.35.51 Households with Incomplete Plumbing Facilities Garden County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	1,012	861
Lacking Complete Plumbing Facilities	8	6
Total Households	1,020	867
Percent Lacking	0.8%	0.7%

There were 3 households lacking complete kitchen facilities in 2016, compared to 11 households in 2000. This was a change from 1.1 percent of households in 2000 to 0.3 percent in 2016.

Table II.35.52 Households with Incomplete Kitchen Facilities Garden County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	1,009	864
Lacking Complete Kitchen Facilities	11	3
Total Households	1,020	867
Percent Lacking	1.1%	0.3%



Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Garden County, 5 percent of households had a cost burden and 8 percent had a severe cost burden. Some 0.6 percent of renters were cost burdened, and 15.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.3 percent and a severe cost burden rate of 2.4 percent. Owner occupied households with a mortgage had a cost burden rate of 7.4 percent, and severe cost burden at 11.8 percent.

Table II.35.53
Cost Burden and Severe Cost Burden by Tenure
 Garden County
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	128	74%	31	17.9%	12	6.9%	2	1.2%	173
2016 Five-Year ACS	220	80.9%	20	7.4%	32	11.8%	0	0%	272
Owner Without a Mortgage									
2000 Census	290	86.3%	29	8.6%	10	3%	7	2.1%	336
2016 Five-Year ACS	378	90.9%	22	5.3%	10	2.4%	6	1.4%	416
Renter									
2000 Census	111	44.6%	26	10.4%	10	4%	102	41%	249
2016 Five-Year ACS	88	49.2%	1	0.6%	27	15.1%	63	35.2%	179
Total									
2000 Census	529	69.8%	86	11.3%	32	4.2%	111	14.6%	758
2016 Five-Year ACS	686	79.1%	43	5%	69	8%	69	8%	867

Housing Problems by Income

Table II.35.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Garden County. As can be seen in 2017 the MFI was \$60,200, which compared to \$68,200 for the State of Nebraska.

Table II.35.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 59 owner-occupied and 8 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 37 owner-occupied 24 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 725 households without a housing problem.

Table II.35.54 Median Family Income Garden County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	33,800	50,400
2001	36,100	53,400
2002	36,100	55,100
2003	47,300	55,400
2004	42,900	56,300
2005	42,900	57,400
2006	40,600	59,400
2007	39,700	58,200
2008	41,000	59,800
2009	41,800	62,000
2010	42,200	62,600
2011	44,700	63,500
2012	45,300	64,400
2013	46,200	64,600
2014	48,900	66,000
2015	54,400	66,800
2016	53,500	66,500
2017	60,200	68,200

Table II.35.55
Housing Problems by Income and Tenure
 Garden County
 2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	10	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	25	4	4	4	0	37
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	20	10	15	10	59
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	20	70	110	70	310	580
Total	53	94	134	89	334	704
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	20	4	0	0	0	24
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	4	4	0	0	8
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	15	25	40	35	30	145
Total	35	33	44	35	30	177
Total						
Lacking complete plumbing or kitchen facilities	0	0	0	0	10	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	45	8	4	4	0	61
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	24	14	15	10	67
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	35	95	150	105	340	725
Total	88	127	178	124	364	881

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.35.56, of the 15 loans in 2016, 5 loans were for Home Purchases, 2 were for Home Improvement and 8 were for refinancing.

Table II.35.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Garden County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	7	7	6	20
2009	5	2	8	15
2010	1	2	4	7
2011	5	0	8	13
2012	11	1	4	16
2013	4	3	13	20
2014	9	5	4	18
2015	5	2	7	14
2016	5	2	8	15

Table II.35.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$73,429 and \$78,545 in 2012 and \$68,400 in 2016. Overall, average loans were \$60,250 in 2008 and \$68,600 in 2016.

Table II.35.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Garden County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$73,429	\$46,000	\$61,500	\$60,250
2009	\$58,200	\$17,500	\$78,875	\$63,800
2010	\$54,000	\$11,000	\$35,000	\$30,857
2011	\$52,800	\$	\$84,250	\$72,154
2012	\$78,545	\$35,000	\$74,000	\$74,688
2013	\$50,000	\$13,000	\$89,769	\$70,300
2014	\$76,889	\$9,600	\$55,250	\$53,389
2015	\$75,000	\$70,000	\$65,571	\$69,571
2016	\$68,400	\$26,500	\$79,250	\$68,600

Table II.35.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$514,000 and \$864,000 in 2012 and \$342,000 in 2016. Overall, average loans were \$1,205,000 in 2008 and \$1,029,000 in 2016.

Table II.35.58				
Total Volume of Owner-Occupied Single-Family Loans				
Garden County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	514,000	322,000	369,000	1,205,000
2009	291,000	35,000	631,000	957,000
2010	54,000	22,000	140,000	216,000
2011	264,000		674,000	938,000
2012	864,000	35,000	296,000	1,195,000
2013	200,000	39,000	1,167,000	1,406,000
2014	692,000	48,000	221,000	961,000
2015	375,000	140,000	459,000	974,000
2016	342,000	53,000	634,000	1,029,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.35.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Garden County. The number of completed surveys remained unchanged from 4 in 2016 to 4 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 5.7 percentage points and was at 5.7 percent in 2017.

Table II.35.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 16 single-family units in Garden County, with 2 of them available. This

translates into a vacancy rate of 12.5 percent in Garden County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 19 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 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 7.1 percent.

Table II.35.59				
Survey of Rental Properties				
Garden County				
2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	0	
2003	1	18	0	15
2004	0	0	0	0
2005	2	35	17.1	35.8
2006	3	44	11.4	7.5
2007	5	24	4.2	139.8
2008	5	43	9.3	49.8
2009	4	32	9.4	36.7
2010	5	30	0	47.8
2011	3	29	0	7
2012	7	39	7.7	48.1
2013	3	5	20	
2014	4	52	1.9	
2015	4	33	0	
2016	4	34	0	
2017	4	35	5.7	18.9

Table II.35.60 Rental Vacancy Survey by Type Garden County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	16	2	12.5%	7.5%
Apartments	19	0	0%	10%
Mobile Homes	0	0	%	%
“Other” Units	0	0	0%	.
Don't Know	0	0	%	0%
Total	35	2	5.7%	7.1%

Table II.35.61, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 11 units. The most common apartment units were one bedroom units, with 13 units.

Table II.35.61 Rental Units by Number of Bedrooms Garden County 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	2	13	0	0	.	15
Two	11	6	0	0	.	17
Three	2	0	0	0	.	2
Four	1	0	0	0	.	1
Don't Know	0	0	0	0	0	0
Total	16	19	0	0	0	35

Table II.35.62 displays the vacancy rate of single-family units by the number of bedrooms. Two bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 18.2 percent.

Table II.35.62 Single-Family Units by Number of Bedrooms Garden County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	2	0	0%
Two	11	2	18.2%
Three	2	0	0%
Four	1	0	0%
Don't know	0	0	%
Total	16	2	12.5%

Table II.35.63 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 0 percent.



Table II.35.63 Apartment Units by Number of Bedrooms Garden County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	13	0	0%
Two	6	0	0%
Three	0	0	%
Four	0	0	%
Don't know	0	0	%
Total	19	0	0%

Average market-rate rents by unit type are shown in Table II.35.64. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.35.64 Average Market Rate Rents by Number of Bedrooms Garden County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$300	\$360	\$	\$	\$330
Two	\$380	\$390	\$	\$	\$382.5
Three	\$400	\$	\$	\$	\$400
Four	\$500	\$	\$	\$	\$500
Don't know	\$	\$	\$	\$	
Total	\$365.8	\$377.5	\$	\$	\$360

Table II.35.65 shows vacancy rates for single-family units by average rental rates for Garden 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 12.5 percent.

Table II.35.65 Single-Family Market Rate Rents by Vacancy Status Garden County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	16	2	12.5%
\$500 to \$749	0	0	%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	16	2	12.5%



The average rent and availability of apartment units is displayed in Table II.35.66. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table II.35.66 Apartment Market Rate Rents by Vacancy Status Garden County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	19	0	0%
\$500 to \$749	0	0	%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	19	0	0%

Respondents were asked if utilities are included in the rent and, as shown in Table II.35.67, 1 respondent, or 33.3 percent, included some sort of utility in the rent.

Table II.35.67 Are there any utilities included with the rent? Garden County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	2
% Offering Utilities	33.3%

The type of utility included in the rent is shown in Table II.35.68. 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.35.68 Which utilities are included with the rent? Garden County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	1
Trash Collection	1

Table II.35.69 shows the number of survey respondents who keep a waiting list. As can be seen, 2 respondents said they keep a waitlist, with an estimated persons on the wait list.

Table II.35.69 Do you keep a waiting list? Garden County 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	1
Waitlist Size	

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table II.35.70 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table II.35.70 How would you rate the need for renovation of existing units in the city? Garden County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	1	1	1	1
High Need	1	1	1	1
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.35.71 most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.35.71 How would you rate the need for construction of new units in the city? Garden County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	1
Low Need	0	0		
Moderate Need	0	0		
High Need	0	0		
Extreme Need	1	1	1	1

