

# Hayes County

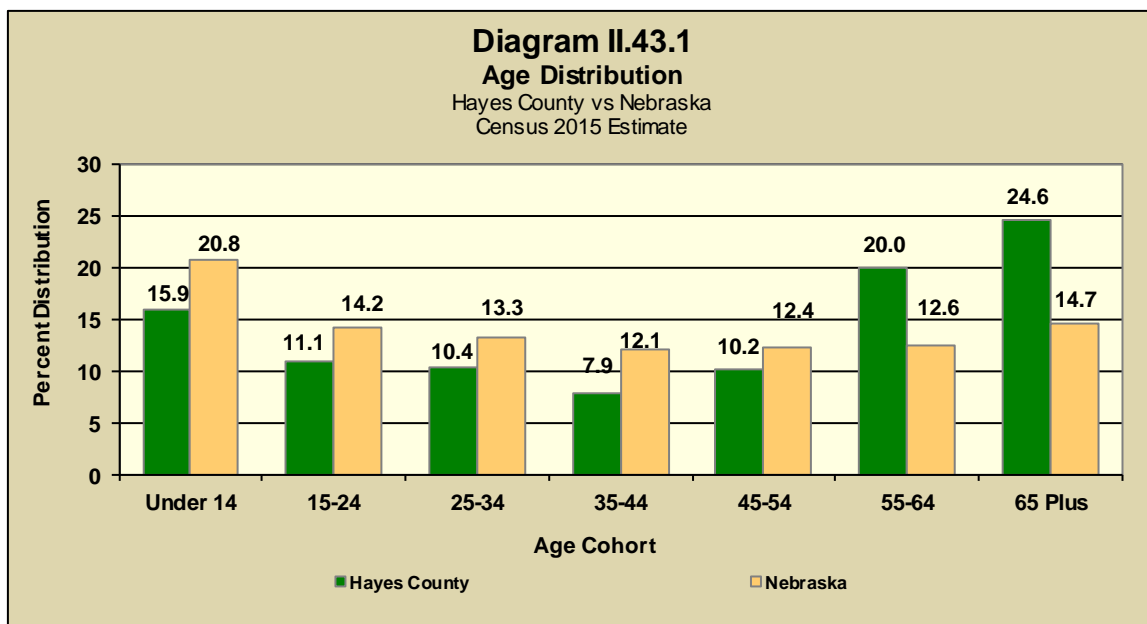
## Summary

- Between 2010 and 2015, the county’s population decreased by 3.6 percent or by 35 persons.
- Between 2010 and 2015, the Hispanic population increased by 12.1 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 22.
- In 2015, average earnings in the county was \$78,549 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.9 percent to 2.4 percent.
- Between 2014 and 2015, the number of new housing units permitted increased by 2 units.
- In 2015, the average real value of new single-family construction was \$147,500.
- In fiscal year 2016, the average price of an existing home was \$304,825.
- In a November 2016 rental survey, the average vacancy rate was 0.0 percent.

## DEMOGRAPHICS

### Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Hayes County’s population decreased by 3.6 percent, or from 967 people to 932 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 111 in 2010 to 103 in 2015, a decline of 7.2 percent. The number of people from 25 to 34 years of age increased by 10.2 percent, and those aged between 35 and 44 increased by 1.4 percent. As shown in Diagram II.43.1, people younger than 25 represented 26.9 percent of the population in 2015, while individuals aged 55 and older represented 44.5 percent of the population in Hayes 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 4.4 percent, while the black population decreased by . percent. The Hispanic population of any race changed from 33 to 37 or by 12.1 percent. Table II.43.1, below, presents the details of these population variations.

Subject	Nebraska			Hayes County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
<b>Population</b>	1,826,341	1,896,190	3.8%	967	932	-3.6%
<b>Age</b>						
Under 14 years	383,542	394,263	2.8%	167	148	-11.4%
15 to 24 years	258,206	268,848	4.1%	111	103	-7.2%
25 to 34 years	245,176	252,533	3.0%	88	97	10.2%
35 to 44 years	220,838	228,643	3.5%	73	74	1.4%
45 to 54 years	258,726	234,477	-9.4%	183	95	-48.1%
55 to 64 years	213,176	238,715	12.0%	154	186	20.8%
65 & over	246,677	278,711	13.0%	191	229	20.8%
<b>Race</b>						
White	1,649,264	1,689,616	2.4%	960	918	-4.4%
Black	85,971	93,900	9.2%	0	2	.%
American Indian or Alaskan Native	23,418	26,492	13.1%	2	3	50.0%
Asian	33,322	44,479	33.5%	3	4	33.3%
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%	1	3	200.0%
<b>Hispanic (of any race)</b>						
Hispanic or Latino	167,405	197,416	17.9%	33	37	12.1%

## 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.43.2, at right, from April 2000 to July 2009, Hayes County’s natural increase was estimated to be 17 people. Hayes County has been experiencing net out-migration, with 126 persons leaving the county during the 2000-2009 year period.<sup>294</sup> The 2015 population estimates showed a natural increase of 34 persons and a net out-migration of 69 persons since the 2010 Census. In total, Hayes County’s population decreased to 932 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 Hayes County increased from -8 persons in 2014 to 10 persons in 2015, with an additional net movement of 4 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.43.3.

<b>1980 Population</b>	<b>1,356</b>
Natural Increase 80–90	95
Net Migration 80–90	-229
<b>1990 Population</b>	<b>1,222</b>
Natural Increase 90–00	5
Net Migration 90–00	-159
<b>2000 Population</b>	<b>1,068</b>
Natural Increase 00–09	17
Net Migration 00–09	-126
2009 Population Estimate	959
<b>2010 Population</b>	<b>967</b>
Natural Increase 10–15	34
Net Migration 10–15	-69
<b>2015 Population Estimate</b>	<b>932</b>

<sup>294</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.43.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Hayes 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	12	12	0
Calendar 2002	14	12	2
Calendar 2003	13	6	7
Calendar 2004	9	13	-4
Calendar 2005	9	10	-1
Calendar 2006	14	10	4
Calendar 2007	6	12	-6
Calendar 2008	18	4	14
Calendar 2009	9	13	-4
Calendar 2010	26	10	16
Calendar 2011	15	10	5
Calendar 2012	9	8	1
Calendar 2013	13	14	-1
Calendar 2014	6	14	-8
Calendar 2015	20	10	10
First Half of 2016	7	3	4

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 decreased from 374 in 2014 to 362 in 2015, as shown in Table II.43.4, at right.

<b>Table II.43.4</b>	
<b>Income Tax Returns</b>	
Hayes County	
1991–2015 DOR Data	
<b>Year</b>	<b>Returns</b>
1991	471
1992	451
1993	449
1994	408
1995	420
1996	427
1997	428
1998	425
1999	416
2000	419
2001	412
2002	432
2003	425
2004	419
2005	383
2006	397
2007	413
2008	438
2009	415
2010	422
2011	428
2012	405
2013	391
2014	374
2015	362

**School-Age Children**

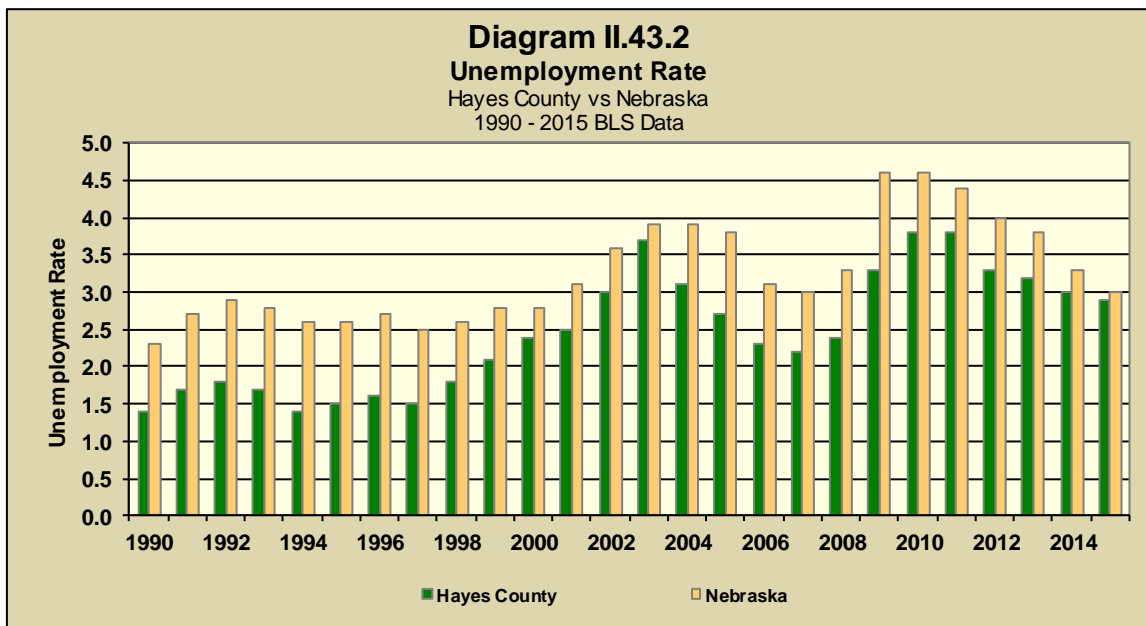
According to the Nebraska Department of Education (DOE), the total number of school-age children in Hayes County increased by 4.2 percent from 144 in 2015 to 150 in 2016, as shown below in Table II.43.5. The number of school-age children 5 to 11 years of age increased from 67 in 2015 to 78 in 2016.

<b>Table II.43.5</b>				
<b>School-Age Children</b>				
Hayes 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	112	43	93	248
1993	116	41	106	263
1994	122	32	105	259
1995	123	40	104	267
1996	116	41	92	249
1997	112	35	95	242
1998	116	34	91	241
1999	125	35	100	260
2000	122	33	105	260
2001	115	32	92	239
2002	114	41	92	247
2003	61	38	62	161
2004	56	26	71	153
2005	88	29	108	225
2006	65	34	101	200
2007	56	30	102	188
2008	61	27	93	181
2009	66	25	82	173
2010	65	25	71	161
2011	66	13	71	150
2012	83	19	70	172
2013	78	16	61	155
2014	85	17	61	163
2015	67	30	47	144
2016	78	24	48	150

## ECONOMICS

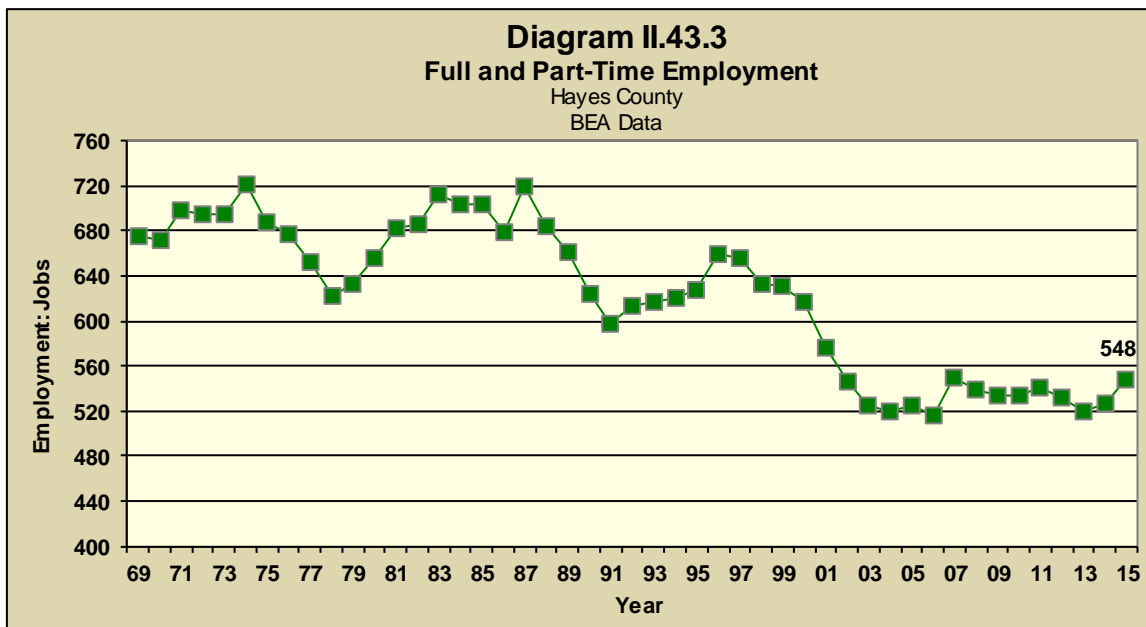
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Hayes County, defined as the number of people working or actively seeking work, decreased from 629 in 2014 to 627 in 2015. The total number of people employed changed from 611 in 2014 to 612 in 2015. The unemployment rate for the county was 2.4 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.5 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.43.2, below.

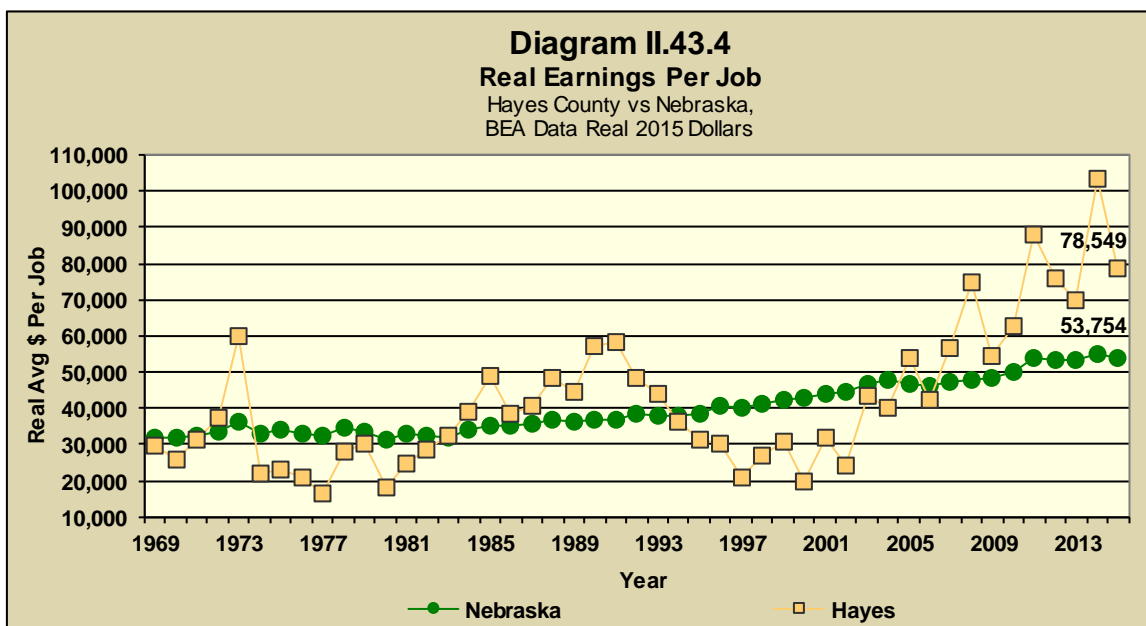


### Employment and Personal Income

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 548 jobs in Hayes County, an increase of 22 jobs since 2014. Diagram II.43.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.43.4, below, real average earnings per job in the county was \$78,549 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 \$63,882,000, a decline of 13.8 percent between 2014 and 2015. Table II.43.6, on the following page, shows further annual data for the years 1969 through 2015.

<b>Table II.43.6</b> <b>Total BEA Employment and Real Personal Income</b> Hayes 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	20,039	345	91	2,916	1,532	24,234	15,688	675	29,688
1970	17,209	376	101	3,464	1,763	22,162	14,371	672	25,608
1971	21,994	381	174	3,746	1,774	27,308	17,358	698	31,510
1972	26,073	391	246	4,724	1,573	32,225	20,127	694	37,569
1973	41,674	496	338	5,885	1,763	49,163	33,176	694	60,049
1974	15,920	574	367	5,981	1,843	23,538	16,425	722	22,050
1975	15,978	511	746	5,306	1,817	23,335	16,181	687	23,258
1976	14,018	561	866	5,232	2,143	21,699	15,956	677	20,706
1977	10,606	475	1,034	5,480	2,302	18,948	13,631	652	16,268
1978	17,512	429	1,267	5,587	2,277	26,214	18,872	623	28,109
1979	19,135	440	1,472	5,579	2,365	28,112	21,524	632	30,277
1980	11,959	433	1,605	5,884	2,525	21,542	15,981	655	18,259
1981	16,832	536	1,927	6,348	2,486	27,057	20,528	682	24,680
1982	19,544	594	2,141	6,968	2,343	30,402	23,242	686	28,490
1983	23,302	611	2,328	6,969	2,539	34,527	26,177	713	32,681
1984	27,261	710	2,577	8,856	2,788	40,771	31,387	703	38,778
1985	34,259	780	2,857	9,076	2,731	48,143	37,818	703	48,733
1986	26,136	876	3,094	8,290	2,870	39,514	30,918	678	38,548
1987	29,190	1,030	3,378	7,698	2,583	41,819	34,476	720	40,542
1988	32,913	1,130	3,615	7,109	2,573	45,080	36,981	684	48,119
1989	29,574	1,118	4,001	7,835	2,946	43,237	35,295	661	44,742
1990	35,649	1,027	4,427	7,079	3,127	49,254	40,372	624	57,130
1991	35,005	861	4,253	6,760	2,865	48,022	40,118	598	58,537
1992	29,613	939	4,043	6,671	3,237	42,624	35,970	613	48,308
1993	27,027	875	3,791	6,630	3,385	39,958	34,181	617	43,804
1994	22,538	907	3,606	6,151	3,804	35,192	30,735	620	36,352
1995	19,500	909	3,260	6,591	4,171	32,612	28,309	628	31,050
1996	19,976	916	2,975	6,633	4,292	32,961	29,802	659	30,312
1997	13,753	889	2,658	7,236	4,134	26,892	24,604	655	20,996
1998	17,153	866	2,440	6,944	3,639	29,310	27,599	633	27,098
1999	19,365	868	2,111	7,028	3,684	31,320	29,244	631	30,689
2000	12,295	899	1,744	7,107	3,934	24,181	22,599	617	19,927
2001	18,381	1,013	1,333	7,465	4,208	30,374	27,917	576	31,911
2002	13,040	1,096	2,114	6,135	4,331	24,524	22,334	546	23,882
2003	22,905	964	2,756	6,256	4,304	35,257	32,287	525	43,629
2004	20,873	963	3,467	4,722	4,651	32,750	30,809	520	40,141
2005	28,371	944	4,058	4,215	4,697	40,397	38,437	525	54,041
2006	21,837	1,158	5,149	3,583	5,093	34,504	34,713	517	42,237
2007	31,008	1,274	6,515	4,147	4,806	45,202	46,266	549	56,482
2008	40,258	1,328	7,659	6,370	4,910	57,868	58,689	539	74,689
2009	28,925	1,302	7,958	7,038	5,307	47,926	48,558	533	54,268
2010	33,474	1,256	8,226	6,395	6,060	52,900	55,047	534	62,686
2011	47,510	1,167	8,330	7,770	5,992	68,436	69,549	541	87,819
2012	40,457	1,226	8,368	8,420	5,570	61,590	65,037	532	76,047
2013	36,254	1,315	8,090	7,853	5,384	56,267	57,888	520	69,720
2014	54,492	1,412	8,187	8,421	4,440	74,127	79,535	526	103,596
2015	43,045	1,517	8,138	8,665	5,551	63,882	68,543	548	78,549

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 19.5 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 30.0 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 22.7 percent over the 2010 to 2015 period. Table II.43.7, 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 <sup>295</sup>
1991	188	41	119	57	14	10	0	0	0	471
1992	186	44	91	68	30	0	0	0	0	451
1993	162	62	92	55	47	20	0	0	0	449
1994	171	50	85	38	32	10	0	0	0	408
1995	183	40	90	49	30	0	0	0	0	420
1996	190	30	72	56	52	0	0	0	0	427
1997	183	33	76	51	38	18	0	0	0	428
1998	179	29	73	54	50	11	0	0	0	425
1999	151	33	68	49	58	22	0	0	0	416
2000	163	23	74	55	51	11	0	0	0	419
2001	154	27	80	52	57	0	0	0	0	412
2002	187	20	75	63	47	11	0	0	0	432
2003	179	34	72	48	44	24	0	0	0	425
2004	169	27	60	67	45	22	0	0	0	419
2005	126	37	61	49	57				0	383
2006	127	36	60	57	57				0	397
2007	135	31	64	52	45			14	0	413
2008	134	29	54	65	46	32	0	18	0	438
2009	131	23	55	53	56	32	12	15	0	415
2010	118	21	59	54	53			22	0	422
2011	113	34	45	52	53	76		24		428
2012	102	24	49	46	58	52	11	23	0	405
2013	91	25	49	41	63	35	10	28		391
2014	81	19	41	52	56	24	25	29		374
2015	95	15	41	35	53	43	11	27		362

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 163 in 2010 to 137 in 2015, with the poverty rate reaching 14.7 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.43.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	170	15.6
1999	134	12.4
2000	135	12.2
2001	152	13.6
2002	154	13.8
2003	101	9.0
2004	96	9.3
2005	135	13.1
2006	154	15
2007	146	14.9
2008	157	15.7
2009	155	16.2
2010	163	17.1
2011	146	15.3
2012	145	15.3
2013	142	14.6
2014	135	14.5
2015	137	14.7

<sup>295</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 Hayes County decreased by 7 between 1980 and 2014, at an annual rate of change of -0.8 percent, as reported by the Census Bureau and as presented in Table II.43.9, at right.<sup>296</sup> This compared to an average annual rate of change of 1.03 percent statewide. Hayes County added 1 business establishment between 2013 and 2014, while statewide there was an increase of 406.

### HOUSING

#### Housing Development

The Census Bureau estimates that the total number of housing units decreased by 0.2 percent in Hayes County between 2010 and 2015, from 511 to 510. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.43.10.

Year	Nebraska	Hayes County
1980	37,727	28
1981	37,582	26
1982	37,500	22
1983	41,889	26
1984	43,151	25
1985	43,115	25
1986	42,538	26
1987	42,691	23
1988	43,134	22
1989	43,302	17
1990	43,749	20
1991	44,405	21
1992	45,269	18
1993	46,059	19
1994	46,640	19
1995	47,128	19
1996	47,607	20
1997	48,588	21
1998	48,655	21
1999	48,968	21
2000	49,623	22
2001	49,710	24
2002	50,259	20
2003	50,394	17
2004	50,928	17
2005	51,440	19
2006	51,906	17
2007	52,517	22
2008	52,152	22
2009	51,633	23
2010	51,886	23
2011	51,553	20
2012	52,294	25
2013	52,585	20
2014	52,991	21

Subject	Nebraska	% Growth Since Census	Hayes County	% Growth Since Census
2000 Census	722,668	-	526	-
2010 Census	796,793	10.3%	511	-2.9%
July 2011 Estimate	801,129	0.5%	510	-0.2%
July 2012 Estimate	804,659	1.0%	509	-0.4%
July 2013 Estimate	809,171	1.5%	508	-0.6%
July 2014 Estimate	814,970	2.3%	509	-0.4%
July 2015 Estimate	820,913	3.0%	510	-0.2%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Hayes County. As shown in Table II.43.11 on the following page, 11.2 percent of housing units, or 61, were vacant in 2015. Of the 482 housing units that were occupied in 2015, 67.2 percent, or 324, were owner-occupied and the remaining 32.8 percent were renter-occupied.

<sup>296</sup> Totals may not add due to rounding-off of county totals.



<b>Table II.43.11</b>				
<b>Housing Units by Tenure</b>				
Hayes 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	414	81.0%	482	88.8%
Owner-Occupied	289	69.8%	324	67.2%
Renter-Occupied	125	30.2%	158	32.8%
Vacant Housing Units	97	19.0%	61	11.2%
<b>Total Housing Units</b>	<b>511</b>	<b>100.0%</b>	<b>543</b>	<b>100.0%</b>

As shown in Table II.43.12, below, there were 504 single family dwellings in 2015, which accounted for 92.8 percent of all housing units. Apartment units accounted for 0.0 percent of housing units, with 0 units. Mobile homes also accounted for an additional 6.1 percent of housing with 33 units.

<b>Table II.43.12</b>				
<b>Housing Units by Type</b>				
Hayes County				
2010 and 2015 Five-Year ACS Data				
<b>Tenure</b>	<b>2010 Five-Year ACS<sup>297</sup></b>		<b>2015 Five-Year ACS</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Single-Family	493	92%	504	92.8%
Duplex	0	0%	0	.0%
Tri- or Four-Plex	12	2%	6	1.1%
Apartment	0	0%	0	.0%
Mobile Home	28	5%	33	6.1%
Boat, RV, Van, Etc.	0	0%	0	.0%
<b>Total</b>	<b>533</b>	<b>100.0%</b>	<b>543</b>	<b>100.0%</b>

Table II.43.13, below, shows the disposition of vacant housing units in Hayes County. The 2015 five-year ACS shows 0.0 percent of vacant units were for rent, 0.0 percent were for sale, and 0.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 46 "other vacant" units, or 47.4 percent; this compared to 72.1 percent "other vacant" units in 2015.

<b>Table II.43.13</b>				
<b>Disposition of Vacant Housing Units</b>				
Hayes 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	13	13.4%	0	.0%
For Sale	4	4.1%	0	.0%
Rented or Sold, Not Occupied	4	4.1%	0	.0%
For Seasonal, Recreational, or Occasional Use	30	30.9%	17	27.9%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	46	47.4%	44	72.1%
<b>Total</b>	<b>97</b>	<b>100.0%</b>	<b>61</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>298</sup> In most years for which data are presented, single-

<sup>297</sup> Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Hayes County increased from . in 2014 to 2 in 2015 and the average value of construction was \$147,500 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 . in 2014 to 2 in 2015. These changes in residential permit activity in the county compared to a decline in population of 136 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.43.14.

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	.	.	.	.	.	.	.	.	.
1981	.	.	.	.	.	.	.	.	.
1982	1	.	.	.	1	110.80	.	.	.
1983	1	.	.	.	1	118.90	.	.	.
1984	1	.	.	.	1	118.70	.	.	.
1985	.	.	.	.	.	.	.	.	.
1986	1	.	.	.	1	112.80	.	.	.
1987	.	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	115.10	.	.	.
1989	.	.	.	.	.	.	.	.	.
1990	.	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	1	.	.	.	1	51.70	.	.	.
1994	.	.	.	.	.	.	.	.	.
1995	.	.	.	.	.	.	.	.	.
1996	.	.	.	.	.	.	.	.	.
1997	.	.	.	.	.	.	.	.	.
1998	.	.	.	.	.	.	.	.	.
1999	1	.	.	.	1	106.90	.	.	.
2000	2	.	.	.	2	73.70	.	.	.
2001	.	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	.	.	.	.	.	.	.	.	.
2005	.	.	.	.	.	.	.	.	.
2006	.	.	.	.	.	.	.	.	.
2007	.	.	.	.	.	.	.	.	.
2008	.	.	.	.	.	.	.	.	.
2009	.	.	.	.	.	.	.	.	.
2010	.	.	.	.	.	.	.	.	.
2011	.	.	.	.	.	.	.	.	.
2012	.	.	.	.	.	.	.	.	.
2013	.	.	.	.	.	.	.	.	.
2014	.	.	.	.	.	.	.	.	.
2015	2	.	.	.	2	147.5	.	.	.

<sup>298</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 75 property transactions in Hayes County. Of these, 49 were for single-family homes during this 18-year period, as shown in Table II.43.15.

<b>Table II.43.15</b>						
<b>Residential Property Transactions</b>						
Hayes 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	9	0	0	0	0	9
2000	0	0	0	0	0	0
2001	2	0	0	0	2	4
2002	4	1	0	0	3	8
2003	0	0	0	0	4	4
2004	2	0	0	0	4	6
2005	1	0	0	0	4	5
2006	0	0	0	0	2	2
2007	2	0	0	0	0	2
2008	2	2	0	0	0	4
2009	5	0	0	0	0	5
2010	3	1	0	0	0	4
2011	3	0	0	0	0	3
2012	0	0	0	0	0	0
2013	3	0	0	0	0	3
2014	4	0	0	0	0	4
2015	7	1	0	0	0	8
2016	2	2	0	0	0	4
<b>Total</b>	<b>49</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>19</b>	<b>75</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 18 single-family home property transactions for units built before 1930, 5.6 percent of units were of low quality and 38.9 percent were of fair quality. Conversely, of the 1 home built from 2001 through 2010, 0.0 percent of units were of low quality and 0.0 percent of fair quality. Table II.43.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.43.16</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Hayes 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	1	0	0	0	0	0	0	0	1	2
Fair	7	3	0	5	0	0	0	0	6	21
Average	10	6	4	0	2	0	1	0	2	25
Good	0	0	0	0	0	0	0	0	0	0
Very Good	0	0	0	0	0	0	0	0	1	1
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>18</b>	<b>9</b>	<b>4</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>10</b>	<b>49</b>

In regard to the current condition of residential dwellings, of the same 18 single-family homes built before 1930, 11.1 percent of the homes were worn out or badly worn, and 16.7 percent

were in average condition. Table II.43.17 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	0	0	0	0	0	0	0	0	1	1
Badly Worn	2	1	0	3	0	0	0	0	3	9
Average	3	3	3	1	2	0	1	0	5	18
Good	4	3	1	1	0	0	0	0	0	9
Very Good	6	2	0	0	0	0	0	0	1	9
Excellent	2	0	0	0	0	0	0	0	0	2
Missing	1	0	0	0	0	0	0	0	0	1
<b>Total</b>	<b>18</b>	<b>9</b>	<b>4</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>10</b>	<b>49</b>

**Housing Costs**

Between 2010 and 2016, the average price of an existing single-family home changed from \$53,500 to \$304,825, a total increase of 469.8 percent, as shown in Table II.43.18, 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 Hayes County ranged from \$38,608 for homes built before 1930 to \$499,650 for homes built from 2001 to 2010.<sup>299</sup> Homes built from 2001 through 2010 were also larger, averaging 1,880 square feet per unit. Table II.43.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	44,741
2000	0
2001	39,800
2002	23,975
2003	0
2004	46,500
2005	80,000
2006	0
2007	30,000
2008	45,500
2009	45,900
2010	53,500
2011	40,967
2012	0
2013	100,167
2014	51,250
2015	46,679
2016	304,825
<b>Average</b>	<b>58,306</b>

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>300</sup> (\$)
Before 1930	38,608	1,340	28.8
1931-1960	46,446	1,052	44.2
1961-1970	44,625	1,194	37.4
1971-1980	52,775	1,330	39.7
1981-1990	56,825	1,334	42.6
1991-2000	61,000	1,242	49.1
2001-2010	499,650	1,880	265.8
2011-2016	N/A	N/A	N/A
<b>Average</b>	<b>50,070</b>	<b>1,287</b>	<b>39</b>

<sup>299</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>300</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.43.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Hayes County. The number of completed surveys remained unchanged from 1 in 2015 to 1 in 2016. Between 2015 and 2016 the vacancy rate for all units remained unchanged by 0.0 percentage points and was at 0.0 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	.00	
2003	1	4	.00	45.0
2004	2	5	.00	298.0
2005	1	1	.00	14.0
2006	2	5	20.00	8.2
2007	1	1	.00	.0
2008	1	1	.00	7.0
2009	1	1	.00	60.0
2010	2	5	20.00	30.0
2011	1	1	.00	60.0
2012	1	1	.00	60.0
2013	2	2	.00	
2014	1	1	.00	
2015	1	1	.0	
2016	1	1	.00	

Table II.43.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 1 single family units in Hayes County, with 0 of them available. This translates into a vacancy rate of 0.0 percent in Hayes County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 0 apartment units reported in the survey. The average vacancy rate for all unit types over the last five years was 0.0 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	1	0	.0%	.0%
Apartments	0	0	%	%
Mobile Homes	0	0	%	%
“Other” Units	0	0	.0%	.
Don't Know	0	0	%	%
<b>Total</b>	<b>1</b>	<b>0</b>	<b>.00%</b>	<b>.0%</b>

Table II.43.22, reports units by number of bedrooms. Four bedroom units were the most common type of reported single family unit, with 1 unit. The most common apartment units were four bedroom units, with 0 units. Details for additional unit types are reported on the following page.

<b>Table II.43.22</b>						
<b>Rental Units by Number of Bedrooms</b>						
Hayes 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	0	0	0	.	0
One	0	0	0	0	.	0
Two	0	0	0	0	.	0
Three	0	0	0	0	.	0
Four	1	0	0	0	.	1
Don’t Know	0	0	0	0	0	0
<b>Total</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>

Table II.43.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Four bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

<b>Table II.43.23</b>			
<b>Single Family Units by Number of Bedrooms</b>			
Hayes 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	0	0	%
Two	0	0	%
Three	0	0	%
Four	1	0	.0%
Don’t know	0	0	%
<b>Total</b>	<b>1</b>	<b>0</b>	<b>.0%</b>

Average market-rate rents by unit type are shown in Table II.43.24, 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.43.24</b>					
<b>Average Market Rate Rents by Number of Bedrooms</b>					
Hayes 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	\$	\$	\$	\$	\$
Two	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$
Four	\$390.0	\$	\$	\$	\$390.0
Don’t know	\$	\$	\$	\$	
<b>Total</b>	<b>\$390.0</b>	<b>\$</b>	<b>\$</b>	<b>\$</b>	<b>\$390.0</b>

Table II.43.25, on the following page, shows vacancy rates for single family units by average rental rates for Hayes County. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 0.0 percent.

<b>Table II.43.25</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Hayes County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$750	0	0	%
\$750 to \$1,000	0	0	%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
<b>Total</b>	<b>1</b>	<b>0</b>	<b>.0%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.43.26 below, 1 respondent, or 100.0 percent, included some sort of utility in the rent.

<b>Table II.43.26</b> <b>Are there any utilities included with the rent?</b> Hayes County 2016 Survey of Rental Properties	
Period	Respondent
Yes	1
No	
<b>% Offering Utilities</b>	<b>100.0%</b>

The type of utility included in the rent is shown in Table II.43.27, below. There were 0 respondents who included electricity, 0 respondents who included natural gas, 1 respondent who included water and sewer and 1 respondent included trash collection in the rent.

<b>Table II.43.27</b> <b>Which utilities are included with the rent?</b> Hayes County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	1
Trash Collection	1

Table II.43.28, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 1 respondent said they keep a waitlist, with an estimated 0 number of persons on the wait list.

<b>Table II.43.28</b> <b>Do you keep a waiting list?</b> Hayes County 2016 Survey of Rental Properties	
Period	Respondent
Yes	1
No	
<b>Waitlist Size</b>	<b>0</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.43.29 on the following page, most respondents

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

<b>Table II.43.29</b> <b>How would you rate the need for renovation of existing units in the city?</b> Hayes 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	0	0		
Low Need	0	0		
Moderate Need	1	1	1	
High Need	0	0		
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.43.30 below, most respondents indicated there was moderate need for the construction of new single family units and moderate need for the construction of new apartment units.

<b>Table II.43.30</b> <b>How would you rate the need for construction of new units in the city?</b> Hayes 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	0	0		
Low Need	0	0		
Moderate Need	1	1	1	
High Need	0	0		
Extreme Need	0	0		