

Hamilton County

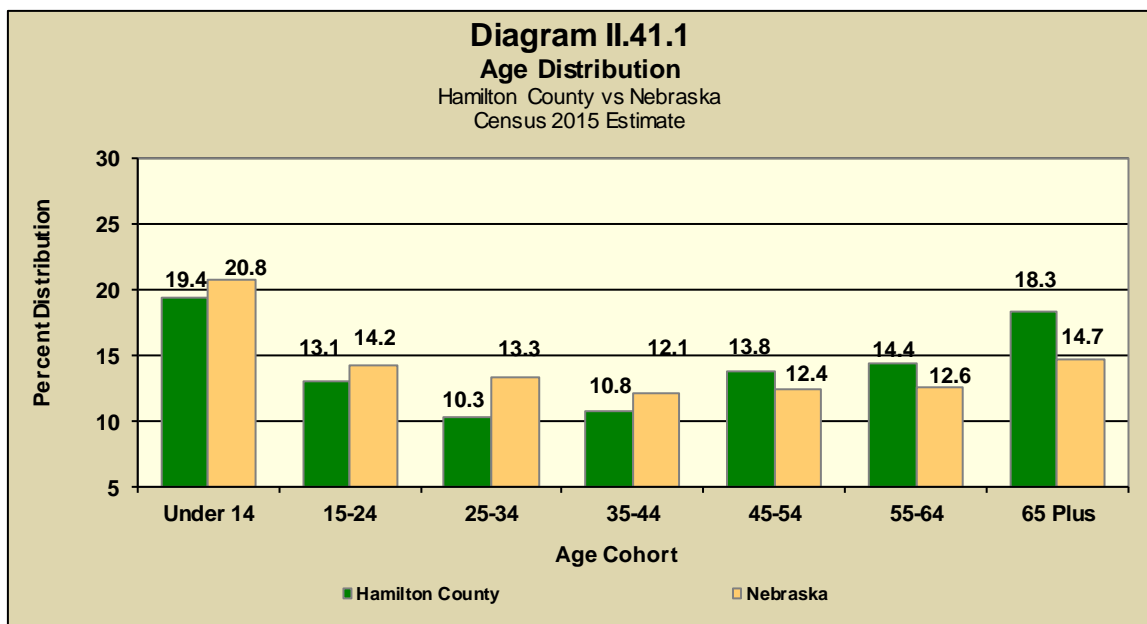
Summary

- Between 2010 and 2015, the county’s population increased by 0.7 percent or by 66 persons.
- Between 2010 and 2015, the Hispanic population increased by 78.5 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 263.
- In 2015, average earnings in the county was \$45,672 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.0 percent to 2.9 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 22 units.
- In 2015, the average real value of new single-family construction was \$242,937.
- In fiscal year 2016, the average price of an existing home was \$158,177.
- In a November 2016 rental survey, the average vacancy rate was 3.91 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Hamilton County’s population increased by 0.7 percent, or from 9,124 people to 9,190 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 1,006 in 2010 to 1,201 in 2015, an increase of 19.4 percent. The number of people from 25 to 34 years of age increased by 7.3 percent, and those aged between 35 and 44 decreased by 9.6 percent. As shown in Diagram II.41.1, people younger than 25 represented 32.5 percent of the population in 2015, while individuals aged 55 and older represented 32.7 percent of the population in Hamilton County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 0.1 percent, while the black population increased by 73.7 percent. The Hispanic population of any race changed from 181 to 323 or by 78.5 percent. Table II.41.1, below, presents the details of these population variations.

Subject	Nebraska			Hamilton County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	9,124	9,190	0.7%
Age						
Under 14 years	383,542	394,263	2.8%	1,876	1,784	-4.9%
15 to 24 years	258,206	268,848	4.1%	1,006	1,201	19.4%
25 to 34 years	245,176	252,533	3.0%	880	944	7.3%
35 to 44 years	220,838	228,643	3.5%	1,093	988	-9.6%
45 to 54 years	258,726	234,477	-9.4%	1,519	1,266	-16.7%
55 to 64 years	213,176	238,715	12.0%	1,251	1,321	5.6%
65 & over	246,677	278,711	13.0%	1,499	1,686	5.6%
Race						
White	1,649,264	1,689,616	2.4%	9,019	9,014	-0.1%
Black	85,971	93,900	9.2%	19	33	73.7%
American Indian or Alaskan Native	23,418	26,492	13.1%	15	23	53.3%
Asian	33,322	44,479	33.5%	18	28	55.6%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	1	2	100.0%
Two or More Races	32,305	39,365	21.9%	52	90	73.1%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	181	323	78.5%

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.41.2, at right, from April 2000 to July 2009, Hamilton County’s natural increase was estimated to be 107 people. Hamilton County has been experiencing net out-migration, with 230 persons leaving the county during the 2000-2009 year period.²⁸⁰ The 2015 population estimates showed a natural increase of 107 persons and a net out-migration of 41 persons since the 2010 Census. In total, Hamilton County’s population increased to 9,190 persons.

1980 Population	9,301
Natural Increase 80–90	551
Net Migration 80–90	-990
1990 Population	8,862
Natural Increase 90–00	240
Net Migration 90–00	301
2000 Population	9,403
Natural Increase 00–09	107
Net Migration 00–09	-230
2009 Population Estimate	9,280
2010 Population	9,124
Natural Increase 10–15	107
Net Migration 10–15	-41
2015 Population Estimate	9,190

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 Hamilton County decreased from 7 persons in 2014 to -5 persons in 2015, with an additional net movement of 1 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.41.3.

²⁸⁰ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.41.3			
Driver's Licenses Exchanged and Surrendered			
Hamilton County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	120	131	-11
Calendar 2002	87	96	-9
Calendar 2003	96	88	8
Calendar 2004	103	85	18
Calendar 2005	103	98	5
Calendar 2006	86	90	-4
Calendar 2007	92	82	10
Calendar 2008	105	82	23
Calendar 2009	73	70	3
Calendar 2010	122	111	11
Calendar 2011	87	75	12
Calendar 2012	93	59	34
Calendar 2013	66	84	-18
Calendar 2014	79	72	7
Calendar 2015	77	82	-5
First Half of 2016	35	34	1

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 4,301 in 2014 to 4,315 in 2015, as shown in Table II.41.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Hamilton County increased by 0.2 percent from 1,869 in 2015 to 1,873 in 2016, as shown below in Table II.41.5. The number of school-age children 5 to 11 years of age decreased from 883 in 2015 to 864 in 2016.

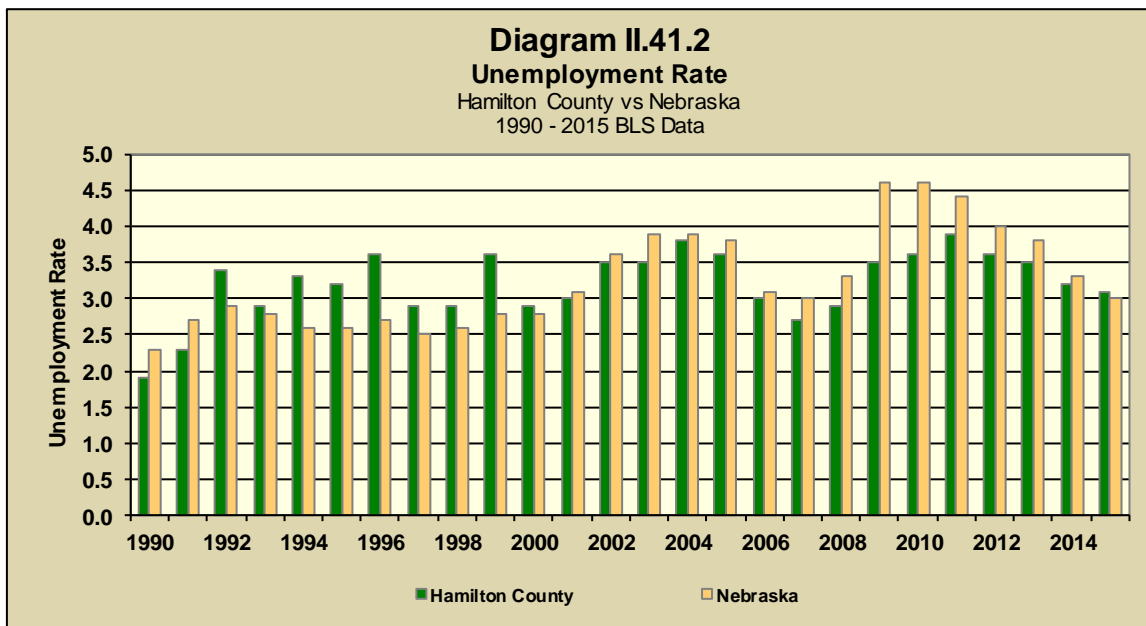
Table II.41.4	
Income Tax Returns	
Hamilton County	
1991–2015 DOR Data	
Year	Returns
1991	3,993
1992	4,022
1993	4,014
1994	4,049
1995	4,024
1996	4,130
1997	4,231
1998	4,276
1999	4,282
2000	4,240
2001	4,148
2002	4,153
2003	4,143
2004	4,102
2005	3,773
2006	4,114
2007	4,231
2008	4,196
2009	4,127
2010	4,145
2011	4,163
2012	4,289
2013	4,282
2014	4,301
2015	4,315

Table II.41.5				
School-Age Children				
Hamilton County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,148	273	648	2,069
1993	1,104	311	670	2,085
1994	1,064	360	677	2,101
1995	1,033	351	720	2,104
1996	1,042	324	779	2,145
1997	1,039	319	834	2,192
1998	1,058	366	849	2,273
1999	1,032	369	894	2,295
2000	1,034	301	918	2,253
2001	1,014	281	862	2,157
2002	1,005	275	809	2,089
2003	916	276	706	1,898
2004	894	293	697	1,884
2005	962	340	774	2,076
2006	919	307	789	2,015
2007	999	295	791	2,085
2008	914	305	814	2,033
2009	914	299	787	2,000
2010	940	292	800	2,032
2011	900	299	671	1,870
2012	903	290	759	1,952
2013	722	204	573	1,499
2014	935	284	755	1,974
2015	883	272	714	1,869
2016	864	279	730	1,873

ECONOMICS

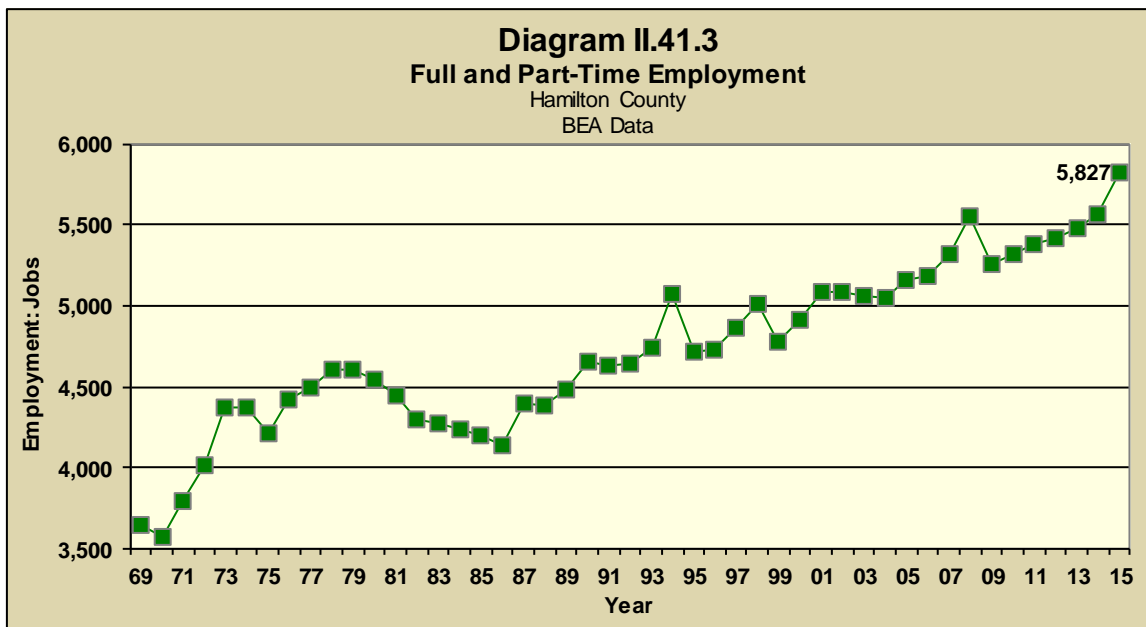
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Hamilton County, defined as the number of people working or actively seeking work, decreased from 4,771 in 2014 to 4,692 in 2015. The total number of people employed changed from 4,628 in 2014 to 4,558 in 2015. The unemployment rate for the county was 2.9 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.1 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.41.2, below.

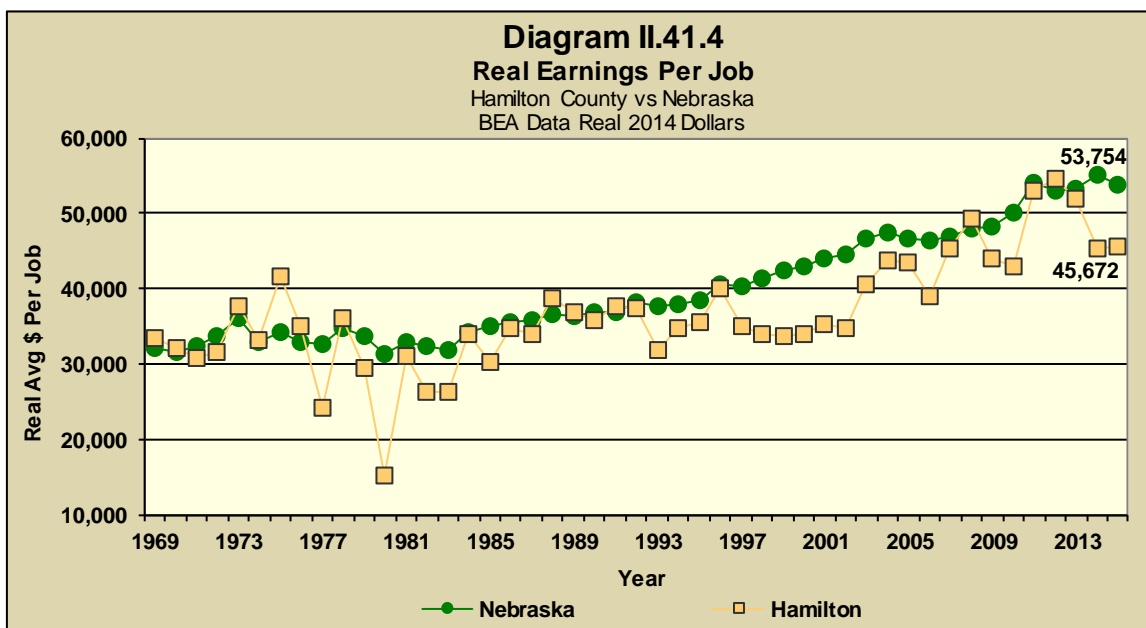


Employment and Personal Income

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 5,827 jobs in Hamilton County, an increase of 263 jobs since 2014. Diagram II.41.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.41.4, below, real average earnings per job in the county was \$45,672 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 \$453,532,000, an increase of 1.4 percent between 2014 and 2015. Table II.41.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.41.6
Total BEA Employment and Real Personal Income
 Hamilton 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	121,463	4,615	12,959	29,123	12,452	171,381	19,608	3,644	33,332
1970	115,158	4,726	11,712	31,190	13,268	166,602	18,885	3,578	32,185
1971	116,447	5,277	10,481	32,213	13,814	167,679	19,147	3,799	30,652
1972	126,563	5,915	10,547	36,796	14,906	182,897	20,742	4,024	31,452
1973	164,548	7,460	10,457	41,282	16,913	225,740	25,103	4,377	37,594
1974	145,608	7,778	9,675	41,657	18,058	207,220	23,531	4,376	33,274
1975	175,709	7,571	9,499	45,225	18,701	241,564	27,098	4,219	41,647
1976	155,385	8,421	9,741	44,669	19,207	220,582	24,506	4,423	35,131
1977	109,086	8,660	9,494	46,990	19,482	176,393	19,185	4,496	24,263
1978	166,954	9,277	9,292	49,393	20,385	236,745	25,826	4,612	36,200
1979	135,382	9,678	9,586	53,034	20,890	209,214	22,800	4,611	29,361
1980	68,840	9,493	10,000	58,197	23,172	150,716	16,169	4,543	15,153
1981	138,093	9,796	11,502	63,602	24,580	227,981	24,302	4,448	31,046
1982	112,598	9,488	11,863	74,059	25,504	214,537	22,918	4,296	26,210
1983	112,556	9,404	12,683	70,696	25,404	211,935	22,972	4,281	26,292
1984	143,982	9,434	15,408	71,925	25,818	247,699	27,005	4,234	34,006
1985	126,802	9,784	16,291	72,307	25,791	231,406	25,390	4,200	30,191
1986	144,147	9,570	18,824	68,638	26,467	248,506	27,775	4,142	34,801
1987	148,956	10,191	19,365	61,723	25,702	245,555	27,615	4,401	33,846
1988	170,367	11,322	20,669	57,729	25,797	263,241	29,692	4,386	38,843
1989	165,297	12,076	21,716	63,194	26,630	264,761	29,738	4,491	36,806
1990	166,958	12,738	23,830	59,666	27,984	265,699	30,012	4,651	35,897
1991	174,715	12,856	24,907	63,113	29,020	278,899	31,228	4,637	37,678
1992	173,813	13,495	26,009	60,140	31,426	277,893	31,025	4,640	37,460
1993	150,580	14,134	27,218	59,926	32,563	256,154	28,249	4,746	31,728
1994	176,475	15,506	28,126	59,096	34,175	282,365	31,138	5,077	34,760
1995	167,236	14,459	32,957	65,424	36,229	287,387	31,388	4,721	35,424
1996	189,464	13,673	34,941	69,281	37,736	317,750	34,486	4,730	40,056
1997	170,222	14,222	36,330	72,232	37,540	302,103	32,200	4,865	34,989
1998	170,098	14,945	38,109	72,605	41,100	306,966	32,747	5,017	33,904
1999	160,614	14,366	41,065	70,342	42,105	299,759	31,701	4,783	33,580
2000	166,571	15,193	40,685	73,728	43,298	309,089	32,962	4,918	33,870
2001	179,066	17,233	37,910	72,536	46,184	318,462	34,218	5,085	35,214
2002	176,745	17,760	36,684	66,502	48,195	310,366	33,291	5,089	34,731
2003	205,643	18,015	35,758	63,462	49,159	336,007	35,940	5,064	40,609
2004	220,210	18,171	34,303	62,216	51,504	350,062	37,565	5,045	43,649
2005	224,660	19,336	34,282	52,447	51,467	343,520	37,061	5,159	43,547
2006	201,556	20,567	33,237	53,912	54,723	322,861	35,109	5,179	38,918
2007	241,884	22,061	34,145	62,510	56,746	373,223	40,550	5,324	45,433
2008	273,962	25,136	37,130	73,843	62,563	422,361	46,124	5,550	49,362
2009	231,312	21,726	57,288	75,947	65,568	408,389	44,813	5,262	43,959
2010	228,155	22,427	56,779	70,447	67,562	400,515	43,916	5,319	42,894
2011	285,607	19,769	62,503	76,962	66,855	472,158	52,040	5,386	53,028
2012	295,694	20,333	68,486	98,993	64,574	507,414	56,248	5,422	54,536
2013	284,883	22,743	68,998	74,095	66,114	471,347	51,756	5,484	51,948
2014	252,360	24,066	71,476	82,720	64,892	447,382	49,115	5,564	45,356
2015	266,132	25,516	59,343	84,490	69,083	453,532	49,351	5,827	45,672

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 2.1 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 10.9 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 41.9 percent over the 2010 to 2015 period. Table II.41.7, on the following page, presents AGI distribution for the years 1991 through 2015.

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 ²⁸¹
1991	1,272	359	771	645	529	292	66	41	0	3,993
1992	1,235	367	780	595	581	304	86	58	0	4,022
1993	1,219	366	723	595	591	362	67	76	0	4,014
1994	1,307	346	665	619	603	363	76	59	11	4,049
1995	1,217	308	702	561	623	418	92	90	0	4,024
1996	1,236	267	697	542	665	487	120	101	15	4,130
1997	1,233	273	667	548	674	570	130	116	20	4,231
1998	1,234	258	659	555	681	582	160	131	16	4,276
1999	1,230	269	617	497	680	607	182	180	20	4,282
2000	1,126	256	640	506	689	618	234	151	20	4,240
2001	1,101	236	612	517	642	666	186	139	0	4,148
2002	1,123	260	613	495	630	645	222	148	17	4,153
2003	1,061	288	611	487	612	658	254	153	19	4,143
2004	964	280	586	464	588	692	312	185	31	4,102
2005	800	257	491	440	540	658	328	231	28	3,773
2006	810	293	585	406	626	707	398	260	29	4,114
2007	804	303	532	452	593	708	452	342	45	4,231
2008	748	265	541	444	585	702	449	404	58	4,196
2009	777	257	532	420	557	716	398	412	58	4,127
2010	701	277	527	435	544	701	428	460	72	4,145
2011	680	274	500	405	582	687	440	514	81	4,163
2012	728	280	449	414	540	709	441	591	137	4,289
2013	687	247	484	423	543	686	469	617	126	4,282
2014	689	239	464	436	521	704	498	630	120	4,301
2015	686	255	461	432	543	715	468	652	103	4,315

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 757 in 2010 to 661 in 2015, with the poverty rate reaching 7.3 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.41.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	790	8.3
1999	760	8.2
2000	689	7.5
2001	702	7.6
2002	771	8.2
2003	763	8.1
2004	748	7.9
2005	723	7.7
2006	750	8.1
2007	726	8
2008	678	7.4
2009	750	8.3
2010	757	8.5
2011	732	8.2
2012	764	8.7
2013	783	8.8
2014	622	6.9
2015	661	7.3

²⁸¹ 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 Hamilton County increased by 65 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.41.9, at right.²⁸² This compared to an average annual rate of change of 1.03 percent statewide. Hamilton County added 12 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 2.5 percent in Hamilton County between 2010 and 2015, from 3,968 to 4,066. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.41.10.

Year	Nebraska	Hamilton County
1980	37,727	239
1981	37,582	227
1982	37,500	223
1983	41,889	248
1984	43,151	251
1985	43,115	252
1986	42,538	245
1987	42,691	246
1988	43,134	243
1989	43,302	248
1990	43,749	261
1991	44,405	244
1992	45,269	248
1993	46,059	256
1994	46,640	253
1995	47,128	266
1996	47,607	271
1997	48,588	276
1998	48,655	275
1999	48,968	274
2000	49,623	274
2001	49,710	271
2002	50,259	273
2003	50,394	276
2004	50,928	280
2005	51,440	297
2006	51,906	300
2007	52,517	303
2008	52,152	312
2009	51,633	296
2010	51,886	301
2011	51,553	298
2012	52,294	294
2013	52,585	292
2014	52,991	304

Subject	Nebraska	% Growth Since Census	Hamilton County	% Growth Since Census
2000 Census	722,668	-	3,850	-
2010 Census	796,793	10.3%	3,968	3.1%
July 2011 Estimate	801,129	0.5%	3,990	0.6%
July 2012 Estimate	804,659	1.0%	4,001	0.8%
July 2013 Estimate	809,171	1.5%	4,026	1.5%
July 2014 Estimate	814,970	2.3%	4,041	1.8%
July 2015 Estimate	820,913	3.0%	4,066	2.5%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Hamilton County. As shown in Table II.41.11 on the following page, 9.4 percent of housing units, or 379, were vacant in 2015. Of the 3,649 housing units that were occupied in 2015, 80.0 percent, or 2,919, were owner-occupied and the remaining 20.0 percent were renter-occupied.

²⁸² Totals may not add due to rounding-off of county totals.

Table II.41.11				
Housing Units by Tenure				
Hamilton County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,563	89.8%	3,649	90.6%
Owner-Occupied	2,733	76.7%	2,919	80.0%
Renter-Occupied	830	23.3%	730	20.0%
Vacant Housing Units	405	10.2%	379	9.4%
Total Housing Units	3,968	100.0%	4,028	100.0%

As shown in Table II.41.12, below, there were 3,500 single family dwellings in 2015, which accounted for 86.9 percent of all housing units. Apartment units accounted for 4.8 percent of housing units, with 192 units. Mobile homes also accounted for an additional 5.3 percent of housing with 214 units.

Table II.41.12				
Housing Units by Type				
Hamilton County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS²⁸³		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,337	85%	3,500	86.9%
Duplex	118	3%	48	1.2%
Tri- or Four-Plex	90	2%	74	1.8%
Apartment	242	6%	192	4.8%
Mobile Home	161	4%	214	5.3%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	3,948	100.0%	4,028	100.0%

Table II.41.13, below, shows the disposition of vacant housing units in Hamilton County. The 2015 five-year ACS shows 9.2 percent of vacant units were for rent, 35.6 percent were for sale, and 7.7 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 133 “other vacant” units, or 32.8 percent; this compared to 14.8 percent “other vacant” units in 2015.

Table II.41.13				
Disposition of Vacant Housing Units				
Hamilton County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	75	18.5%	35	9.2%
For Sale	58	14.3%	135	35.6%
Rented or Sold, Not Occupied	40	9.9%	29	7.7%
For Seasonal, Recreational, or Occasional Use	99	24.4%	124	32.7%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	133	32.8%	56	14.8%
Total	405	100.0%	379	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.²⁸⁴ In most years for which data are presented, single-

²⁸³ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Hamilton County decreased from 36 in 2014 to 14 in 2015 and the average value of construction was \$242,937 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units decreased from 36 in 2014 to 14 in 2015. These changes in residential permit activity in the county compared to a decline in population of 213 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.41.14.

Table II.41.14
Building Permits and Valuation
Hamilton County
1980–2015 Census Bureau Data

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	29	4	4	.	37	123.40	61.80	49.50	.
1981	21	2	.	.	23	91.50	45.20	.	.
1982	14	2	.	.	16	100.00	53.30	.	.
1983	27	2	4	.	33	94.20	51.20	38.40	.
1984	14	.	.	.	14	111.80	.	.	.
1985	8	2	.	.	10	64.80	62.30	.	.
1986	3	.	.	.	3	99.90	.	.	.
1987	11	.	.	.	11	79.30	.	.	.
1988	12	.	.	.	12	71.60	.	.	.
1989	16	.	.	.	16	71.70	.	.	.
1990	19	.	.	.	19	76.30	.	.	.
1991	37	2	.	.	39	54.10	41.00	.	.
1992	44	.	.	.	44	95.10	.	.	.
1993	34	2	.	.	36	81.80	95.00	.	.
1994	49	10	.	18	77	92.00	100.40	.	62.00
1995	41	4	.	.	45	91.00	78.30	.	.
1996	36	4	.	8	48	128.20	75.10	.	26.80
1997	34	2	.	16	52	114.00	70.40	.	16.70
1998	39	.	.	18	57	147.00	.	.	77.30
1999	33	.	.	.	33	137.30	.	.	.
2000	33	.	.	.	33	115.20	.	.	.
2001	24	.	.	.	24	149.80	.	.	.
2002	22	.	.	.	22	149.1	.	.	.
2003	26	.	.	.	26	146.1	.	.	.
2004	23	.	.	.	23	184.5	.	.	.
2005	37	.	.	.	37	164.6	.	.	.
2006	28	.	.	.	28	249.5	.	.	.
2007	33	.	.	.	33	169.1	.	.	.
2008	23	.	.	.	23	177.5	.	.	.
2009	34	.	.	.	34	154.8	.	.	.
2010	31	.	.	.	31	206.7	.	.	.
2011	23	.	.	.	23	187.7	.	.	.
2012	35	.	.	.	35	254.3	.	.	.
2013	27	.	.	.	27	239.5	.	.	.
2014	36	.	.	.	36	218.4	.	.	.
2015	14	.	.	.	14	242.9	.	.	.

²⁸⁴ 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 2,141 property transactions in Hamilton County. Of these, 2,047 were for single-family homes during this 18-year period, as shown in Table II.41.15.

Table II.41.15						
Residential Property Transactions						
Hamilton County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	156	3	3	0	0	162
2000	126	4	2	0	0	132
2001	115	0	2	2	0	119
2002	117	0	2	1	1	121
2003	106	1	4	0	0	111
2004	135	4	2	1	0	142
2005	128	3	1	1	1	134
2006	134	2	2	1	0	139
2007	135	3	0	2	0	140
2008	129	3	0	0	1	133
2009	82	1	0	3	0	86
2010	93	5	0	1	0	99
2011	63	0	0	1	0	64
2012	107	4	1	1	0	113
2013	78	5	0	0	0	83
2014	82	5	1	1	0	89
2015	130	5	0	1	0	136
2016	131	4	0	3	0	138
Total	2,047	52	20	19	3	2,141

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 887 single-family home property transactions for units built before 1930, .1 percent of units were of low quality and 17.6 percent were of fair quality. Conversely, of the 88 homes built from 2001 through 2010, 1.1 percent of units were of low quality and 5.7 percent of fair quality. Table II.41.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.41.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Hamilton County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	1	0	1	4	4	6	1	0	0	17
Fair	156	38	17	45	19	33	5	0	0	313
Average	713	145	122	191	43	143	74	15	4	1,450
Good	16	25	32	76	26	66	5	2	0	248
Very Good	0	0	1	0	1	10	3	1	0	16
Excellent	0	0	0	0	0	1	0	0	0	1
Missing	1	1	0	0	0	0	0	0	0	2
Total	887	209	173	316	93	259	88	18	4	2,047

In regard to the current condition of residential dwellings, of the same 887 single-family homes built before 1930, 11.5 percent of the homes were worn out or badly worn, and 80.7 percent

were in average condition. Table II.41.17 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	18	3	0	0	0	0	0	0	0	21
Badly Worn	84	11	5	6	1	4	0	0	1	112
Average	716	185	155	284	83	187	69	17	2	1,698
Good	48	10	10	24	6	41	6	1	1	147
Very Good	6	0	1	0	1	10	2	0	0	20
Excellent	1	0	0	0	0	9	0	0	0	10
Missing	14	0	2	2	2	8	11	0	0	39
Total	887	209	173	316	93	259	88	18	4	2,047

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$129,332 to \$158,177, a total increase of 22.3 percent, as shown in Table II.41.18, 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 Hamilton County ranged from \$73,752 for homes built before 1930 to \$202,894 for homes built from 2001 to 2010, and \$252,311 for the newest homes built between 2011 and 2016.²⁸⁵ Homes built from 2001 through 2010 were also larger, averaging 1,736 square feet per unit. Table II.41.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	72,293
2000	72,637
2001	81,033
2002	84,312
2003	85,626
2004	85,184
2005	95,986
2006	102,245
2007	109,330
2008	106,216
2009	114,315
2010	129,332
2011	125,089
2012	127,572
2013	142,492
2014	136,624
2015	137,047
2016	158,177
Average	106,705

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁸⁶ (\$)
Before 1930	73,752	1,488	49.6
1931-1960	87,697	1,345	65.2
1961-1970	108,924	1,498	72.7
1971-1980	118,655	1,521	78.0
1981-1990	128,977	1,565	82.4
1991-2000	145,737	1,521	95.8
2001-2010	202,894	1,736	116.9
2011-2016	252,311	1,622	156
Average	105,240	1,500	70

²⁸⁵ 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.

²⁸⁶ 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.41.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Hamilton County. The number of completed surveys decreased from 18 in 2015 to 15 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 2.4 percentage points and was at 3.91 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.00	
2003	4	62	9.68	56.8
2004	7	100	8.00	73.0
2005	13	279	2.87	48.2
2006	13	159	5.03	48.3
2007	12	144	7.64	17.6
2008	10	112	3.57	37.3
2009	13	132	6.06	26.3
2010	12	102	3.92	11.3
2011	12	211	2.84	17.6
2012	11	137	1.46	13.1
2013	11	112	2.68	
2014	12	146	4.11	
2015	18	336	1.5	18
2016	15	307	3.91	44.6

Table II.41.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 44 single family units in Hamilton County, with 1 of them available. This translates into a vacancy rate of 2.3 percent in Hamilton County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 201 apartment units reported in the survey, with 9 of them available, which resulted in a vacancy rate of 4.5 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 2.7 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	44	1	2.3%	2.0%
Apartments	201	9	4.5%	5.5%
Mobile Homes	38	0	.0%	.5%
“Other” Units	0	0	.0%	.
Don't Know	24	2	8.3%	2.8%
Total	307	12	3.91%	2.7%

Table II.41.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 31 units. The most common apartment units were two bedroom units, with 33 units. Details for additional unit types are reported on the following page.

Table II.41.22						
Rental Units by Number of Bedrooms						
Hamilton County						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	.	0
One	1	22	0	0	.	23
Two	31	33	26	0	.	90
Three	11	16	12	0	.	39
Four	1	0	0	0	.	1
Don’t Know	0	130	0	0	24	154
Total	44	201	38	0	24	307

Table II.41.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.41.23			
Single Family Units by Number of Bedrooms			
Hamilton County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	1	0	.0%
Two	31	0	.0%
Three	11	1	9.1%
Four	1	0	.0%
Don’t know	0	0	%
Total	44	1	2.3%

Table II.41.24, below, displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 9.1 percent.

Table II.41.24			
Apartment Units by Number of Bedrooms			
Hamilton County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	22	1	4.5%
Two	33	3	9.1%
Three	16	0	.0%
Four	0	0	%
Don’t know	130	5	3.8%
Total	201	9	4.5%

Average market-rate rents by unit type are shown in Table II.41.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.41.25					
Average Market Rate Rents by Number of Bedrooms					
Hamilton County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$450.0	\$428.3	\$	\$	\$431.4
Two	\$525.0	\$570.8	\$550.0	\$	\$552.3
Three	\$760.0	\$477.5	\$650.0	\$	\$625.0
Four	\$950.0	\$	\$	\$	\$950.0
Don't know	\$	\$	\$	\$	
Total	\$592.3	\$510.5	\$600.0	\$	\$523.7

Table II.41.26, 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.

Table II.41.26					
Average Assisted Rate Rents by Number of Bedrooms					
Hamilton County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$150.0	\$	\$	\$150.0
Two	\$	\$	\$	\$	\$
Three	\$	\$150.0	\$	\$	\$150.0
Four	\$	\$	\$	\$	\$
Total	\$	\$150.0	\$	\$	\$150.0

Table II.41.27, on the following page, shows vacancy rates for single family units by average rental rates for Hamilton County. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table II.41.27 Single Family Market Rate Rents by Vacancy Status Hamilton 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	22	1	4.5%
\$750 to \$1,000	22	0	.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	44	1	2.3%

The average rent and availability of apartment units is displayed in Table II.41.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 7.7 percent.

Table II.41.28 Apartment Market Rate Rents by Vacancy Status Hamilton County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	32	2	6.3%
\$500 to \$750	39	3	7.7%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	130	4	3.1%
Total	201	9	4.5%

Respondents were asked if utilities are included in the rent and, as shown in Table II.41.29 below, 10 respondents, or 71.4 percent, included some sort of utility in the rent.

Table II.41.29 Are there any utilities included with the rent? Hamilton County 2016 Survey of Rental Properties	
Period	Respondent
Yes	10
No	4
% Offering Utilities	71.4%

The type of utility included in the rent is shown in Table II.41.30, below. There were 3 respondents who included electricity, 2 respondents who included natural gas, 9 respondents who included water and sewer and 10 respondents included trash collection in the rent.

Table II.41.30 Which utilities are included with the rent? Hamilton County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	3
Natural Gas	2
Water/Sewer	9
Trash Collection	10

Table II.41.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 10 respondents said they keep a waitlist, with an estimated 74 number of persons on the wait list.

Table II.41.31 Do you keep a waiting list? Hamilton County 2016 Survey of Rental Properties	
Period	Respondent
Yes	10
No	4
Waitlist Size	74

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.41.32 below, most respondents indicated there was high need for the renovation of existing single family units and high need for the renovation of existing apartment units.

Table II.41.32 How would you rate the need for renovation of existing units in the city? Hamilton County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	2	1	
Low Need	1	1	1	
Moderate Need	3	3	3	
High Need	4	4	4	
Extreme Need	2	2	2	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.41.33 on the following page, most respondents indicated there was high need for the construction of new single family units and high need for the construction of new apartment units.

Table II.41.33				
How would you rate the need for construction of new units in the city?				
Hamilton County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	0	1		
Low Need	2	2	2	
Moderate Need	2	2	2	
High Need	5	5	5	
Extreme Need	3	3	3	