

# Hall County

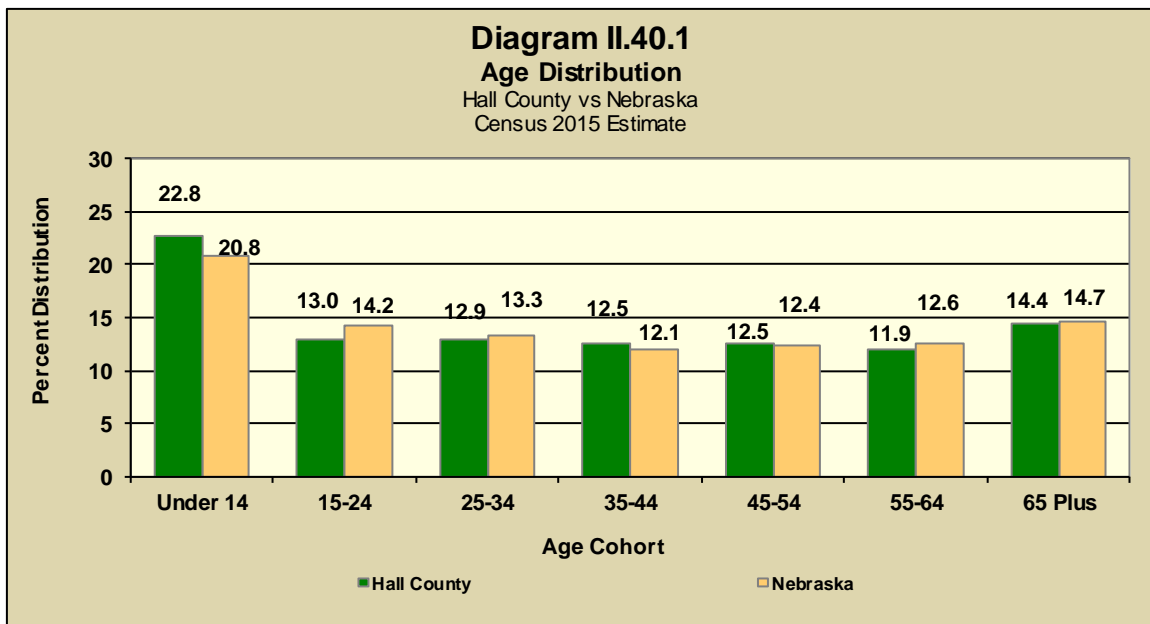
## Summary

- Between 2010 and 2015, the county’s population increased by 5.2 percent or by 3,073 persons.
- Between 2010 and 2015, the Hispanic population increased by 19.3 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs decreased by 456.
- In 2015, average earnings in the county was \$43,985 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate remained at 3.9 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 16 units.
- In 2015, the average real value of new single-family construction was \$177,995.
- In fiscal year 2016, the average price of an existing home was \$151,564.
- In a November 2016 rental survey, the average vacancy rate was 4.97 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Hall County’s population increased by 5.2 percent, or from 58,607 people to 61,680 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 7,418 in 2010 to 8,003 in 2015, an increase of 7.9 percent. The number of people from 25 to 34 years of age increased by 1.3 percent, and those aged between 35 and 44 increased by 5.2 percent. As shown in Diagram II.40.1, people younger than 25 represented 35.8 percent of the population in 2015, while individuals aged 55 and older represented 26.3 percent of the population in Hall County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population increased by 3.9 percent, while the black population increased by 34.3 percent. The Hispanic population of any race changed from 13,653 to 16,285 or by 19.3 percent. Table II.40.1, below, presents the details of these population variations.

Subject	Nebraska			Hall County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	58,607	61,680	5.2%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	13,446	14,069	4.6%
15 to 24 years	258,206	268,848	4.1%	7,418	8,003	7.9%
25 to 34 years	245,176	252,533	3.0%	7,848	7,953	1.3%
35 to 44 years	220,838	228,643	3.5%	7,321	7,701	5.2%
45 to 54 years	258,726	234,477	-9.4%	8,107	7,711	-4.9%
55 to 64 years	213,176	238,715	12.0%	6,617	7,341	10.9%
65 & over	246,677	278,711	13.0%	7,850	8,902	10.9%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	54,749	56,907	3.9%
Black	85,971	93,900	9.2%	1,217	1,634	34.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	980	1,044	6.5%
Asian	33,322	44,479	33.5%	673	841	25.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	282	290	2.8%
Two or More Races	32,305	39,365	21.9%	706	964	36.5%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	13,653	16,285	19.3%

## Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.40.2, at right, from April 2000 to July 2009, Hall County’s natural increase was estimated to be 4,134 people. Hall County has been experiencing net out-migration, with 181 persons leaving the county during the 2000-2009 year period.<sup>273</sup> The 2015 population estimates showed a natural increase of 2,255 persons and a net in-migration of 818 persons since the 2010 Census. In total, Hall County’s population increased to 61,680 persons.

<b>1980 Population</b>	<b>47,690</b>
Natural Increase 80–90	3,637
Net Migration 80–90	-2,402
<b>1990 Population</b>	<b>48,925</b>
Natural Increase 90–00	<b>3,121</b>
Net Migration 90–00	1,488
<b>2000 Population</b>	<b>53,534</b>
Natural Increase 00–09	4,134
Net Migration 00–09	-181
2009 Population Estimate	57,487
<b>2010 Population</b>	<b>58,607</b>
Natural Increase 10–15	2,255
Net Migration 10–15	818
<b>2015 Population Estimate</b>	<b>61,680</b>

The Nebraska Department of Transportation (DOT)’s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver’s license exchange data, these records show that the net change in Hall County decreased from 214 persons in 2014 to 94 persons in 2015, with an additional net movement of 74 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.40.3.

<sup>273</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.40.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Hall County			
2001–First half of 2016 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	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	1004	512	492
Calendar 2010	1310	737	573
Calendar 2011	1046	473	573
Calendar 2012	1000	616	384
Calendar 2013	956	620	336
Calendar 2014	934	720	214
Calendar 2015	884	790	94
First Half of 2016	468	394	74

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 28,703 in 2014 to 28,973 in 2015, as shown in Table II.40.4, at right.

**School-Age Children**

According to the Nebraska Department of Education (DOE), the total number of school-age children in Hall County decreased by 0.3 percent from 12,661 in 2015 to 12,622 in 2016, as shown below in Table II.40.5. The number of school-age children 5 to 11 years of age decreased from 6,573 in 2015 to 6,520 in 2016.

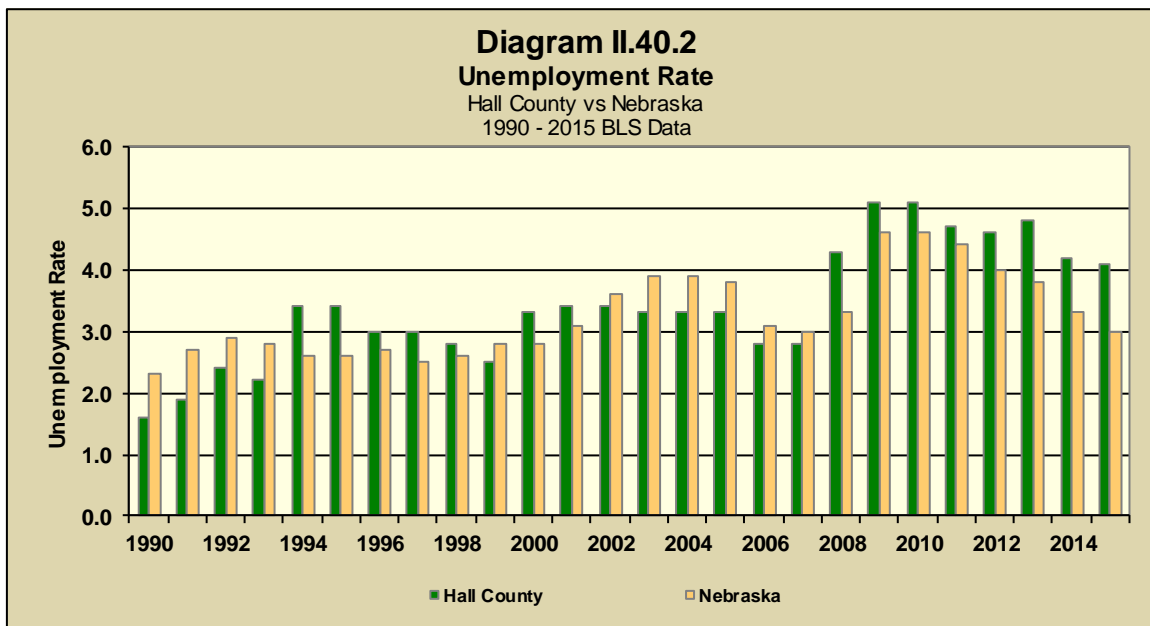
<b>Table II.40.4</b>	
<b>Income Tax Returns</b>	
Hall County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	22,559
1992	23,249
1993	23,258
1994	23,553
1995	23,517
1996	23,583
1997	23,922
1998	24,169
1999	24,058
2000	23,973
2001	23,844
2002	23,794
2003	23,626
2004	23,745
2005	22,004
2006	24,378
2007	25,140
2008	26,104
2009	25,985
2010	26,432
2011	27,082
2012	27,522
2013	28,145
2014	28,703
2015	28,973

<b>Table II.40.5</b>				
<b>School-Age Children</b>				
Hall County				
Academic Years 1992–2016 DOE Data				
<b>Year</b>	<b>Age Group</b>			<b>Total</b>
	<b>5–11</b>	<b>11–13</b>	<b>14–18</b>	
1992	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

## ECONOMICS

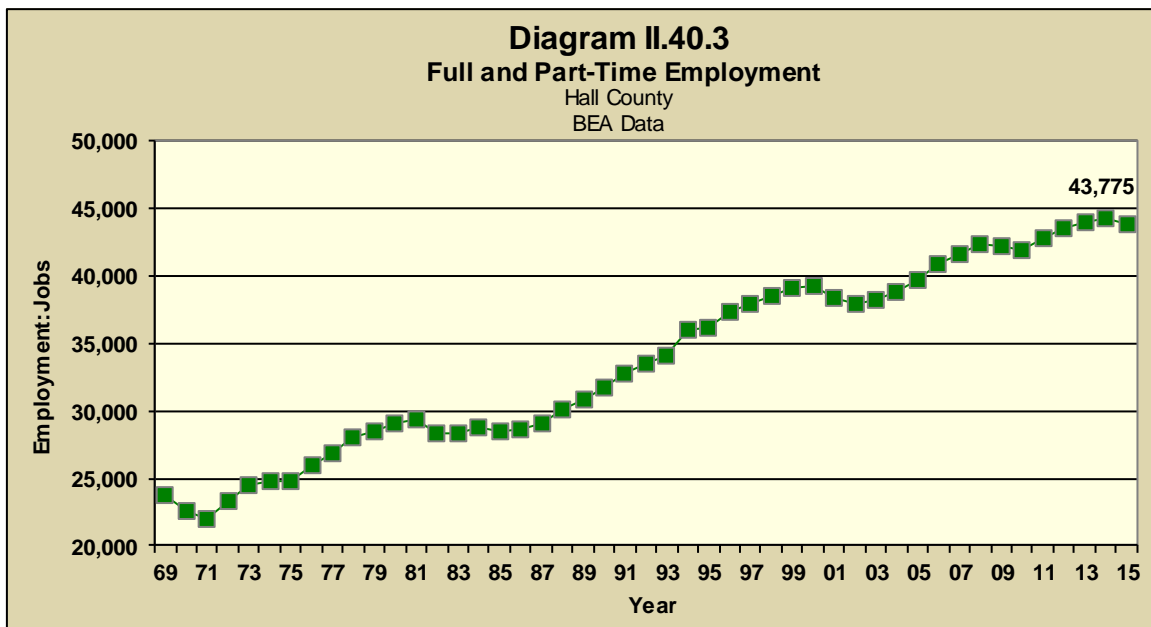
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Hall County, defined as the number of people working or actively seeking work, decreased from 32,445 in 2014 to 31,826 in 2015. The total number of people employed changed from 31,187 in 2014 to 30,580 in 2015. The unemployment rate for the county was 3.9 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a change of 0.0 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.40.2, below.

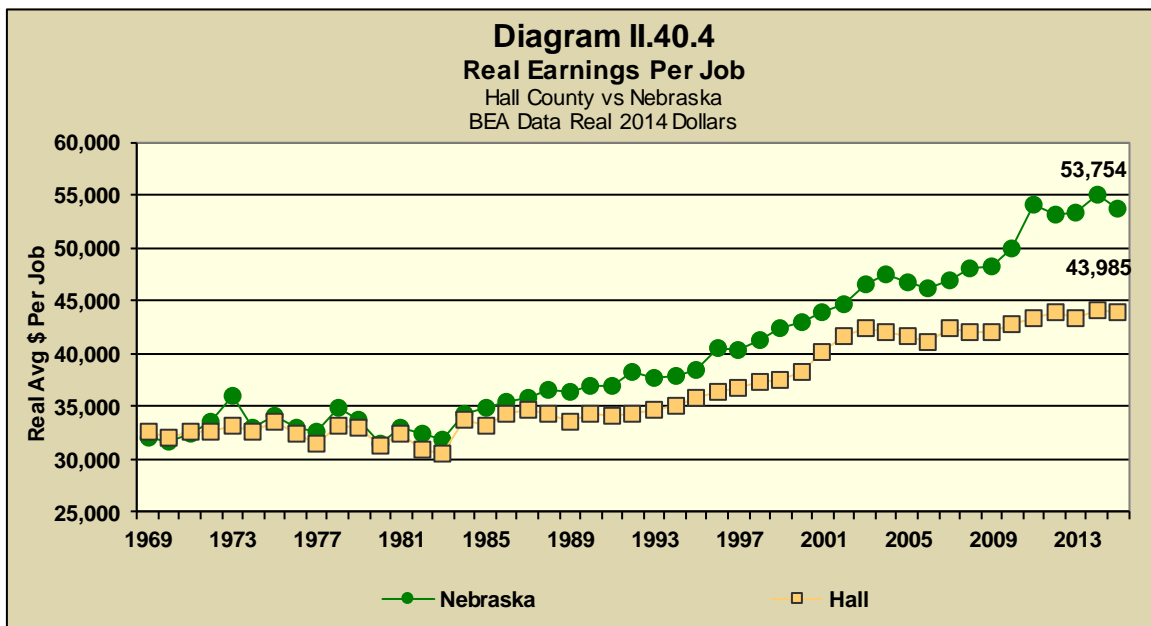


### Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 43,775 jobs in Hall County, a decrease of 456 jobs since 2014. Diagram II.40.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.40.4, below, real average earnings per job in the county was \$43,985 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$2,348,280,000, an increase of 0.7 percent between 2014 and 2015. Table II.40.6, on the following page, shows further annual data for the years 1969 through 2015.

**Table II.40.6**  
**Total BEA Employment and Real Personal Income**  
Hall County  
1969–2015 BEA Data, 1,000s of Real 2015 Dollars

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings per Job
1969	774,607	49,898	-74,314	129,177	64,216	843,789	19,907	23,700	32,684
1970	726,609	46,462	-67,776	136,409	71,341	820,121	19,170	22,615	32,130
1971	716,390	46,908	-64,652	140,633	76,705	822,168	19,243	21,947	32,642
1972	760,129	51,214	-69,038	150,540	80,745	871,162	20,259	23,250	32,694
1973	811,030	63,813	-73,495	159,422	91,229	924,373	21,181	24,473	33,140
1974	812,612	65,509	-69,758	166,916	97,048	941,309	21,236	24,856	32,693
1975	830,853	63,744	-69,533	177,631	105,416	980,623	21,722	24,793	33,512
1976	841,529	69,467	-72,371	180,064	104,395	984,150	21,815	25,895	32,498
1977	846,498	72,343	-75,748	192,251	106,565	997,222	21,625	26,812	31,572
1978	926,381	77,711	-78,427	199,949	109,998	1,080,190	23,164	27,984	33,104
1979	938,634	84,902	-82,453	205,968	114,826	1,092,072	22,967	28,421	33,026
1980	908,889	86,115	-85,729	234,434	123,151	1,094,630	22,855	29,019	31,320
1981	951,781	91,483	-85,110	267,633	133,234	1,176,054	24,198	29,434	32,336
1982	872,962	88,329	-78,567	297,116	141,410	1,144,593	23,195	28,280	30,869
1983	864,580	88,199	-76,078	296,878	149,942	1,147,124	23,242	28,378	30,467
1984	967,088	94,325	-77,810	303,505	152,472	1,250,929	25,234	28,717	33,676
1985	945,177	95,810	-75,594	299,361	156,341	1,229,475	24,839	28,451	33,221
1986	981,679	101,889	-79,695	293,804	160,877	1,254,776	25,779	28,551	34,383
1987	1,009,242	103,689	-78,907	283,913	161,486	1,272,045	26,206	29,035	34,760
1988	1,032,244	109,840	-77,275	282,056	165,632	1,292,816	26,663	30,096	34,298
1989	1,038,583	111,547	-76,395	312,747	171,721	1,335,110	27,481	30,874	33,639
1990	1,088,175	121,435	-80,983	289,932	178,205	1,353,894	27,565	31,779	34,242
1991	1,118,985	126,114	-88,977	300,066	186,767	1,390,728	28,029	32,741	34,177
1992	1,147,110	128,834	-93,159	300,180	200,901	1,426,198	28,480	33,447	34,296
1993	1,179,435	135,363	-100,599	303,307	205,994	1,452,773	28,525	34,052	34,636
1994	1,261,369	144,592	-109,752	311,489	212,224	1,530,738	29,725	36,023	35,016
1995	1,299,591	148,258	-118,688	332,727	217,073	1,582,445	30,365	36,201	35,899
1996	1,361,940	152,914	-125,927	351,040	228,315	1,662,454	31,637	37,345	36,469
1997	1,389,230	160,161	-133,619	356,535	236,324	1,688,309	31,972	37,882	36,673
1998	1,440,050	164,363	-139,266	386,905	247,561	1,770,886	33,205	38,524	37,381
1999	1,472,018	167,591	-146,139	381,107	261,101	1,800,497	33,620	39,179	37,572
2000	1,500,216	168,913	-152,485	397,678	264,299	1,840,795	34,363	39,232	38,240
2001	1,541,069	171,982	-157,530	395,431	288,962	1,895,951	35,433	38,428	40,103
2002	1,580,842	176,072	-168,459	389,963	304,274	1,930,547	35,935	37,997	41,604
2003	1,622,528	178,581	-177,424	409,504	315,829	1,991,856	36,853	38,231	42,440
2004	1,625,522	179,374	-183,942	361,024	320,810	1,944,040	35,727	38,739	41,961
2005	1,657,538	186,915	-193,326	334,907	326,866	1,939,070	35,556	39,768	41,680
2006	1,683,922	196,372	-199,914	358,324	335,410	1,981,370	35,901	40,881	41,191
2007	1,763,631	202,702	-210,941	397,597	344,934	2,092,520	37,539	41,616	42,379
2008	1,779,997	204,471	-218,932	472,171	380,511	2,209,276	38,899	42,305	42,075
2009	1,779,493	205,193	-230,449	404,256	392,738	2,140,845	36,940	42,262	42,106
2010	1,792,555	212,729	-228,424	385,554	416,612	2,153,567	36,617	41,844	42,839
2011	1,857,500	188,786	-239,699	432,311	409,425	2,270,750	38,108	42,777	43,423
2012	1,912,975	189,634	-251,389	465,110	408,642	2,345,704	38,880	43,588	43,888
2013	1,912,448	214,447	-247,003	425,416	404,927	2,281,341	37,488	44,032	43,433
2014	1,954,134	223,153	-249,151	432,372	417,376	2,331,579	37,906	44,231	44,180
2015	1,925,450	220,727	-228,217	440,488	431,286	2,348,280	38,072	43,775	43,985

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 1.5 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 increased by 1.7 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 46.7 percent over the 2010 to 2015 period. Table II.40.7, on the following page, presents AGI distribution for the years 1991 through 2015.

**Table II.40.7**  
**Income Tax Returns by Adjusted Gross Income**  
 Hall County  
 1991–2015 DOR Data

Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,000– \$250,000	More than \$250,000	Total <sup>274</sup>
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

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 increased from 7,562 in 2010 to 8,182 in 2015, with the poverty rate reaching 13.5 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.40.8, at right, presents poverty data for the county.

**Table II.40.8**  
**Persons in Poverty**  
 Hall County  
 1998–2015 Intercensal Estimates

Year	Persons in Poverty	Poverty Rate
1998	5,847	11.3
1999	6,102	11.5
2000	5,441	10.3
2001	5,724	10.8
2002	6,273	11.7
2003	6,523	12.0
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	12.0
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

<sup>274</sup> Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.



### Business Establishments

The total number of business establishments in Hall County increased by 370 between 1980 and 2014, at an annual rate of change of 0.7 percent, as reported by the Census Bureau and as presented in Table II.40.9, at right.<sup>275</sup> This compared to an average annual rate of change of 1.03 percent statewide. Hall County added 10 business establishments between 2013 and 2014, while statewide there was an increase of 406.

### HOUSING

#### Housing Development

The Census Bureau estimates that the total number of housing units increased by 3.3 percent in Hall County between 2010 and 2015, from 23,549 to 24,333. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.40.10.

Year	Nebraska	Hall County
1980	37,727	1,452
1981	37,582	1,457
1982	37,500	1,422
1983	41,889	1,577
1984	43,151	1,613
1985	43,115	1,617
1986	42,538	1,570
1987	42,691	1,565
1988	43,134	1,608
1989	43,302	1,602
1990	43,749	1,601
1991	44,405	1,644
1992	45,269	1,713
1993	46,059	1,758
1994	46,640	1,813
1995	47,128	1,831
1996	47,607	1,824
1997	48,588	1,835
1998	48,655	1,845
1999	48,968	1,836
2000	49,623	1,824
2001	49,710	1,860
2002	50,259	1,861
2003	50,394	1,833
2004	50,928	1,865
2005	51,440	1,854
2006	51,906	1,860
2007	52,517	1,835
2008	52,152	1,823
2009	51,633	1,821
2010	51,886	1,827
2011	51,553	1,824
2012	52,294	1,824
2013	52,585	1,812
2014	52,991	1,822

Subject	Nebraska	% Growth Since Census	Hall County	% Growth Since Census
2000 Census	722,668	-	21,574	-
2010 Census	796,793	10.3%	23,549	9.2%
July 2011 Estimate	801,129	0.5%	23,628	0.3%
July 2012 Estimate	804,659	1.0%	23,704	0.7%
July 2013 Estimate	809,171	1.5%	24,001	1.9%
July 2014 Estimate	814,970	2.3%	24,171	2.6%
July 2015 Estimate	820,913	3.0%	24,333	3.3%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Hall County. As shown in Table II.40.11 on the following page, 6.5 percent of housing units, or 1,549, were vacant in 2015. Of the 22,433 housing units that were occupied in 2015, 62.0 percent, or 13,919, were owner-occupied and the remaining 38.0 percent were renter-occupied.

<sup>275</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.40.11</b>				
<b>Housing Units by Tenure</b>				
Hall County				
2010 Census and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	22,196	94.3%	22,433	93.5%
Owner-Occupied	14,329	64.6%	13,919	62.0%
Renter-Occupied	7,867	35.4%	8,514	38.0%
Vacant Housing Units	1,353	5.7%	1,549	6.5%
<b>Total Housing Units</b>	<b>23,549</b>	<b>100.0%</b>	<b>23,982</b>	<b>100.0%</b>

As shown in Table II.40.12, below, there were 18,112 single family dwellings in 2015, which accounted for 75.5 percent of all housing units. Apartment units accounted for 12.7 percent of housing units, with 3,042 units. Mobile homes also accounted for an additional 4.1 percent of housing with 983 units.

<b>Table II.40.12</b>				
<b>Housing Units by Type</b>				
Hall County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>276</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	17,344	75%	18,112	75.5%
Duplex	894	4%	656	2.7%
Tri- or Four-Plex	979	4%	1,179	4.9%
Apartment	2,657	11%	3,042	12.7%
Mobile Home	1,339	6%	983	4.1%
Boat, RV, Van, Etc.	16	0%	10	.0%
<b>Total</b>	<b>23,229</b>	<b>100.0%</b>	<b>23,982</b>	<b>100.0%</b>

Table II.40.13, below, shows the disposition of vacant housing units in Hall County. The 2015 five-year ACS shows 15.8 percent of vacant units were for rent, 22.4 percent were for sale, and 9.7 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 481 "other vacant" units, or 35.6 percent; this compared to 47.5 percent "other vacant" units in 2015.

<b>Table II.40.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Hall County				
2010 Census and 2015 Five-Year ACS Data				
<b>Disposition</b>	<b>2010 Census</b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For Rent	448	33.1%	245	15.8%
For Sale	234	17.3%	347	22.4%
Rented or Sold, Not Occupied	90	6.7%	150	9.7%
For Seasonal, Recreational, or Occasional Use	99	7.3%	71	4.6%
For Migrant Workers	1	0.1%	0	.0%
Other Vacant	481	35.6%	736	47.5%
<b>Total</b>	<b>1,353</b>	<b>100.0%</b>	<b>1,549</b>	<b>100.0%</b>

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.<sup>277</sup> In most years for which data are presented, single-

<sup>276</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Hall County decreased from 160 in 2014 to 154 in 2015 and the average value of construction was \$177,995 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units increased from 216 in 2014 to 232 in 2015. These changes in residential permit activity in the county compared to an increase in population of 8,146 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.40.14.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	198	12	63	56	329	128.50	83.50	46.10	65.40
1981	170	10	69	100	349	113.90	66.80	51.40	33.10
1982	89	6	4	98	197	116.40	118.00	45.80	40.40
1983	120	8	4	5	137	117.70	123.90	41.00	106.60
1984	70	.	.	.	70	119.50	.	.	.
1985	35	.	3	6	44	118.40	.	63.90	38.40
1986	28	4	3	.	35	125.70	45.60	62.70	.
1987	37	4	.	6	47	133.00	62.80	.	12.20
1988	37	.	.	8	45	145.50	.	.	43.10
1989	59	2	.	.	61	141.70	87.80	.	.
1990	86	10	.	.	96	145.00	117.00	.	.
1991	105	16	7	16	144	138.30	99.90	103.00	66.30
1992	154	14	11	6	185	143.60	108.80	88.60	80.20
1993	202	8	16	.	226	125.70	91.80	61.30	.
1994	156	18	21	53	248	145.20	103.10	68.50	67.20
1995	163	16	26	56	261	129.20	100.50	68.50	53.30
1996	148	16	12	250	426	137.20	132.10	71.90	46.40
1997	123	4	12	30	169	153.00	141.80	104.80	59.90
1998	119	20	48	80	267	149.40	108.70	60.00	68.20
1999	120	6	4	24	154	158.10	134.60	102.00	51.30
2000	111	.	.	36	147	166.70	.	.	51.70
2001	111	12	4	.	127	192.10	138.30	53.00	.
2002	101	4	4	160	269	171.0	135.4	43.2	54.3
2003	118	26	7	26	177	186.3	145.1	94.2	87.7
2004	143	14	.	75	232	169.0	140.4	.	78.3
2005	124	10	4	45	183	174.6	171.9	74.6	92.9
2006	115	34	.	96	245	174.5	100.5	.	65.1
2007	235	82	20	.	337	83.5	89.2	68.0	.
2008	94	18	8	8	128	165.6	110.6	88.5	48.4
2009	109	36	.	.	145	162.3	128.4	.	.
2010	101	6	12	.	119	176.0	111.0	71.0	.
2011	86	34	3	8	131	179.7	102.6	69.6	31.9
2012	103	40	.	210	353	163.7	103.4	.	58.2
2013	131	10	3	82	226	174.7	143.7	113.9	59.1
2014	160	20	6	30	216	188.5	163.1	94.5	53.9
2015	154	22	.	56	232	178.0	138.2	.	86.9

<sup>277</sup> Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

## Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 14,489 property transactions in Hall County. Of these, 13,980 were for single-family homes during this 18-year period, as shown in Table II.40.15.

<b>Table II.40.15</b>						
<b>Residential Property Transactions</b>						
Hall County						
Fiscal Years 1999–2016 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	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
<b>Total</b>	<b>13,980</b>	<b>153</b>	<b>109</b>	<b>221</b>	<b>26</b>	<b>14,489</b>

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 3,369 single-family home property transactions for units built before 1930, .3 percent of units were of low quality and 4.6 percent were of fair quality. Conversely, of the 1,102 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 3.5 percent of fair quality. Table II.40.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.40.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Hall County										
Fiscal Years 1999–2016 PAD Data										
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2016</b>	<b>Missing</b>	<b>Total</b>
Low	10	4	1	1	0	2	0	0	0	18
Fair	154	198	35	45	23	44	39	4	0	542
Average	3,182	2,988	1,529	2,076	659	1,012	688	82	3	12,219
Good	21	29	29	100	87	317	356	169	0	1,108
Very Good	0	0	0	4	7	43	14	7	0	75
Excellent	0	0	0	0	0	9	4	0	0	13
Missing	2	1	0	0	0	1	1	0	0	5
<b>Total</b>	<b>3,369</b>	<b>3,220</b>	<b>1,594</b>	<b>2,226</b>	<b>776</b>	<b>1,428</b>	<b>1,102</b>	<b>262</b>	<b>3</b>	<b>13,980</b>

In regard to the current condition of residential dwellings, of the same 3,369 single-family homes built before 1930, 8.5 percent of the homes were worn out or badly worn, and 88.9

percent were in average condition. Table II.40.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	38	8	0	0	0	1	3	0	0	50
Badly Worn	250	106	23	24	9	5	0	0	0	417
Average	2,996	2,989	1,478	1,905	522	164	25	9	3	10,091
Good	82	114	92	297	238	1,152	1,070	249	0	3,294
Very Good	0	0	1	0	7	103	4	4	0	119
Excellent	0	1	0	0	0	3	0	0	0	4
Missing	3	2	0	0	0	0	0	0	0	5
<b>Total</b>	<b>3,369</b>	<b>3,220</b>	<b>1,594</b>	<b>2,226</b>	<b>776</b>	<b>1,428</b>	<b>1,102</b>	<b>262</b>	<b>3</b>	<b>13,980</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$120,917 to \$151,564, a total increase of 25.3 percent, as shown in Table II.40.18, at right.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Hall County ranged from \$68,510 for homes built before 1930 to \$205,870 for homes built from 2001 to 2010, and \$219,704 for the newest homes built between 2011 and 2016.<sup>278</sup> Homes built from 2001 through 2010 were also larger, averaging 1,590 square feet per unit. Table II.40.19, below, provides additional details about single-family homes.

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	151,564
<b>Average</b>	<b>114,152</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>279</sup> (\$)
Before 1930	68,510	1,214	56.4
1931-1960	83,068	1,116	74.4
1961-1970	110,555	1,302	84.9
1971-1980	124,516	1,460	85.3
1981-1990	127,756	1,438	88.8
1991-2000	169,047	1,658	102.0
2001-2010	205,870	1,590	129.4
2011-2016	219,704	1,490	147
<b>Average</b>	<b>113,513</b>	<b>1,336</b>	<b>85</b>

<sup>278</sup> When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

<sup>279</sup> Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

**SURVEY OF RENTAL PROPERTIES**

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.40.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Hall County. The number of completed surveys decreased from 65 in 2015 to 59 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 2.9 percentage points and was at 4.97 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	13	1,092	3.48	20.0
2003	16	2,084	5.09	41.1
2004	20	2,046	6.11	21.5
2005	17	1,598	6.01	46.3
2006	17	958	4.28	20.4
2007	32	2,882	3.12	24.1
2008	32	3,105	3.61	21.7
2009	39	3,472	2.25	18.2
2010	36	2,588	3.13	17.8
2011	53	3,573	3.41	24.7
2012	62	3,644	2.96	15.9
2013	72	4,232	3.54	33.8
2014	86	5,563	4.06	26.8
2015	65	4,657	2.1	21
2016	59	4,445	4.97	16.4

Table II.40.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 169 single family units in Hall County, with 9 of them available. This translates into a vacancy rate of 5.3 percent in Hall County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 2,496 apartment units reported in the survey, with 124 of them available, which resulted in a vacancy rate of 5.0 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 3.5 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	169	9	5.3%	4.1%
Apartments	2,496	124	5.0%	3.0%
Mobile Homes	118	16	13.6%	7.9%
“Other” Units	0	0	.0%	.
Don't Know	1,662	72	4.3%	4.5%
<b>Total</b>	<b>4,445</b>	<b>221</b>	<b>4.97%</b>	<b>3.5%</b>

Table II.40.22, reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 74 units. The most common apartment units were one bedroom units, with 603 units. Details for additional unit types are reported on the following page.

<b>Table II.40.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Hall County						
2016 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	150	0	0	.	150
One	7	603	0	0	.	610
Two	56	578	5	0	.	639
Three	74	142	113	0	.	329
Four	9	20	0	0	.	29
Don’t Know	23	1,003	0	0	1,662	2,688
<b>Total</b>	<b>169</b>	<b>2,496</b>	<b>118</b>	<b>0</b>	<b>1,662</b>	<b>4,445</b>

Table II.40.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 5.4 percent.

<b>Table II.40.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Hall County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	0	0	%
One	7	2	28.6%
Two	56	1	1.8%
Three	74	4	5.4%
Four	9	1	11.1%
Don’t know	23	1	4.3%
<b>Total</b>	<b>169</b>	<b>9</b>	<b>5.3%</b>

Table II.40.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 1.8 percent.

<b>Table II.40.24</b>			
<b>Apartment Units by Number of Bedrooms</b>			
Hall County			
2016 Survey of Rental Properties			
<b>Number of Bedrooms</b>	<b>Units</b>	<b>Available Units</b>	<b>Vacancy Rates</b>
Efficiency	150	0	.0%
One	603	11	1.8%
Two	578	11	1.9%
Three	142	5	3.5%
Four	20	0	.0%
Don’t know	1,003	97	9.7%
<b>Total</b>	<b>2,496</b>	<b>124</b>	<b>5.0%</b>

Average market-rate rents by unit type are shown in Table II.40.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

<b>Table II.40.25</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Hall County					
2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$395.0	\$	\$	\$395.0
One	\$537.5	\$539.6	\$	\$	\$539.4
Two	\$675.0	\$652.8	\$587.5	\$	\$654.6
Three	\$788.9	\$752.5	\$850.0	\$	\$779.1
Four	\$	\$655.0	\$	\$	\$655.0
Don't know	\$986.1	\$641.0	\$675.0	\$	
<b>Total</b>	<b>\$826.9</b>	<b>\$606.5</b>	<b>\$633.3</b>	<b>\$675.0</b>	<b>\$702.5</b>

Table II.40.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

<b>Table II.40.26</b>					
<b>Average Assisted Rate Rents by Number of Bedrooms</b>					
Hall County					
2016 Survey of Rental Properties					
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$
One	\$	\$440.0	\$	\$	\$440.0
Two	\$	\$326.0	\$	\$	\$326.0
Three	\$	\$423.0	\$	\$	\$423.0
Four	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$407.3</b>	<b>\$</b>	<b>\$</b>	<b>\$407.3</b>

Table II.40.27, on the following page, shows vacancy rates for single family units by average rental rates for Hall County. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 2.7 percent.



<b>Table II.40.27</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Hall County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	74	2	2.7%
\$750 to \$1,000	66	3	4.5%
\$1,000 to \$1,250	2	0	.0%
\$1,250 to \$1,500	0	0	%
Above \$1,500	1	0	.0%
Missing	26	4	15.4%
<b>Total</b>	<b>169</b>	<b>9</b>	<b>5.3%</b>

The average rent and availability of apartment units is displayed in Table II.40.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 2.0 percent.

<b>Table II.40.28</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Hall County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	577	62	10.7%
\$500 to \$750	902	18	2.0%
\$750 to \$1,000	787	28	3.6%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	230	16	7.0%
<b>Total</b>	<b>2,496</b>	<b>124</b>	<b>5.0%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.40.29 below, 35 respondents, or 77.8 percent, included some sort of utility in the rent.

<b>Table II.40.29</b> <b>Are there any utilities included with the rent?</b> Hall County 2016 Survey of Rental Properties	
Period	Respondent
Yes	35
No	10
<b>% Offering Utilities</b>	<b>77.8%</b>

The type of utility included in the rent is shown in Table II.40.30, below. There were 9 respondents who included electricity, 6 respondents who included natural gas, 33 respondents who included water and sewer and 33 respondents included trash collection in the rent.

<b>Table II.40.30</b> <b>Which utilities are included with the rent?</b> Hall County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	9
Natural Gas	6
Water/Sewer	33
Trash Collection	33

Table II.40.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 24 respondents said they keep a waitlist, with an estimated 1,614 number of persons on the wait list.

<b>Table II.40.31</b> <b>Do you keep a waiting list?</b> Hall County 2016 Survey of Rental Properties	
Period	Respondent
Yes	24
No	22
<b>Waitlist Size</b>	<b>1,614</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.40.32 below, most respondents indicated there was extreme need for the renovation of existing single family units and low need for the renovation of existing apartment units.

<b>Table II.40.32</b> <b>How would you rate the need for renovation of existing units in the city?</b> Hall County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	6	7	7	1
Low Need	8	8	7	
Moderate Need	7	7	7	1
High Need	8	8	8	
Extreme Need	9	8	8	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.40.33 on the following page, most respondents indicated there was no need for the construction of new single family units and no need for the construction of new apartment units.

<b>Table II.40.33</b> <b>How would you rate the need for construction of new units in the city?</b> Hall County 2016 Survey of Rental Properties				
<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	14	16	15	1
Low Need	1	1	1	
Moderate Need	7	8	7	
High Need	7	6	7	
Extreme Need	9	7	7	1