

**VOLUME II:
HALL COUNTY**

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Hall County

DEMOGRAPHICS

Population Estimates

The Census Bureau’s current census estimates indicate that Hall County’s population increased from 58,607 in 2010 to 61,705 in 2016, or by 5.3 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 1.8 percent, and the number of people from 55 to 64 years of age increased by 10.6 percent. The white population increased by 3.5 percent, while the black population increased by 57.9 percent. The Hispanic population increased from 13,653 to 16,750 people between 2010 and 2016 or by 22.7 percent. These data are presented in Table II.40.1.

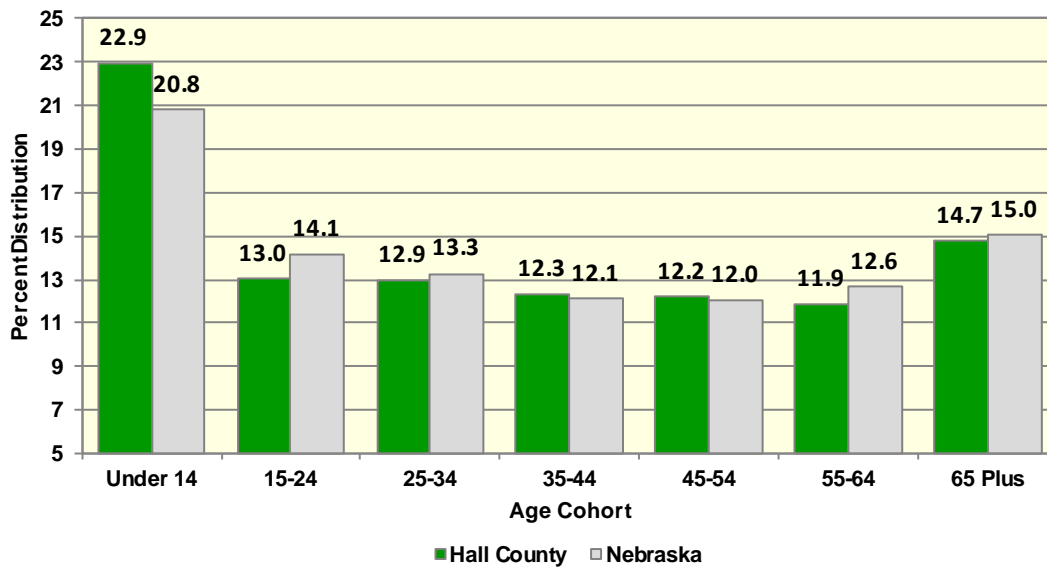
Table II.40.1						
Profile of Population Characteristics						
Hall County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Hall County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	58,607	61,705	5.3%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	13,446	14,153	5.3%	383,542	396,601	3.4%
15 to 24 years	7,418	8,030	8.3%	258,206	269,442	4.4%
25 to 34 years	7,848	7,990	1.8%	245,176	252,946	3.2%
35 to 44 years	7,321	7,596	3.8%	220,838	230,528	4.4%
45 to 54 years	8,107	7,521	-7.2%	258,726	229,683	-11.2%
55 to 64 years	6,617	7,317	10.6%	213,176	241,172	13.1%
65 and Over	7,850	9,098	15.9%	246,677	286,744	16.2%
Race						
White	54,749	56,644	3.5%	1,649,264	1,694,976	2.8%
Black	1,217	1,922	57.9%	85,971	94,620	10.1%
American Indian and Alaskan Native	980	1,050	7.1%	23,418	27,318	16.7%
Asian	673	859	27.6%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	282	323	14.5%	2,061	2,425	17.7%
Two or more races	706	907	28.5%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	13,653	16,750	22.7%	167,405	203,320	21.5%

Table II.40.2, presents the population of Hall County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 29,287 males, who accounted for 50 percent of the population, and the remaining 50 percent, or 29,320 persons, were female. In 2016, the number of males was 31,087 persons, and accounted for 50.4 percent of the population, with the remaining 49.6 percent, or 30,618 persons being female.

Table II.40.2 Population by Age and Gender Hall 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	6,927	6,519	13,446	7,368	6,785	14,153	5.3%
15 to 24 years	3,799	3,619	7,418	4,105	3,925	8,030	8.3%
25 to 34 years	4,041	3,807	7,848	4,157	3,833	7,990	1.8%
35 to 44 years	3,767	3,554	7,321	3,915	3,681	7,596	3.8%
45 to 54 years	4,045	4,062	8,107	3,787	3,734	7,521	-7.2%
55 to 64 years	3,256	3,361	6,617	3,590	3,727	7,317	10.6%
65 and Over	3,452	4,398	7,850	4,165	4,933	9,098	5.3%
Total	29,287	29,320	58,607	31,087	30,618	61,705	5.3%
% of Total	50%	50%	.	50.4%	49.6%	.	

Diagram II.40.1
Age Distribution

Hall 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.40.3, from April 2000 to July 2009, Hall County natural increase was estimated to be 4,134 people. Hall County has been experiencing net out-migration, with 181 persons leaving the county in the last nine years.¹⁶⁰ The 2016 population estimates showed a natural increase of 2,693 persons. Between 2010 and 2016, Hall County’s population rose to 61,705 persons.

The Nebraska Department of Transportation (DOT)’s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver’s license exchange data, these records show that the net change in Hall County increased from 94 persons in 2015 to 222 persons in 2016, with an additional net movement of 151 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.40.4.

Table II.40.3	
Population Change	
Hall County	
1980–2010 Census and Intercensal Data	
1980 Population	47,690
Natural Increase 80–90	3,637
Net Migration 80–90	-2,402
1990 Population	48,925
Natural Increase 90–00	3,121
Net Migration 90–00	1,488
2000 Population	53,534
Natural Increase 00–09	4,134
Net Migration 00–09	-181
2009 Population Estimate	57,487
2010 Population	58,607
Natural Increase 10–16	2,693
Net Migration 10–16	405
2016 Population Estimate	61,705

Table II.40.4			
Driver's Licenses Exchanged and Surrendered			
Hall County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	745	791	-46
Calendar 2002	716	679	37
Calendar 2003	719	556	163
Calendar 2004	697	681	16
Calendar 2005	646	577	69
Calendar 2006	738	606	132
Calendar 2007	813	634	179
Calendar 2008	930	583	347
Calendar 2009	1,004	512	492
Calendar 2010	1,310	737	573
Calendar 2011	1,046	473	573
Calendar 2012	1,000	616	384
Calendar 2013	956	620	336
Calendar 2014	934	720	214
Calendar 2015	884	790	94
Calendar 2016	1,014	792	222
First Half of 2017	549	398	151

¹⁶⁰ 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 Hall County increased by 5.6 percent from 12,622 in 2016 to 13,332 in 2017, as shown in Table II.40.5. The number of school-age children 5 to 11 years of age increased from 6,520 in 2016 to 6,581 in 2017.

Census Demographic Data

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

Year	Age Group			Total
	5–11	11–13	14–18	
1992	5,758	1,620	3,977	11,355
1993	5,814	1,716	4,060	11,590
1994	5,192	1,615	3,858	10,665
1995	5,160	1,636	3,875	10,671
1996	5,132	1,557	3,984	10,673
1997	5,120	1,480	3,943	10,543
1998	5,159	1,609	3,909	10,677
1999	5,389	1,618	3,525	10,532
2000	5,859	1,603	3,627	11,089
2001	6,069	1,584	3,586	11,239
2002	6,304	1,513	3,483	11,300
2003	4,693	1,457	3,210	9,360
2004	5,424	1,598	3,668	10,690
2005	5,336	1,542	3,609	10,487
2006	5,463	1,593	3,451	10,507
2007	5,489	1,516	3,619	10,624
2008	5,289	1,550	3,670	10,509
2009	5,432	1,514	3,486	10,432
2010	5,537	1,518	3,632	10,687
2011	5,705	1,540	3,625	10,870
2012	5,805	1,615	3,580	11,000
2013	5,868	1,878	4,156	11,902
2014	6,046	1,720	3,643	11,409
2015	6,573	1,931	4,157	12,661
2016	6,520	1,868	4,234	12,622
2017	6,581	2,056	4,695	13,332

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.40.6, shows population by age for the 2000 and 2010 Census. The population changed by 9.5 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 5 percent to a total of 7,850 persons in 2010. Those aged 25 to 34 changed by 11.4 percent, and those aged under 5 changed by 15.5 percent.

Table II.40.6					
Population by Age					
Hall County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	4,090	7.6%	4,724	8.1%	15.5%
5 to 19	11,855	22.1%	12,703	21.7%	7.2%
20 to 24	3,350	6.3%	3,437	5.9%	2.6%
25 to 34	7,045	13.2%	7,848	13.4%	11.4%
35 to 54	15,241	28.5%	15,428	26.3%	1.2%
55 to 64	4,476	8.4%	6,617	11.3%	47.8%
65 or Older	7,477	14%	7,850	13.4%	5%
Total	53,534	100.0%	58,607	100.0%	9.5%

The elderly population is further explored in Table II.40.7. Those aged 65 to 66 changed by 33.7 percent between 2000 and 2010, resulting in a population of 965 persons. Those aged 85 or older changed by 23.7 percent during the same time period, and resulted in 1,282 persons over age 85 in 2010.

Table II.40.7					
Elderly Population by Age					
Hall County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	722	9.7%	965	12.3%	33.7%
67 to 69	1,186	15.9%	1,197	15.2%	0.9%
70 to 74	1,807	24.2%	1,662	21.2%	-8%
75 to 79	1,594	21.3%	1,506	19.2%	-5.5%
80 to 84	1,132	15.1%	1,238	15.8%	9.4%
85 or Older	1,036	13.9%	1,282	16.3%	23.7%
Total	7,477	100.0%	7,850	100.0%	5%

Population by race and ethnicity is shown in Table II.40.8, with the white population representing 82.6 percent in 2010. The black population changed by 424.6 percent, representing 1.7 percent of the population in 2010. The American Indian and Asian populations represented 0.9 and 1 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 82.1 percent between 2000 and 2010, compared to the -2.4 percent growth rate for non-Hispanics.

Table II.40.8					
Population by Race and Ethnicity					
Hall County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	47,467	88.7%	48,413	82.6%	2%
Black	195	0.4%	1,023	1.7%	424.6%
American Indian	164	0.3%	529	0.9%	222.6%
Asian	586	1.1%	607	1%	3.6%
Native Hawaiian/ Pacific Islander	73	0.1%	112	0.2%	53.4%
Other	4,384	8.2%	6,701	11.4%	52.9%
Two or More Races	665	1.2%	1,222	2.1%	83.8%
Total	53,534	100.0%	58,607	100.0%	9.5%
Hispanic	7,497	14%	13,653	23.3%	82.1%
Non-Hispanic	46,037	86%	44,954	76.7%	-2.4%

Population by race and ethnicity through 2016 is shown in Table II.40.9. The white population represented 90.9 percent of the population in 2016, compared with black population accounting for 2.2 percent of the population. Hispanic population represented 26.1 percent of the population in 2016.

Table II.40.9				
Population by Race and Ethnicity				
Hall County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	48,413	82.6%	55,532	90.9%
Black	1,023	1.7%	1,327	2.2%
American Indian	529	0.9%	252	0.4%
Asian	607	1%	702	1.1%
Native Hawaiian/ Pacific Islander	112	0.2%	99	0.2%
Other	6,701	11.4%	2,375	3.9%
Two or More Races	1,222	2.1%	818	1.3%
Total	58,607	100.0%	61,105	100.0%
Non-Hispanic	44,954	76.7%	45,139	73.9%
Hispanic	13,653	23.3%	15,966	26.1%

The population by race is broken down further by ethnicity in Table II.40.10. While the white non-Hispanic population changed by -5.1 percent between 2000 and 2010, the white Hispanic population changed by 121.8 percent. The black non-Hispanic population changed by 469.8 percent, while the black Hispanic population changed by 225 percent.

Table II.40.10					
Population by Race and Ethnicity					
Hall County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	44,818	97.4%	42,537	94.6%	-5.1%
Black	159	0.3%	906	2%	469.8%
American Indian	132	0.3%	231	0.5%	75%
Asian	574	1.2%	579	1.3%	0.9%
Native Hawaiian/ Pacific Islander	17	0%	34	0.1%	100%
Other	28	0.1%	95	0.2%	239.3%
Two or More Races	309	0.7%	572	1.3%	85.1%
Total Non-Hispanic	46,037	100.0%	44,954	100.0%	-2.4%
Hispanic					
White	2,649	35.3%	5,876	43%	121.8%
Black	36	0.5%	117	0.9%	225%
American Indian	32	0.4%	298	2.2%	831.2%
Asian	12	0.2%	28	0.2%	133.3%
Native Hawaiian/ Pacific Islander	56	0.7%	78	0.6%	39.3%
Other	4,356	58.1%	6,606	48.4%	51.7%
Two or More Races	356	4.7%	650	4.8%	82.6%
Total Hispanic	7,497	100.0%	13,653	100.0%	82.1%
Total Population	53,534	100.0%	58,607	100.0%	9.5%



The change in race and ethnicity between 2010 and 2016 is shown in Table II.40.11. During this time, the total non-Hispanic population was 45,139 persons in 2016. The Hispanic population was 15,966.

Table II.40.11				
Population by Race and Ethnicity				
Hall County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	42,537	94.6%	42,095	93.3%
Black	906	2%	1,268	2.8%
American Indian	231	0.5%	184	0.4%
Asian	579	1.3%	634	1.4%
Native Hawaiian/ Pacific Islander	34	0.1%	86	0.2%
Other	95	0.2%	183	0.4%
Two or More Races	572	1.3%	689	1.5%
Total Non-Hispanic	44,954	100.0%	45,139	100.0%
Hispanic				
White	5,876	43%	13,437	84.2%
Black	117	0.9%	59	0.4%
American Indian	298	2.2%	68	0.4%
Asian	28	0.2%	68	0.4%
Native Hawaiian/ Pacific Islander	78	0.6%	13	0.1%
Other	6,606	48.4%	2,192	13.7%
Two or More Races	650	4.8%	129	0.8%
Total Hispanic	13,653	100.0	15,966	100.0%
Total Population	58,607	100.0%	61,105	100.0%

Households by type and tenure are shown in Table II.40.12. Family households represented 66.8 percent of households, while non-family households accounted for 33.2 percent. These changed from 66.6 and 33.4 percent, respectively.

Table II.40.12				
Household Type by Tenure				
Hall County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	14,778	66.6%	15,084	66.8%
Married-Couple Family	11,241	76.1%	10,819	71.7%
Owner-Occupied	9,366	83.3%	8,590	79.4%
Renter-Occupied	1,875	16.7%	2,229	20.6%
Other Family	3,537	23.9%	4,265	23.4%
Male Householder, No Spouse Present	1,110	31.4%	1,165	26%
Owner-Occupied	537	48.4%	768	65.9%
Renter-Occupied	573	51.6%	397	34.1%
Female Householder, No Spouse Present	2,427	68.6%	3,100	56.9%
Owner-Occupied	1,060	43.7%	1,120	36.1%
Renter-Occupied	1,367	56.3%	1,980	63.9%
Non-Family Households	7,418	33.4%	7,488	33.2%
Owner-Occupied	3,366	45.4%	3,376	45.1%
Renter-Occupied	4,052	54.6%	4,112	54.9%
Total	22,196	100.0%	22,572	100.0%

The group quarters population was 1,118 in 2010, compared to 1,253 in 2000. Institutionalized populations experienced a -7.9 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -18.5 percent change during this same time period.

Table II.40.13					
Group Quarters Population					
Hall 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	112	12.3%	225	26.8%	100.9%
Juvenile Facilities	.	.	10	1.2%	.
Nursing Homes	774	84.8%	606	72.1%	-21.7%
Other Institutions	27	3%	0	0%	-100%
Total	913	100.0%	841	100.0%	-7.9%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	340	100%	277	100%	-18.5%
Total	340	100.0%	277	100.0%	-18.5%
Group Quarters Population	1,253	100.0%	1,118	100.0%	-10.8%

The number of foreign born persons are shown in Table II.40.14. An estimated 6 percent of the population was born in Mexico, with 2.6 percent born in Guatemala, and another 1.9 percent were born in Cuba.

Table II.40.14			
Place of Birth for the Foreign-Born Population			
Hall County			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	3,666	6%
#2 country of origin	Guatemala	1,569	2.6%
#3 country of origin	Cuba	1,167	1.9%
#4 country of origin	Honduras	488	0.8%
#5 country of origin	El Salvador	388	0.6%
#6 country of origin	Somalia	297	0.5%
#7 country of origin	Sudan	255	0.4%
#8 country of origin	Laos	136	0.2%
#9 country of origin	Kenya	96	0.2%
#10 country of origin	China excluding Hong Kong and Taiwan	78	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.40.15. An estimated 9.3 percent of the population speaks Spanish at home, followed by 0.8 percent speaking Other and unspecified languages.

Table II.40.15 Limited English Proficiency and Language Spoken at Home Hall County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	5,261	9.3%
#2 LEP Language	Other and unspecified languages	441	0.8%
#3 LEP Language	Other Asian and Pacific Island languages	191	0.3%
#4 LEP Language	Arabic	145	0.3%
#5 LEP Language	Chinese	78	0.1%
#6 LEP Language	Vietnamese	41	0.1%
#7 LEP Language	French, Haitian, or Cajun	35	0.1%
#8 LEP Language	German or other West Germanic languages	27	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.40.16. Some 18.7 percent of the population was disabled in 2000, or a total of 9,092 persons. The disability rate was highest for those over 65, with 35.9 percent disabled.

Table II.40.16 Disability by Age Hall County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	573	6.6%
16 to 64	6,084	18.4%
65 and older	2,435	35.9%
Total	9,092	18.7%

Table II.40.17 shows disability by type in 2000. There were 3,671 physical disabilities in 2000, some 3,958 employment disabilities, and 2,843 go-outside-home disabilities.

Table II.40.17 Total Disabilities Tallied: Aged 5 and Older Hall County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,692
Physical disability	3,671
Mental disability	2,135
Self-care disability	1,155
Employment disability	3,958
Go-outside-home disability	2,843
Total	15,454



Disability by age, as estimated by the 2016 ACS, is shown in Table II.40.18. The disability rate for females was 11.6 percent, compared to 12 percent for males. The disability rate changed precipitously higher with age, with 47 percent of those over 75 experiencing a disability.

Table II.40.18						
Disability by Age						
Hall County						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	10	0.4%	10	0.2%
5 to 17	487	7.9%	296	5.1%	783	6.6%
18 to 34	504	7.3%	288	4.5%	792	6%
35 to 64	1,262	11.3%	1,440	12.8%	2,702	12.1%
65 to 74	617	28.1%	492	22.1%	1,109	25%
75 or Older	752	50.7%	971	44.4%	1,723	47%
Total	3,622	12%	3,497	11.6%	7,119	11.8%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.40.19. Some 6 percent have an ambulatory disability, 3.7 have an independent living disability, and 1.7 percent have a self-care disability.

Table II.40.19		
Total Disabilities Tallied: Aged 5 and Older		
Hall County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,282	3.8%
Vision disability	1,111	1.8%
Cognitive disability	2,472	4.4%
Ambulatory disability	3,335	6%
Self-Care disability	943	1.7%
Independent living disability	1,640	3.7%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.40.20 and Table II.40.21. In 2016, some 31,485 persons were employed and 1,760 were unemployed. This totaled a labor force of 33,245 persons. The unemployment rate for Hall County was estimated to be 5.3 in 2016.

Table II.40.20	
Employment, Labor Force and Unemployment	
Hall County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	31,485
Unemployed	1,760
Labor Force	33,245
Unemployment Rate	5.3%



In 2016, 85.4 percent of households in Hall County had a high school education or greater.

Table II.40.21	
High School or Greater Education	
Hall County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	19,279
Total Households	22,572
Percent High School or Above	85.4%

As seen in Table II.40.22, 32.3 percent of the population had a high school diploma or equivalent, another 33.5 percent have some college, 12.3 percent have a Bachelor's Degree, and 5.1 percent of the population had a graduate or professional degree.

Table II.40.22		
Educational Attainment		
Hall County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	7,491	16.8%
High School or Equivalent	14,378	32.3%
Some College or Associates Degree	14,924	33.5%
Bachelor's Degree	5,458	12.3%
Graduate or Professional Degree	2,283	5.1%
Total Population Above 18 years	44,534	100.0%

ECONOMICS

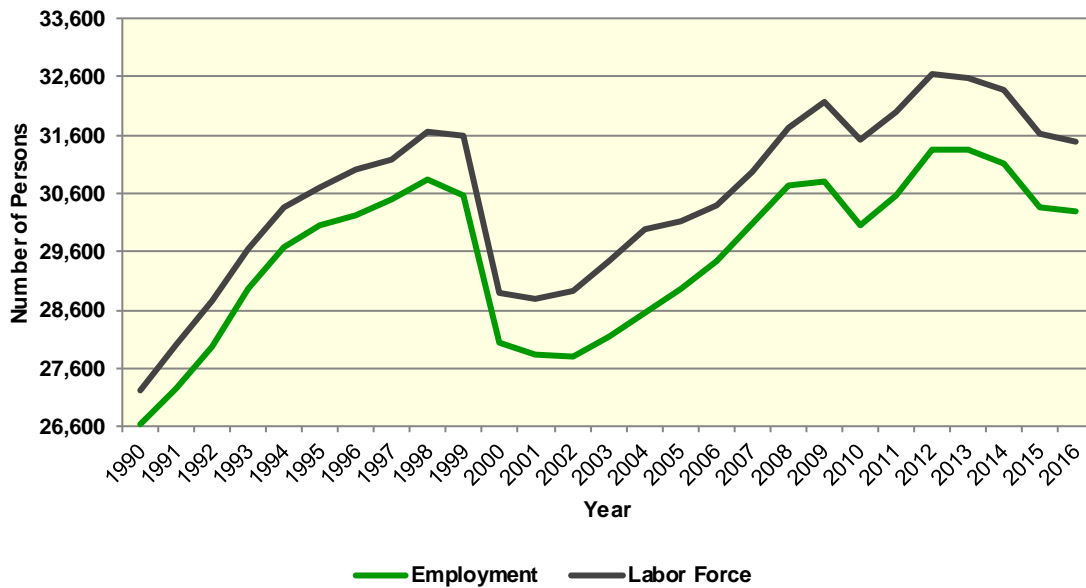
Labor Force

Table II.40.23, shows the labor force statistics for Hall County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 2.1. The highest level of unemployment occurred during 2004 rising to a rate of 4.8. 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 Hall County decreased from 4 percent in 2015 to 3.8 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.40.23 Labor Force Statistics Hall County 1990 - 2016 BLS Data					
Year	Hall County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	573	26,633	27,206	2.1%	2.3%
1991	734	27,257	27,991	2.6%	2.7%
1992	779	27,967	28,746	2.7%	2.9%
1993	685	28,955	29,640	2.3%	2.8%
1994	654	29,695	30,349	2.2%	2.6%
1995	664	30,040	30,704	2.2%	2.6%
1996	791	30,231	31,022	2.5%	2.7%
1997	692	30,506	31,198	2.2%	2.5%
1998	812	30,841	31,653	2.6%	2.6%
1999	1,040	30,565	31,605	3.3%	2.8%
2000	853	28,034	28,887	3%	2.8%
2001	946	27,847	28,793	3.3%	3.1%
2002	1,127	27,783	28,910	3.9%	3.6%
2003	1,288	28,136	29,424	4.4%	3.9%
2004	1,438	28,539	29,977	4.8%	3.9%
2005	1,153	28,977	30,130	3.8%	3.8%
2006	946	29,451	30,397	3.1%	3.1%
2007	859	30,101	30,960	2.8%	3%
2008	990	30,752	31,742	3.1%	3.3%
2009	1,363	30,812	32,175	4.2%	4.6%
2010	1,465	30,054	31,519	4.6%	4.6%
2011	1,432	30,581	32,013	4.5%	4.4%
2012	1,300	31,357	32,657	4%	4%
2013	1,219	31,366	32,585	3.7%	3.8%
2014	1,269	31,119	32,388	3.9%	3.3%
2015	1,262	30,358	31,620	4%	3%
2016	1,206	30,292	31,498	3.8%	3.2%

Diagram II.40.2, shows the employment and labor force for Hall County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 30,292 persons, with the labor force reaching 31,498, indicating there were a total of 1,206 unemployed persons.

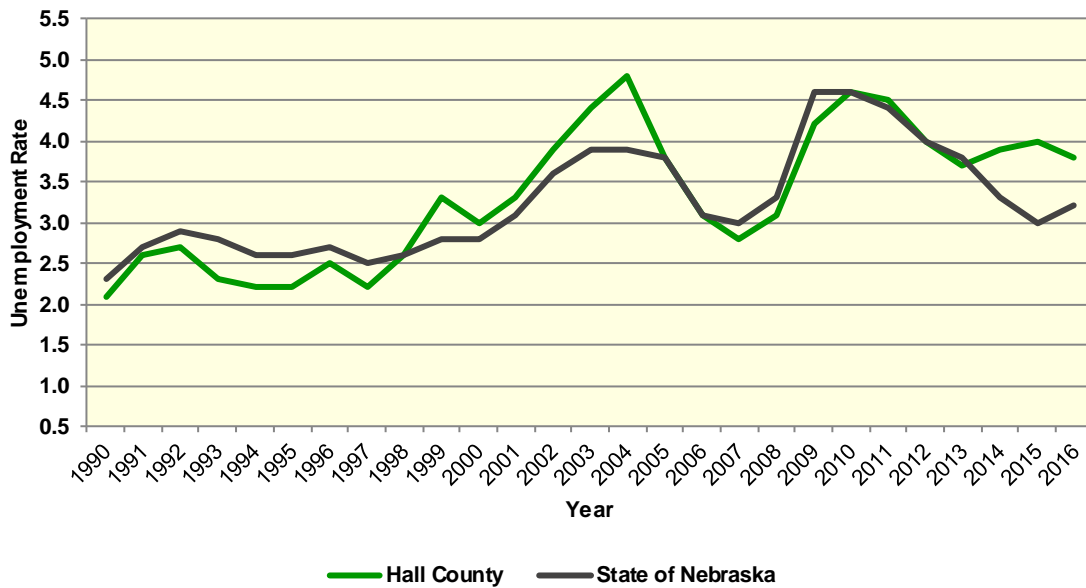
Diagram II.40.2
Employment and Labor Force
 Hall County
 1990 – 2016 BLS Data



Unemployment

Diagram II.40.3, shows the unemployment rate for both the State and Hall County. During the 1990’s the average rate for Hall County was 2.5, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.6, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 4.1. Over the course of the entire period Hall County had an average unemployment rate higher than the state, 3.3 percent for Hall County, versus 3.3 statewide.

Diagram II.40.3
Annual Unemployment Rate
 Hall 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.40.24, shows total real earnings by industry for Hall County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching 408,567,000 dollars. Between 2015 and 2016 the mining industry saw the largest percentage increase, rising by 14.3 percent to 222,000 dollars.

Table II.40.24
Real Earnings by Industry
 Hall 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	31,710	43,263	87,766	79,557	81,738	48,198	47,963	51,244	6.8
Forestry, fishing, related activities, and other	0	2,846	8,661	0	15,370	0	12,719	12,615	-0.8
Mining	0	807	790	821	831	0	1,075	1,229	14.3
Utilities	0	3,337	3,288	0	2,958	3,120	3,215	3,427	6.6
Construction	82,307	105,792	92,895	101,636	108,168	127,272	129,366	130,017	0.5
Manufacturing	331,091	368,336	378,840	390,511	399,786	416,888	390,665	408,567	4.6
Wholesale trade	76,623	112,486	101,266	106,810	105,956	113,195	110,762	103,789	-6.3
Retail trade	195,425	156,909	160,177	160,888	164,560	167,589	174,624	180,144	3.2
Transportation and warehousing	0	94,577	110,539	114,059	99,234	103,433	107,548	111,057	3.3
Information	23,325	19,064	16,962	17,570	15,532	16,020	15,790	14,736	-6.7
Finance and insurance	80,639	87,194	82,569	83,406	79,154	81,500	84,304	89,730	6.4
Real estate and rental and leasing	15,359	21,675	22,874	27,858	31,174	32,586	32,688	29,468	-9.9
Professional and technical services	49,211	49,884	44,864	46,757	51,227	54,616	55,258	54,969	-0.5
Management of companies and enterprises	2,817	23,066	25,699	27,255	27,104	31,964	31,267	28,478	-8.9
Administrative and waste services	40,850	53,845	63,018	65,674	71,378	67,867	65,642	67,618	3
Educational services	4,566	4,889	5,026	5,310	5,141	5,177	4,939	5,172	4.7
Health care and social assistance	178,737	219,978	228,470	239,374	233,875	236,806	229,723	231,606	0.8
Arts, entertainment, and recreation	10,950	7,717	8,160	8,378	9,073	8,934	10,495	10,955	4.4
Accommodation and food services	48,768	45,238	46,234	53,993	56,110	59,788	63,448	63,944	0.8
Other services, except public administration	55,042	61,601	65,391	71,266	69,718	68,734	72,395	73,783	1.9
Government and government enterprises	246,962	337,373	332,433	323,257	313,957	322,323	330,272	336,093	1.8
Total	1,564,685	1,819,877	1,885,922	1,942,196	1,942,043	1,983,534	1,974,159	2,008,641	1.7



Table II.40.25, shows the total employment by industry for Hall County. The most recent estimates show the manufacturing industry was the largest employer in Hall County, with employment reaching 7,305 jobs in 2016. Between 2015 and 2016 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 27.6 percent to 393 jobs.

Table II.40.25
Employment by Industry
Hall County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	781	670	693	673	678	671	737	706	-4.2
Forestry, fishing, related activities, and other	0	169	270	0	339	0	308	393	27.6
Mining	0	89	79	94	102	0	109	110	0.9
Utilities	0	39	34	0	33	35	35	36	2.9
Construction	2,022	2,424	2,339	2,332	2,471	2,675	2,579	2,555	-0.9
Manufacturing	6,580	6,765	7,054	7,248	7,444	7,502	7,208	7,305	1.3
Wholesale trade	1,359	1,778	1,642	1,645	1,635	1,724	1,646	1,582	-3.9
Retail trade	6,083	5,905	5,952	5,793	5,812	5,806	5,887	5,872	-0.3
Transportation and warehousing	0	1,764	1,842	1,850	1,848	1,833	1,935	2,022	4.5
Information	489	401	362	354	319	315	339	328	-3.2
Finance and insurance	1,915	2,090	2,145	2,046	2,081	2,026	2,000	2,070	3.5
Real estate and rental and leasing	734	1,044	1,123	1,120	1,182	1,257	1,294	1,312	1.4
Professional and technical services	1,072	1,185	1,111	1,100	1,208	1,219	1,177	1,156	-1.8
Management of companies and enterprises	26	364	432	450	465	511	509	451	-11.4
Administrative and waste services	1,619	2,017	2,200	2,281	2,418	2,254	2,109	2,273	7.8
Educational services	208	272	250	265	255	265	289	301	4.2
Health care and social assistance	3,800	4,216	4,409	4,732	4,604	4,548	4,415	4,410	-0.1
Arts, entertainment, and recreation	570	598	667	643	658	643	662	658	-0.6
Accommodation and food services	2,750	2,521	2,688	2,949	2,961	2,956	2,995	2,988	-0.2
Other services, except public administration	1,939	2,159	2,228	2,260	2,338	2,177	2,284	2,283	0
Government and government enterprises	4,621	5,374	5,257	5,217	5,181	5,241	5,155	5,215	1.2
Total	38,428	41,844	42,777	43,588	44,032	44,247	43,672	44,026	0.8



Table II.40.26, shows the real average earnings per job by industry for Hall County. These figures are calculated by dividing the Total Real Earning displayed in Table II.40.24 and Table II.40.25, by Industry. In 2016, the utilities industry had the highest average earnings reaching 95,194 dollars. Between 2015 and 2016 the mining industry saw the largest percentage increase, rising by 13.3 percent to 11,173 dollars.

Table II.40.26
Real Earnings Per Job by Industry
 Hall County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	40,602	64,572	126,646	118,213	120,557	71,830	65,078	72,584	11.5
Forestry, fishing, related activities, and other	0	16,840	32,079	0	45,338	0	41,297	32,099	-22.3
Mining	0	9,067	9,995	8,733	8,145	0	9,862	11,173	13.3
Utilities	0	85,564	96,707	0	89,649	89,152	91,851	95,194	3.6
Construction	40,706	43,644	39,716	43,583	43,775	47,578	50,161	50,887	1.4
Manufacturing	50,318	54,447	53,706	53,878	53,706	55,570	54,199	55,930	3.2
Wholesale trade	56,382	63,265	61,673	64,930	64,805	65,658	67,292	65,606	-2.5
Retail trade	32,126	26,572	26,911	27,773	28,314	28,865	29,663	30,678	3.4
Transportation and warehousing	0	53,615	60,011	61,653	53,698	56,428	55,580	54,924	-1.2
Information	47,700	47,542	46,857	49,633	48,690	50,859	46,579	44,927	-3.5
Finance and insurance	42,109	41,719	38,493	40,766	38,036	40,227	42,152	43,348	2.8
Real estate and rental and leasing	20,925	20,761	20,368	24,873	26,374	25,923	25,261	22,460	-11.1
Professional and technical services	45,906	42,097	40,382	42,506	42,406	44,804	46,948	47,551	1.3
Management of companies and enterprises	108,347	63,369	59,488	60,566	58,288	62,552	61,429	63,144	2.8
Administrative and waste services	25,232	26,695	28,645	28,792	29,519	30,110	31,125	29,748	-4.4
Educational services	21,950	17,976	20,104	20,037	20,162	19,535	17,091	17,183	0.5
Health care and social assistance	47,036	52,177	51,819	50,586	50,798	52,068	52,032	52,518	0.9
Arts, entertainment, and recreation	19,211	12,904	12,233	13,030	13,789	13,894	15,854	16,649	5
Accommodation and food services	17,734	17,945	17,200	18,309	18,950	20,226	21,185	21,400	1
Other services, except public administration	28,387	28,532	29,349	31,534	29,819	31,573	31,697	32,318	2
Government and government enterprises	53,443	62,779	63,236	61,962	60,598	61,500	64,068	64,447	0.6
Total	40,717	43,492	44,087	44,558	44,105	44,829	45,204	45,624	0.9

Table II.40.27 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 \$2,467,820,000 a 1.4 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 41,844 and 44,026 in 2016.

Table II.40.27
Total Employment and Real Personal Income
 Hall 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	786,426	50,659	-75,448	131,148	65,196	856,663	20,211	23,700	33,182
1970	737,867	47,182	-68,826	138,523	72,446	832,828	19,467	22,615	32,627
1971	727,421	47,630	-65,647	142,798	77,886	834,828	19,539	21,947	33,142
1972	771,847	52,004	-70,103	152,860	81,990	884,592	20,571	23,250	33,199
1973	823,508	64,795	-74,625	161,875	92,632	938,595	21,507	24,473	33,648
1974	824,884	66,498	-70,811	169,437	98,513	955,524	21,557	24,856	33,187
1975	843,564	64,719	-70,597	180,348	107,029	995,625	22,054	24,793	34,023
1976	854,264	70,519	-73,466	182,789	105,975	999,043	22,146	25,895	32,991
1977	859,350	73,441	-76,898	195,170	108,183	1,012,363	21,954	26,812	32,052
1978	940,554	78,900	-79,627	203,008	111,680	1,096,716	23,518	27,984	33,610
1979	952,869	86,189	-83,704	209,091	116,567	1,108,634	23,315	28,421	33,526
1980	922,775	87,431	-87,039	238,016	125,033	1,111,354	23,204	29,019	31,798
1981	966,268	92,876	-86,406	271,706	135,262	1,193,955	24,566	29,434	32,827
1982	886,269	89,676	-79,764	301,646	143,566	1,162,042	23,549	28,280	31,339
1983	877,871	89,555	-77,247	301,442	152,247	1,164,759	23,600	28,378	30,934
1984	981,869	95,767	-78,999	308,143	154,802	1,270,048	25,620	28,717	34,191
1985	959,657	97,278	-76,752	303,947	158,736	1,248,310	25,220	28,451	33,731
1986	996,649	103,443	-80,910	298,284	163,330	1,273,910	26,172	28,551	34,908
1987	1,024,766	105,284	-80,121	288,280	163,970	1,291,612	26,609	29,035	35,295
1988	1,047,961	111,512	-78,452	286,350	168,154	1,312,501	27,069	30,096	34,820
1989	1,054,444	113,250	-77,561	317,523	174,344	1,355,500	27,901	30,874	34,154
1990	1,104,730	123,283	-82,215	294,342	180,916	1,374,491	27,984	31,779	34,763
1991	1,136,098	128,042	-90,338	304,655	189,624	1,411,996	28,457	32,741	34,699
1992	1,164,679	130,807	-94,586	304,777	203,978	1,448,042	28,917	33,447	34,822
1993	1,197,435	137,429	-102,135	307,936	209,138	1,474,945	28,960	34,052	35,164
1994	1,280,604	146,797	-111,426	316,239	215,460	1,554,081	30,178	36,023	35,549
1995	1,319,429	150,521	-120,500	337,806	220,386	1,606,600	30,829	36,201	36,448
1996	1,382,806	155,257	-127,857	356,418	231,813	1,687,924	32,121	37,345	37,028
1997	1,410,476	162,610	-135,663	361,987	239,939	1,714,129	32,461	37,882	37,233
1998	1,462,073	166,877	-141,396	392,822	251,347	1,797,969	33,713	38,524	37,952
1999	1,494,575	170,159	-148,378	386,947	265,102	1,828,087	34,136	39,179	38,147
2000	1,523,097	171,489	-154,811	403,744	268,330	1,868,872	34,887	39,232	38,823
2001	1,564,685	174,617	-159,944	401,490	293,391	1,925,005	35,976	38,428	40,717
2002	1,604,919	178,754	-171,025	395,902	308,908	1,959,952	36,483	37,997	42,238
2003	1,647,281	181,305	-180,131	415,751	320,648	2,022,243	37,415	38,231	43,087
2004	1,650,324	182,111	-186,749	366,532	325,705	1,973,701	36,272	38,739	42,601
2005	1,682,900	189,775	-196,284	340,031	331,867	1,968,740	36,100	39,768	42,318
2006	1,709,603	199,366	-202,963	363,788	340,525	2,011,587	36,448	40,881	41,819
2007	1,790,609	205,803	-214,168	403,679	350,211	2,124,528	38,113	41,616	43,027
2008	1,807,285	207,606	-222,289	479,409	386,345	2,243,144	39,496	42,305	42,720
2009	1,806,703	208,331	-233,973	410,438	398,743	2,173,581	37,505	42,262	42,750
2010	1,819,877	215,972	-231,906	391,430	422,962	2,186,391	37,173	41,844	43,492
2011	1,885,922	191,674	-243,367	438,926	415,689	2,305,496	38,691	42,777	44,087
2012	1,942,196	192,530	-255,229	472,215	414,884	2,381,535	39,494	43,588	44,558
2013	1,942,043	217,766	-250,826	431,999	411,194	2,316,644	38,133	44,032	44,105
2014	1,983,534	224,860	-253,086	445,846	423,580	2,375,015	38,715	44,247	44,828
2015	1,974,159	223,048	-224,616	468,803	437,629	2,432,928	39,610	43,672	45,205
2016	2,008,641	226,476	-229,853	469,741	445,767	2,467,820	39,994	44,026	45,624



Diagram II.40.4, shows real average earnings per job for Hall County from 1990 to 2016. Over this period the average earning per job for Hall County was 40,511 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.40.4
Real Average Earnings Per Job
 Hall County
 BEA Data 1990 - 2016

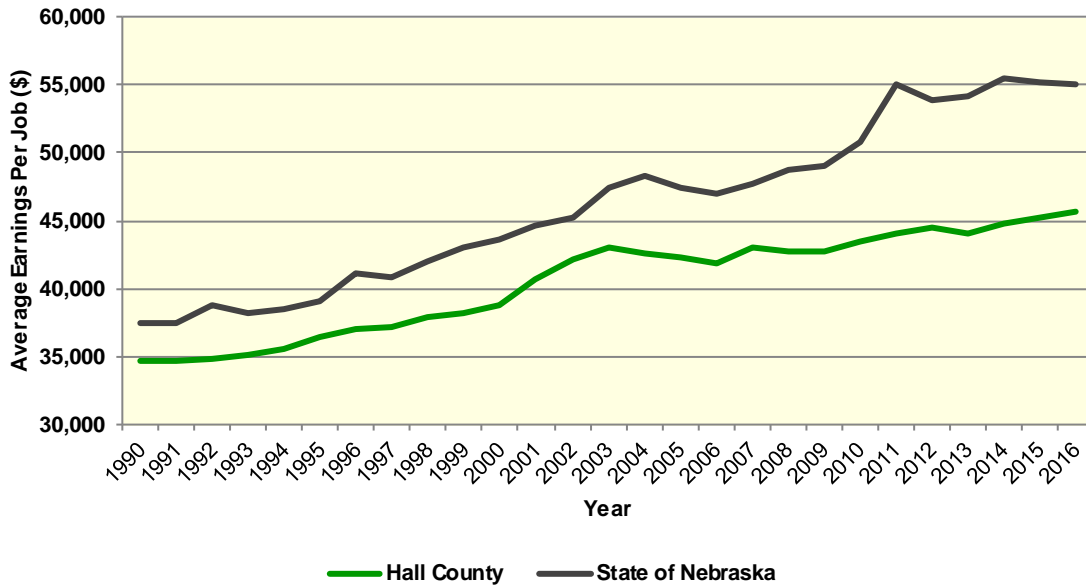
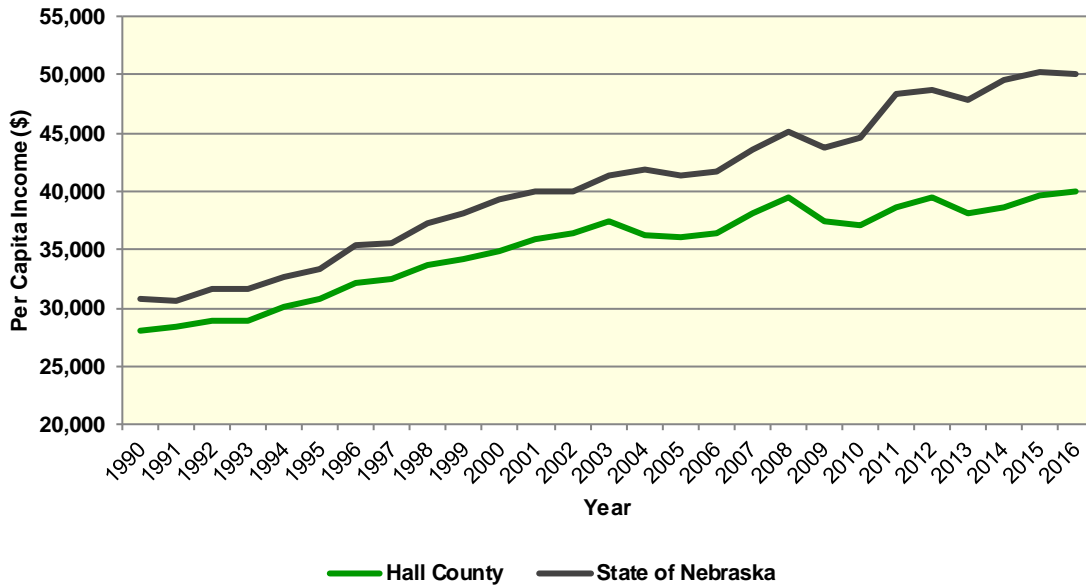


Diagram II.40.5, shows real per capita income in Hall County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Hall County was 35,121 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.40.5
Real Per Capita Income
 Hall 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.40.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment increased from 34,560 persons in 2015 to 34,737 in 2016, a change of 1 percent.

Table II.40.28
Total Monthly Employment
 Hall County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	31,836	31,954	33,245	33,217	32,349	32,899	33,624	34,188	34,417	34,057	33,945
Feb	31,943	32,225	33,252	33,060	32,609	33,168	33,811	34,355	34,609	34,020	33,873
Mar	32,289	32,643	33,515	33,272	32,663	33,484	34,035	34,874	34,645	34,317	34,473
Apr	32,591	33,047	33,692	33,529	33,012	33,707	34,570	34,962	35,063	34,425	34,347
May	32,791	33,356	34,089	33,869	33,433	34,272	34,857	35,456	35,377	34,681	34,575
Jun	33,530	33,795	34,132	33,946	33,575	34,493	35,372	35,658	35,621	34,854	34,953
Jul	32,950	33,648	34,006	33,684	33,896	34,607	37,344	35,939	36,577	34,907	35,900
Aug	32,940	33,813	34,272	34,072	34,146	34,656	35,097	35,487	35,678	34,676	35,060
Sep	32,906	33,574	34,023	33,601	33,804	34,905	35,565	36,143	35,866	35,194	35,513
Oct	32,804	33,143	34,166	33,937	33,417	34,567	35,085	35,593	34,975	34,417	34,853
Nov	33,089	33,313	34,057	33,428	33,456	34,290	34,968	35,460	34,896	34,522	34,723
Dec	33,163	33,497	34,059	33,304	33,557	34,314	35,133	35,458	35,000	34,648	34,625
Annual	32,736	33,167	33,876	33,577	33,326	34,114	34,955	35,298	35,227	34,560	34,737
% Change	3%	1%	2%	-1%	-1%	2%	2%	1%	(ND)%	-2%	1%

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 \$718 in 2015. In 2016, average weekly wages saw an increase of 1 percent over the prior year, rising to 728 dollars, or by 10 dollars. These data are shown in Table II.40.29.

Table II.40.29						
Average Weekly Wages						
Hall County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	469	464	484	506	481	
2002	485	488	518	524	504	5%
2003	503	509	521	535	517	3%
2004	511	512	537	567	532	3%
2005	514	538	562	574	547	3%
2006	544	560	565	591	565	3%
2007	577	584	597	634	598	6%
2008	592	600	607	642	610	2%
2009	591	597	598	663	612	(ND)%
2010	595	635	627	688	636	4%
2011	620	645	657	669	648	2%
2012	664	641	639	687	657	1%
2013	659	658	665	693	669	2%
2014	685	695	683	723	696	4%
2015	690	703	703	776	718	3%
2016(p)	678	718	744	772	728	1%

Total business establishments reported by the QCEW are displayed in Table II.40.30. Between 2015 and 2016, the total number of business establishments in Hall County increased from 2,165 to 2,206 establishments.

Table II.40.30						
Number of Business Establishments						
Hall County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,706	1,726	1,737	1,713	1,721	
2002	1,778	1,783	1,804	1,784	1,787	4%
2003	1,805	1,809	1,803	1,796	1,803	1%
2004	1,845	1,851	1,853	1,818	1,842	2%
2005	1,854	1,864	1,874	1,874	1,867	1%
2006	1,855	1,860	1,864	1,859	1,860	(ND)%
2007	1,887	1,885	1,885	1,859	1,879	1%
2008	1,863	1,874	1,891	1,887	1,879	(ND)%
2009	1,889	1,890	1,914	1,893	1,897	1%
2010	1,862	1,872	1,880	1,876	1,873	-1%
2011	1,889	1,896	1,887	1,929	1,900	1%
2012	2,060	2,106	2,110	2,133	2,102	11%
2013	2,139	2,174	2,129	2,137	2,145	2%
2014	2,162	2,193	2,142	2,158	2,164	1%
2015	2,164	2,179	2,146	2,172	2,165	(ND)%
2016	2,177	2,198	2,212	2,238	2,206	2%

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 4.4 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 35.4 percent over the period. On the other hand, by 2016 there were 3,139 returns for AGIs of \$100,000 or more. Table II.40.31 presents AGI distribution for the years 1991 through 2016.

Table II.40.31 Income Tax Returns by Adjusted Gross Income Hall 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 ¹⁶¹
1991	7,217	2,549	4,327	2,980	3,125	1,641	335	312	73	22,559
1992	7,243	2,571	4,484	2,958	3,243	1,903	412	354	81	23,249
1993	7,175	2,454	4,517	2,875	3,240	2,092	433	388	84	23,258
1994	7,194	2,340	4,565	2,874	3,259	2,301	535	388	97	23,553
1995	6,727	2,234	4,694	2,956	3,292	2,492	544	467	111	23,517
1996	6,599	2,065	4,715	2,804	3,339	2,704	696	524	137	23,583
1997	6,492	2,008	4,644	2,884	3,354	2,952	838	598	152	23,922
1998	6,454	1,985	4,638	2,882	3,338	3,097	921	684	170	24,169
1999	6,300	1,844	4,532	2,778	3,388	3,242	1,037	765	172	24,058
2000	5,895	1,748	4,443	2,972	3,328	3,392	1,141	850	204	23,973
2001	6,032	1,683	4,356	2,866	3,367	3,345	1,181	842	172	23,844
2002	5,764	1,855	4,244	3,038	3,214	3,415	1,263	816	185	23,794
2003	5,363	1,883	4,358	3,075	3,150	3,308	1,396	904	189	23,626
2004	5,324	1,926	4,329	2,855	3,181	3,354	1,524	1,039	213	23,745
2005	4,702	1,686	3,507	2,944	2,911	3,329	1,565	1,115	245	22,004
2006	4,656	2,072	3,988	3,392	3,242	3,609	1,780	1,364	275	24,378
2007	4,777	2,025	3,878	3,458	3,280	3,782	2,032	1,580	328	25,140
2008	4,851	2,184	4,097	3,640	3,363	3,864	2,151	1,668	286	26,104
2009	4,724	2,183	4,436	3,636	3,379	3,635	2,071	1,640	281	25,985
2010	4,495	2,339	4,212	3,991	3,458	3,705	2,128	1,797	307	26,432
2011	4,665	2,291	4,217	4,095	3,563	3,708	2,204	1,987	352	27,082
2012	4,501	2,304	4,355	4,079	3,667	3,692	2,271	2,215	438	27,522
2013	4,484	2,407	4,524	4,153	3,759	3,719	2,404	2,276	419	28,145
2014	4,591	2,282	4,309	4,343	3,959	3,805	2,436	2,536	442	28,703
2015	4,427	2,356	4,307	4,452	3,937	3,925	2,482	2,637	450	28,973
2016	4,299	2,297	4,184	4,209	4,681	3,963	2,513	2,706	433	29,285

¹⁶¹ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 7,562 in 2010 to 7,652 in 2016, with the poverty rate reaching 12.7 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table II.40.32 presents poverty data for the county.

Table II.40.32 Persons in Poverty Hall County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	5,441	10.3%
2001	5,724	10.8%
2002	6,273	11.7%
2003	6,523	12%
2004	6,670	12.2%
2005	6,604	12.3%
2006	6,486	11.9%
2007	6,274	11.5%
2008	6,889	12.5%
2009	6,739	12%
2010	7,562	13.1%
2011	8,410	14.4%
2012	9,413	15.9%
2013	8,887	14.9%
2014	8,834	14.7%
2015	8,182	13.5%
2016	7,652	12.7%

The rate of poverty for Hall County is shown in Table II.40.33. In 2016, there were an estimated 8,894 persons living in poverty. This represented a 14.8 percent poverty rate, compared to 12 percent poverty in 2000. In 2016, some 18.8 percent of those in poverty were under age 6, and 9.7 percent were 65 or older.

Table II.40.33 Poverty by Age Hall 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	926	14.7%	1,671	18.8%
6 to 17	1,358	21.6%	1,856	20.9%
18 to 64	3,441	54.7%	4,508	50.7%
65 or Older	567	9%	859	9.7%
Total	6,292	100.0%	8,894	100.0%
Poverty Rate	12%	.	14.8%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 4.1 percent in Hall County between 2010 and 2016, from 23,549 to 24,512. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.40.34.

Table II.40.34 Housing Units State of Nebraska vs. Hall County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Hall County	% Growth Since Census
2000 Census Base	722,656	.	21,594	.
2010 Census	796,793	10.3	23,549	9.1
July 2011 Estimate	801,068	0.5	23,628	0.3
July 2012 Estimate	804,586	1	23,704	0.7
July 2013 Estimate	809,062	1.5	24,001	1.9
July 2014 Estimate	814,835	2.3	24,170	2.6
July 2015 Estimate	820,725	3	24,331	3.3
July 2016 Estimate	827,156	3.8	24,512	4.1

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 Hall County decreased from 154 authorizations in 2015 to 124 in 2016.

The real value of single-family building permits decreased from \$180,339 in 2015 to \$178,106 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.40.35.

Table II.40.35 Building Permits and Valuation Hall 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	198	12	63	56	329	130,505	66,437
1981	170	10	69	100	349	115,642	33,572
1982	89	6	4	98	197	118,158	41,036
1983	120	8	4	5	137	119,549	108,198
1984	70	0	0	0	70	121,289	0
1985	35	0	3	6	44	120,194	38,941
1986	28	4	3	0	35	127,590	0
1987	37	4	0	6	47	135,045	12,408
1988	37	0	0	8	45	147,750	43,714
1989	59	2	0	0	61	143,872	0
1990	86	10	0	0	96	147,176	0
1991	105	16	7	16	144	140,371	67,282
1992	154	14	11	6	185	145,831	81,448
1993	202	8	16	0	226	127,576	0
1994	156	18	21	53	248	147,457	68,270
1995	163	16	26	56	261	131,124	54,102
1996	148	16	12	250	426	139,326	47,129
1997	123	4	12	30	169	155,335	60,838
1998	119	20	48	80	267	151,651	69,259
1999	120	6	4	24	154	160,535	52,063
2000	111	0	0	36	147	169,222	52,452
2001	111	12	4	0	127	195,004	0
2002	101	4	4	160	269	173,608	55,114
2003	118	26	7	26	177	189,098	89,086
2004	143	14	0	75	232	171,545	79,513
2005	124	10	4	45	183	177,265	94,280
2006	115	34	0	96	245	177,166	66,114
2007	235	82	20	0	337	84,791	0
2008	94	18	8	8	128	168,188	49,130
2009	109	36	0	0	145	164,832	0
2010	101	6	12	0	119	178,674	0
2011	86	34	3	8	131	182,423	32,362
2012	103	40	0	210	353	166,223	59,109
2013	131	10	3	82	226	177,452	60,010
2014	160	20	6	30	216	191,170	54,617
2015	154	22	0	56	232	180,339	88,051
2016	124	10	3	176	313	178,106	55,735



Diagram II.40.6
Single-Family Permits
 Hall County
 Census Bureau Data, 1980–2016

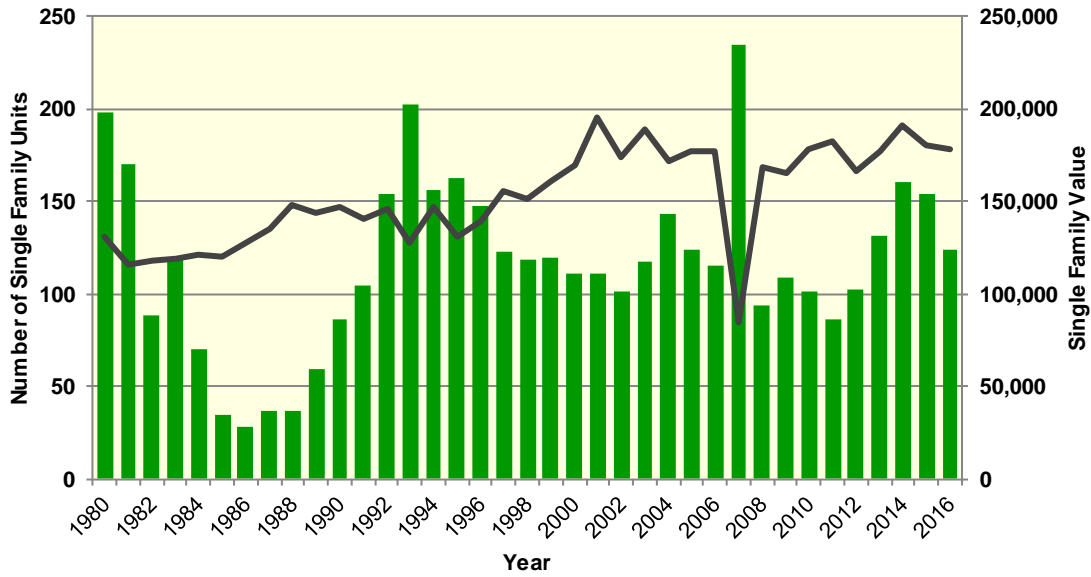
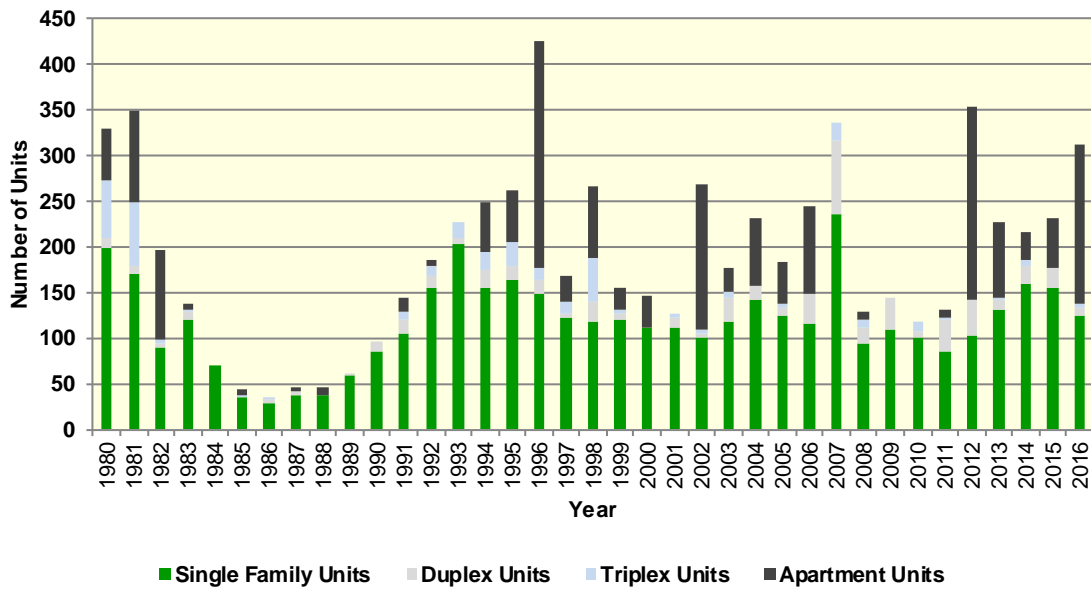


Diagram II.40.7
Total Permits by Unit Type
 Hall County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.40.36. In 2016, there were 24,127 housing units, up from 21,574 in 2000. Single-family units accounted for 75.7 percent of units in 2016, compared to 72.9 in 2000. Apartment units accounted for 12.3 percent in 2016, compared to 11.6 percent in 2000.

Table II.40.36				
Housing Units by Type				
Hall 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	15,729	72.9%	18,272	75.7%
Duplex	790	3.7%	748	3.1%
Tri- or Four-Plex	1,108	5.1%	1,041	4.3%
Apartment	2,500	11.6%	2,972	12.3%
Mobile Home	1,442	6.7%	1,080	4.5%
Boat, RV, Van, Etc.	5	0%	14	0.1%
Total	21,574	100.0%	24,127	100.0%

Some 94.3 percent of housing was occupied in 2010, compared to 94.4 percent in 2000. Owner-occupied housing changed 6.8 percent between 2000 and 2010, ending with owner-occupied units representing 64.6 percent of units. Vacant units changed by 11.1 percent, resulting in 1,353 vacant units in 2010.

Table II.40.37					
Housing Units by Tenure					
Hall County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	20,356	94.4%	22,196	94.3%	9%
Owner-Occupied	13,416	65.9%	14,329	64.6%	6.8%
Renter-Occupied	6,940	34.1%	7,867	35.4%	13.4%
Vacant Housing Units	1,218	5.6%	1,353	5.7%	11.1%
Total Housing Units	21,574	100.0%	23,549	100.0%	9.2%

Table II.40.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 24,127 housing units. An estimated 61.4 percent were owner-occupied, and 6.4 percent were vacant.

Table II.40.38				
Housing Units by Tenure				
Hall County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	22,196	94.3%	22,572	93.6%
Owner-Occupied	14,329	64.6%	13,854	61.4%
Renter-Occupied	7,867	35.4%	8,718	38.6%
Vacant Housing Units	1,353	5.7%	1,555	6.4%
Total Housing Units	23,549	100.0%	24,127	100.0%

Households by household size are shown in Table II.40.39. There were a total of 22,196 households in 2010, up from 20,356 in 2000. One person households changed by 17.9 percent between 2000 and 2010, while two person households changed by 5.4 percent. Three and four person households changed by -2.3 and -0.5 respectively, representing 14 percent and 12.5 percent of the population in 2010.

Table II.40.39					
Households by Household Size					
Hall County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	5,196	25.5%	6,127	27.6%	17.9%
Two Persons	6,996	34.4%	7,377	33.2%	5.4%
Three Persons	3,190	15.7%	3,116	14%	-2.3%
Four Persons	2,792	13.7%	2,779	12.5%	-0.5%
Five Persons	1,375	6.8%	1,599	7.2%	16.3%
Six Persons	465	2.3%	718	3.2%	54.4%
Seven Persons or More	342	1.7%	480	2.2%	40.4%
Total	20,356	100.0%	22,196	100.0%	9%

Households by income is shown in Table II.40.40. Households earning more than \$100,000 per year represented 15.8 percent of households in 2016, compared to 6 percent in 2000. Households earning between \$50,000 and \$74,999 represented 22.9 percent of households in 2016, compared to 20.5 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11.8 percent of households in 2016, compared to 16.7 percent in 2000.

Table II.40.40				
Households by Income				
Hall 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	3,400	16.7%	2,655	11.8%
\$15,000 to \$19,999	1,581	7.8%	1,200	5.3%
\$20,000 to \$24,999	1,631	8%	1,343	5.9%
\$25,000 to \$34,999	2,964	14.6%	2,480	11%
\$35,000 to \$49,999	4,030	19.8%	3,209	14.2%
\$50,000 to \$74,999	4,162	20.5%	5,174	22.9%
\$75,000 to \$99,999	1,350	6.6%	2,945	13%
\$100,000 or More	1,230	6%	3,566	15.8%
Total	20,348	100.0%	22,572	100.0%

Table II.40.41 shows households by year home built. Housing units built between 2000 and 2009, account for 10.3 percent and those built in 2010 or later accounted for 2.3 percent of households. Households built in the 1970's, 1980's, and 1990's account for 18.6 percent, 10.3 percent, and 11.4, respectively. Housing units built prior to 1939 represented 18.2 percent of households in 2016.

Table II.40.41				
Households by Year Home Built				
Hall 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	3,871	19%	4,115	18.2%
1940 to 1949	1,781	8.7%	1,256	5.6%
1950 to 1959	2,433	12%	2,793	12.4%
1960 to 1969	2,756	13.5%	2,469	10.9%
1970 to 1979	4,293	21.1%	4,203	18.6%
1980 to 1989	2,567	12.6%	2,331	10.3%
1990 to 1999	2,655	13%	2,567	11.4%
2000 to 2009	.	.	2,322	10.3%
2010 or Later	.	.	516	2.3%
Total	20,356	100.0%	22,572	100.0%

The distribution of unit types by race are shown in Table II.40.42. An estimated 77.7 percent of white households occupy single-family homes, while 34.4 percent of black households do. Some 11.9 percent of white households occupy apartments, while 40.1 percent of black households do. An estimated 70.5 percent of Asian, and 61.3 percent of American Indian households occupy single-family homes.

Table II.40.42							
Distribution of Units in Structure by Race							
Hall County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	77.7%	34.4%	61.3%	70.5%	100%	63.3%	54.5%
Duplex	2.6%	0%	13.9%	0%	0%	2.5%	0%
Tri- or Four-Plex	3.7%	13.7%	20.4%	13%	0%	0%	34.8%
Apartment	11.9%	40.1%	0%	16.5%	0%	12.3%	10.7%
Mobile Home	4%	11.9%	4.4%	0%	0%	21.9%	0%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.40.43. An estimated 33.1 percent of vacant units were for rent in 2010, a -16.6 percent change since 2000. In addition, some 17.3 percent of vacant units were for sale, a change of -10.3 percent between 2000 and 2010. "Other" vacant units represented 35.6 percent of vacant units in 2010. This is a change of 124.8 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.40.43					
Disposition of Vacant Housing Units					
Hall County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	537	44.1%	448	33.1%	-16.6%
For Sale	261	21.4%	234	17.3%	-10.3%
Rented or Sold, Not Occupied	148	12.2%	90	6.7%	-39.2%
For Seasonal, Recreational, or Occasional Use	58	4.8%	99	7.3%	70.7%
For Migrant Workers	0	0%	1	0.1%	%
Other Vacant	214	17.6%	481	35.6%	124.8%
Total	1,218	100.0%	1,353	100.0%	11.1%

The disposition of vacant units between 2010 and 2016 are shown in Table II.40.44. By 2016, for rent units accounted for 13.8 percent of vacant units, while for sale units accounted for 17 percent. “Other” vacant units accounted for 48.7 percent of vacant units, representing a total of 757 “other” vacant units.

Table II.40.44				
Disposition of Vacant Housing Units				
Hall County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	448	33.1%	215	13.8%
For Sale	234	17.3%	265	17%
Rented Not Occupied	32	2.4%	56	3.6%
Sold Not Occupied	58	4.3%	83	5.3%
For Seasonal, Recreational, or Occasional Use	99	7.3%	179	11.5%
For Migrant Workers	1	0.1%	0	0%
Other Vacant	481	35.6%	757	48.7%
Total	1,353	100.0%	1,555	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 15,459 property transactions in Hall County. Of these, 14,950 were for single-family homes during this 19-year period, as shown in Table II.40.45.

Table II.40.45						
Residential Property Transactions						
Hall County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	861	18	16	19	1	915
2000	905	22	9	13	0	949
2001	792	16	14	7	0	829
2002	798	29	10	16	0	853
2003	788	13	11	19	1	832
2004	778	24	15	36	3	856
2005	853	15	14	40	0	922
2006	863	10	12	52	0	937
2007	831	6	8	19	0	864
2008	712	0	0	0	17	729
2009	561	0	0	0	0	561
2010	673	0	0	0	0	673
2011	548	0	0	0	0	548
2012	756	0	0	0	0	756
2013	741	0	0	0	0	741
2014	770	0	0	0	2	772
2015	887	0	0	0	2	889
2016	863	0	0	0	0	863
2017	970	0	0	0	0	970
Total	14,950	153	109	221	26	15,459

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 3,579 single-family home property transactions for units built before 1930, 0.3 percent of units were of low quality and 4.5 percent were of fair quality. Conversely, of the 1,170 homes built from 2001 through 2010, 0 percent of units were of low quality and 3.6 percent of fair quality. Table II.40.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.40.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Hall 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	11	4	1	2	0	2	0	0	0	20
Fair	162	215	37	46	25	46	42	4	0	577
Average	3,379	3,184	1,643	2,203	716	1,066	727	93	3	13,014
Good	25	33	32	105	89	335	382	237	2	1,240
Very Good	0	0	0	4	9	45	14	8	0	80
Excellent	0	0	0	0	0	10	4	0	0	14
Missing	2	1	0	0	0	1	1	0	0	5
Total	3,579	3,437	1,713	2,360	839	1,505	1,170	342	5	14,950

In regard to the current condition of residential dwellings, of the same 3,579 single-family homes built before 1930, 8.7 percent of the homes were worn out or badly worn, and 88.5 percent were in average condition. Table II.40.47 provides details about the condition of single-family residential dwellings by year built.

Table II.40.47
Single-Family Homes by Year Built and Condition
 Hall 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	41	9	0	0	0	1	3	0	0	54
Badly Worn	269	116	27	25	9	5	0	0	0	451
Average	3,167	3,185	1,582	2,004	552	171	28	10	3	10,702
Good	99	124	103	331	271	1,218	1,135	328	2	3,611
Very Good	0	0	1	0	7	107	4	4	0	123
Excellent	0	1	0	0	0	3	0	0	0	4
Missing	3	2	0	0	0	0	0	0	0	5
Total	3,579	3,437	1,713	2,360	839	1,505	1,170	342	5	14,950

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$120,917 to \$152,097, a total increase of 25.8 percent, as shown in Table II.40.48.

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 Hall County ranged from \$70,277 for homes built before 1930 to \$210,187 for homes built from 2001 to 2010, and \$222,302 for the newest homes built between 2011 and 2017.¹⁶² Homes built from 2001 through 2010 were also larger, averaging 1,597 square feet per unit. Table II.40.49, provides additional details about single-family homes.

Table II.40.48
Average Sales Price of Single-Family Homes
 Hall County
 Fiscal Years 1999–2017 PAD Data

Fiscal Year	Average Sales Price (\$)
1999	85,247
2000	84,319
2001	90,185
2002	92,222
2003	91,662
2004	101,007
2005	105,617
2006	110,286
2007	117,142
2008	122,365
2009	121,408
2010	120,917
2011	124,221
2012	129,287
2013	135,800
2014	136,793
2015	144,884
2016	152,355
2017	152,097
Average	116,660

Table II.40.49
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot
 Hall County
 Fiscal Years 1999–2017 PAD Data

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁶³ (\$)
Before 1931	70,277	1,216	57.77
1931-1960	85,225	1,112	76.62
1961-1970	113,881	1,301	87.54
1971-1980	129,719	1,463	88.67
1981-1990	132,479	1,442	91.86
1991-2000	175,924	1,677	104.88
2001-2010	210,187	1,597	131.63
2011-2017	222,302	1,487	149.46
Average	116,660	1,336	87.3

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

¹⁶² 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.

¹⁶³ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.



people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.40.50. In 2016, an estimated 2.3 percent of households were overcrowded, and an additional 1.6 percent were severely overcrowded.

Table II.40.50 Overcrowding and Severe Overcrowding Hall 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	13,074	97.5%	243	1.8%	89	0.7%	13,406
2016 Five-Year ACS	13,636	98.4%	200	1.4%	18	0.1%	13,854
Renter							
2000 Census	6,374	91.7%	285	4.1%	291	4.2%	6,950
2016 Five-Year ACS	8,036	92.2%	329	3.8%	353	4%	22,572
Total							
2000 Census	19,448	95.5%	528	2.6%	380	1.9%	20,356
2016 Five-Year ACS	21,672	96%	529	2.3%	371	1.6%	22,572

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 63 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Hall County. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table II.40.51 Households with Incomplete Plumbing Facilities Hall County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	20,266	22,509
Lacking Complete Plumbing Facilities	90	63
Total Households	20,356	22,572
Percent Lacking	0.4%	0.3%

There were 361 households lacking complete kitchen facilities in 2016, compared to 98 households in 2000. This was a change from 0.5 percent of households in 2000 to 1.6 percent in 2016.

Table II.40.52 Households with Incomplete Kitchen Facilities Hall County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	20,258	22,211
Lacking Complete Kitchen Facilities	98	361
Total Households	20,356	22,572
Percent Lacking	0.5%	1.6%



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 Hall County, 13.8 percent of households had a cost burden and 12.4 percent had a severe cost burden. Some 19.7 percent of renters were cost burdened, and 20.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.1 percent and a severe cost burden rate of 5.1 percent. Owner occupied households with a mortgage had a cost burden rate of 14.3 percent, and severe cost burden at 8.9 percent.

Table II.40.53
Cost Burden and Severe Cost Burden by Tenure

Hall 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	5,770	78.7%	1,154	15.7%	403	5.5%	1	0%	7,328
2016 Five-Year ACS	6,123	76.6%	1,144	14.3%	713	8.9%	9	0.1%	7,989
Owner Without a Mortgage									
2000 Census	3,607	88.7%	306	7.5%	112	2.8%	42	1%	4,067
2016 Five-Year ACS	5,300	90.4%	243	4.1%	298	5.1%	24	0.4%	5,865
Renter									
2000 Census	4,233	61.9%	1,224	17.9%	1,027	15%	359	5.2%	6,843
2016 Five-Year ACS	4,751	54.5%	1,720	19.7%	1,790	20.5%	457	5.2%	8,718
Total									
2000 Census	13,610	74.6%	2,684	14.7%	1,542	8.5%	402	2.2%	18,238
2016 Five-Year ACS	16,174	71.7%	3,107	13.8%	2,801	12.4%	490	2.2%	22,572

Housing Problems by Income

Table II.40.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Hall County. As can be seen in 2017 the MFI was \$58,500, which compared to \$68,200 for the State of Nebraska.

Table II.40.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,615 owner-occupied and 1,345 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 975 owner-occupied 1,239 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 16,020 households without a housing problem.

Table II.40.54 Median Family Income Hall County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	48,400	50,400
2001	50,500	53,400
2002	50,500	55,100
2003	50,400	55,400
2004	52,300	56,300
2005	52,800	57,400
2006	54,500	59,400
2007	53,300	58,200
2008	54,700	59,800
2009	55,200	62,000
2010	55,300	62,600
2011	56,400	63,500
2012	57,100	64,400
2013	57,900	64,600
2014	59,500	66,000
2015	59,800	66,800
2016	58,400	66,500
2017	58,500	68,200

Table II.40.55
Housing Problems by Income and Tenure
 Hall 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	4	0	0	10	20	34
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	15	0	25	0	44
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	30	60	10	75	179
Housing cost burden greater than 50% of income (and none of the above problems)	435	315	155	20	50	975
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	75	390	645	195	310	1,615
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
Has none of the 4 housing problems	95	405	1,435	1,615	7,900	11,450
Total	642	1,155	2,295	1,875	8,355	14,322
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	100	30	90	25	90	335
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	70	70	25	65	0	230
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	95	70	50	10	60	285
Housing cost burden greater than 50% of income (and none of the above problems)	915	280	4	20	20	1,239
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	260	520	495	30	40	1,345
Zero/negative income (and none of the above problems)	85	0	0	0	0	85
Has none of the 4 housing problems	225	430	1,205	700	2,010	4,570
Total	1,750	1,400	1,869	850	2,220	8,089
Total						
Lacking complete plumbing or kitchen facilities	104	30	90	35	110	369
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	74	85	25	90	0	274
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	99	100	110	20	135	464
Housing cost burden greater than 50% of income (and none of the above problems)	1,350	595	159	40	70	2,214
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	335	910	1,140	225	350	2,960
Zero/negative income (and none of the above problems)	110	0	0	0	0	110
Has none of the 4 housing problems	320	835	2,640	2,315	9,910	16,020
Total	2,392	2,555	4,164	2,725	10,575	22,411

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.40.56, of the 1,155 loans in 2016, 573 loans were for Home Purchases, 134 were for Home Improvement and 448 were for refinancing.

Table II.40.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Hall County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	344	85	355	784
2009	364	65	651	1,080
2010	289	65	576	930
2011	265	52	520	837
2012	319	103	818	1,240
2013	357	128	531	1,016
2014	519	115	339	973
2015	594	158	411	1,163
2016	573	134	448	1,155

Table II.40.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$114,843 and \$133,107 in 2012 and \$144,782 in 2016. Overall, average loans were \$101,311 in 2008 and \$135,458 in 2016.

Table II.40.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Hall County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$114,843	\$35,953	\$103,848	\$101,311
2009	\$106,874	\$19,400	\$120,687	\$109,935
2010	\$117,616	\$24,754	\$113,347	\$108,482
2011	\$125,826	\$26,135	\$109,190	\$109,297
2012	\$133,107	\$37,767	\$122,290	\$118,052
2013	\$135,936	\$36,773	\$109,119	\$109,427
2014	\$130,250	\$37,365	\$109,422	\$112,015
2015	\$138,682	\$43,500	\$123,747	\$120,473
2016	\$144,782	\$67,993	\$143,712	\$135,458

Table II.40.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$39,506,000 and \$42,461,000 in 2012 and \$82,960,000 in 2016. Overall, average loans were \$79,428,000 in 2008 and \$156,454,000 in 2016.

Table II.40.58
Total Volume of Owner-Occupied Single-Family Loans
 Hall County
 2008 – 2016 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Total
2008	39,506,000	3,056,000	36,866,000	79,428,000
2009	38,902,000	1,261,000	78,567,000	118,730,000
2010	33,991,000	1,609,000	65,288,000	100,888,000
2011	33,344,000	1,359,000	56,779,000	91,482,000
2012	42,461,000	3,890,000	100,033,000	146,384,000
2013	48,529,000	4,707,000	57,942,000	111,178,000
2014	67,600,000	4,297,000	37,094,000	108,991,000
2015	82,377,000	6,873,000	50,860,000	140,110,000
2016	82,960,000	9,111,000	64,383,000	156,454,000

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.40.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Hall County. The number of completed surveys increased from 59 in 2016 to 74 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 2.8 percentage points and was at 2.2 percent in 2017.

Table II.40.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 263 single-family units in Hall County, with 11 of them available. This

translates into a vacancy rate of 4.2 percent in Hall County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 2,797 apartment units reported in the survey, with 71 of them available, which resulted in a vacancy rate of 2.5 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 3 percent.

Table II.40.59
Survey of Rental Properties
 Hall County
 2002–2017 Survey of Rental Properties

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	13	1,092	3.5	20
2003	16	2,084	5.1	41.1
2004	20	2,046	6.1	21.5
2005	17	1,598	6	46.3
2006	17	958	4.3	20.4
2007	32	2,882	3.1	24.1
2008	32	3,105	3.6	21.7
2009	39	3,472	2.2	18.2
2010	36	2,588	3.1	17.8
2011	53	3,573	3.4	24.7
2012	62	3,644	3	15.9
2013	72	4,232	3.5	33.8
2014	86	5,563	4.1	26.8
2015	65	4,657	2.1	20.6
2016	59	4,445	5	17.4
2017	74	4,137	2.2	16.8

Table II.40.60 Rental Vacancy Survey by Type Hall County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	263	11	4.2%	3.8%
Apartments	2,797	71	2.5%	2.5%
Mobile Homes	138	2	1.4%	4.9%
"Other" Units	0	0	0%	.
Don't Know	939	6	0.6%	3.8%
Total	4,137	90	2.2%	3%

Table II.40.61, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 43 units. The most common apartment units were two bedroom units, with 648 units.

Table II.40.61 Rental Units by Number of Bedrooms Hall County 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	30	0	0	.	30
One	15	506	0	0	.	521
Two	43	648	4	0	.	695
Three	33	90	114	0	.	237
Four	16	20	0	0	.	36
Don't Know	156	1,503	20	0	939	2,618
Total	263	2,797	138	0	939	4,137

Table II.40.62 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 4.7 percent.

Table II.40.62 Single-Family Units by Number of Bedrooms Hall County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	15	0	0%
Two	43	2	4.7%
Three	33	1	3%
Four	16	0	0%
Don't know	156	8	5.1%
Total	263	11	4.2%

Table II.40.63 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 1.9 percent.



Table II.40.63			
Apartment Units by Number of Bedrooms			
Hall County			
2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	30	0	0%
One	506	5	1%
Two	648	12	1.9%
Three	90	2	2.2%
Four	20	0	0%
Don't know	1,503	52	3.5%
Total	2,797	71	2.5%

Average market-rate rents by unit type are shown in Table II.40.64. 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.40.64					
Average Market Rate Rents by Number of Bedrooms					
Hall County					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$552.5	\$	\$	\$552.5
One	\$550	\$544.5	\$	\$	\$545.2
Two	\$710	\$605.2	\$	\$	\$625.3
Three	\$874.4	\$794.1	\$	\$	\$828.5
Four	\$885	\$655	\$	\$	\$839
Don't know	\$845.8	\$662	\$750	\$	
Total	\$826.5	\$637.8	\$750	\$750	\$697.3

Table II.40.65 shows vacancy rates for single-family units by average rental rates for Hall County. The most common rent for single-family units was \$750 to \$999 dollars and units in this price range had a vacancy rate of 2.3 percent.

Table II.40.65			
Single-Family Market Rate Rents by Vacancy Status			
Hall County			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	52	0	0%
\$750 to \$999	132	3	2.3%
\$1,000 to \$1,249	25	7	28%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	54	1	1.9%
Total	263	11	4.2%

The average rent and availability of apartment units is displayed in Table II.40.66. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 1.8 percent.

Table II.40.66 Apartment Market Rate Rents by Vacancy Status Hall County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	384	6	1.6%
\$500 to \$749	1,054	19	1.8%
\$750 to \$999	412	12	2.9%
\$1,000 to \$1,249	6	7	116.7%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	941	27	2.9%
Total	2,797	71	2.5%

Respondents were asked if utilities are included in the rent and, as shown in Table II.40.67, 45 respondents, or 76.3 percent, included some sort of utility in the rent.

Table II.40.67 Are there any utilities included with the rent? Hall County 2017 Survey of Rental Properties	
Period	Respondent
Yes	45
No	14
% Offering Utilities	76.3%

The type of utility included in the rent is shown in Table II.40.68. There were 9 respondents who included electricity, 7 respondents who included natural gas, 34 respondents who included water and sewer and 41 respondents included trash collection in the rent.

Table II.40.68 Which utilities are included with the rent? Hall County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	9
Natural Gas	7
Water/Sewer	34
Trash Collection	41

Table II.40.69 shows the number of survey respondents who keep a waiting list. As can be seen, 26 respondents said they keep a waitlist, with an estimated 990 persons on the wait list.

Table II.40.69 Do you keep a waiting list? Hall County 2017 Survey of Rental Properties	
Period	Respondent
Yes	26
No	30
Waitlist Size	990

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table II.40.70 most respondents indicated there was low need for the renovation of existing single-family units and low need for the renovation of existing apartment units.

Table II.40.70 How would you rate the need for renovation of existing units in the city? Hall County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	5	5	4	4
Low Need	8	9	6	6
Moderate Need	7	6	4	4
High Need	7	7	7	4
Extreme Need	8	8	8	7

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.40.71 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.40.71 How would you rate the need for construction of new units in the city? Hall County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	16	19	14	14
Low Need	5	6	6	4
Moderate Need	7	8	6	5
High Need	2	0		
Extreme Need	9	7	4	3

