

**VOLUME II:
KIMBALL COUNTY**

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Kimball County

DEMOGRAPHICS

Population Estimates

The Census Bureau’s current census estimates indicate that Kimball County’s population decreased from 3,821 in 2010 to 3,679 in 2016, or by 3.7 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age increased by 7.1 percent, and the number of people from 55 to 64 years of age increased by 6 percent. The white population decreased by 5.5 percent, while the black population increased by 83.3 percent. The Hispanic population increased from 244 to 320 people between 2010 and 2016 or by 31.1 percent. These data are presented in Table II.53.1.

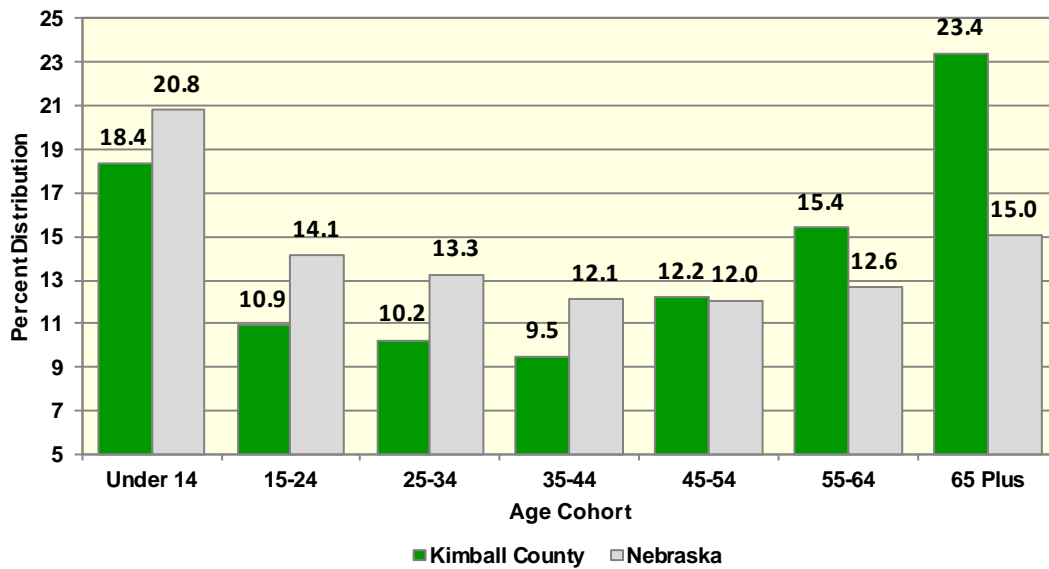
Table II.53.1						
Profile of Population Characteristics						
Kimball County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Kimball County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	3,821	3,679	-3.7%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	694	676	-2.6%	383,542	396,601	3.4%
15 to 24 years	413	402	-2.7%	258,206	269,442	4.4%
25 to 34 years	352	377	7.1%	245,176	252,946	3.2%
35 to 44 years	405	349	-13.8%	220,838	230,528	4.4%
45 to 54 years	579	448	-22.6%	258,726	229,683	-11.2%
55 to 64 years	534	566	6%	213,176	241,172	13.1%
65 and Over	844	861	2%	246,677	286,744	16.2%
Race						
White	3,666	3,465	-5.5%	1,649,264	1,694,976	2.8%
Black	6	11	83.3%	85,971	94,620	10.1%
American Indian and Alaskan Native	57	73	28.1%	23,418	27,318	16.7%
Asian	27	35	29.6%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	2	6	200%	2,061	2,425	17.7%
Two or more races	63	89	41.3%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	244	320	31.1%	167,405	203,320	21.5%

Table II.53.2, presents the population of Kimball County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 1,903 males, who accounted for 49.8 percent of the population, and the remaining 50.2 percent, or 1,918 persons, were female. In 2016, the number of males was 1,841 persons, and accounted for 50 percent of the population, with the remaining 50 percent, or 1,838 persons being female.



Table II.53.2 Population by Age and Gender Kimball County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
0 to 14 years	358	336	694	341	335	676	-2.6%
15 to 24 years	231	182	413	226	176	402	-2.7%
25 to 34 years	168	184	352	190	187	377	7.1%
35 to 44 years	213	192	405	181	168	349	-13.8%
45 to 54 years	285	294	579	221	227	448	-22.6%
55 to 64 years	283	251	534	299	267	566	6%
65 and Over	365	479	844	383	478	861	-3.7%
Total	1,903	1,918	3,821	1,841	1,838	3,679	-3.7%
% of Total	49.8%	50.2%	.	50%	50%	.	

Diagram II.53.1
Age Distribution
 Kimball County
 Nebraska DOT Data: 2008 – First Half 2017



Population Migration Trends

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.53.3, from April 2000 to July 2009, Kimball County natural decrease was estimated to be 128 people. Kimball County has been experiencing net out-migration, with 385 persons leaving the county in the last nine years.²¹ The 2016 population estimates showed a natural decrease of 27 persons. Between 2010 and 2016, Kimball County’s population decreased to 3,679 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 Kimball County decreased from 11 persons in 2015 to 3 persons in 2016, with an additional net movement of 1 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.53.4.

Table II.53.3	
Population Change	
Kimball County	
1980–2010 Census and Intercensal Data	
1980 Population	4,882
Natural Increase 80–90	250
Net Migration 80–90	-1,024
1990 Population	4,108
Natural Increase 90–00	-96
Net Migration 90–00	77
2000 Population	4,089
Natural Increase 00–09	-128
Net Migration 00–09	-385
2009 Population Estimate	3,576
2010 Population	3,821
Natural Increase 10–16	-27
Net Migration 10–16	-115
2016 Population Estimate	3,679

Table II.53.4			
Driver's Licenses Exchanged and Surrendered			
Kimball County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	111	122	-11
Calendar 2002	124	102	22
Calendar 2003	93	79	14
Calendar 2004	113	119	-6
Calendar 2005	113	78	35
Calendar 2006	96	97	-1
Calendar 2007	103	111	-8
Calendar 2008	104	110	-6
Calendar 2009	94	78	16
Calendar 2010	143	119	24
Calendar 2011	117	101	16
Calendar 2012	121	112	9
Calendar 2013	94	93	1
Calendar 2014	124	88	36
Calendar 2015	88	77	11
Calendar 2016	94	91	3
First Half of 2017	53	52	1

²¹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.



School Age Enrollment

According to the Nebraska Department of Education (DOE), the total number of school-age children in Kimball County decreased by 8 percent from 616 in 2016 to 567 in 2017, as shown in Table II.53.5. The number of school-age children 5 to 11 years of age decreased from 318 in 2016 to 284 in 2017.

Census Demographic Data

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

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

Population Characteristics

Table II.53.6, shows population by age for the 2000 and 2010 Census. The population changed by -6.6 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -1.9 percent to a total of 844 persons in 2010. Those aged 25 to 34 changed by 2.9 percent, and those aged under 5 changed by 11.4 percent.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	451	130	270	851
1993	509	139	304	952
1994	540	151	327	1,018
1995	497	150	324	971
1996	501	139	336	976
1997	474	131	311	916
1998	437	147	302	886
1999	428	142	309	879
2000	395	123	327	845
2001	369	134	310	813
2002	368	123	296	787
2003	298	120	259	677
2004	293	96	245	634
2005	337	100	284	721
2006	354	110	271	735
2007	319	93	253	665
2008	315	91	261	667
2009	313	87	264	664
2010	307	85	250	642
2011	300	100	241	641
2012	287	89	221	597
2013	318	91	223	632
2014	325	93	227	645
2015	302	80	220	602
2016	318	76	222	616
2017	284	73	210	567

Table II.53.6 Population by Age Kimball County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	220	5.4%	245	6.4%	11.4%
5 to 19	884	21.6%	689	18%	-22.1%
20 to 24	148	3.6%	173	4.5%	16.9%
25 to 34	342	8.4%	352	9.2%	2.9%
35 to 54	1,152	28.2%	984	25.8%	-14.6%
55 to 64	483	11.8%	534	14%	10.6%
65 or Older	860	21%	844	22.1%	-1.9%
Total	4,089	100.0%	3,821	100.0%	-6.6%

The elderly population is further explored in Table II.53.7. Those aged 65 to 66 changed by 11 percent between 2000 and 2010, resulting in a population of 91 persons. Those aged 85 or older changed by 22 percent during the same time period, and resulted in 133 persons over age 85 in 2010.

Table II.53.7 Elderly Population by Age Kimball County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	82	9.5%	91	10.8%	11%
67 to 69	124	14.4%	152	18%	22.6%
70 to 74	220	25.6%	182	21.6%	-17.3%
75 to 79	193	22.4%	162	19.2%	-16.1%
80 to 84	132	15.3%	124	14.7%	-6.1%
85 or Older	109	12.7%	133	15.8%	22%
Total	860	100.0%	844	100.0%	-1.9%

Population by race and ethnicity is shown in Table II.53.8 representing 94.2 percent of the white population in 2010. The black population changed by -33.3 percent, representing 0.2 percent of the population in 2010. The American Indian and Asian populations represented 1.3 and 0.7 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 79.4 percent between 2000 and 2010, compared to the -9.5 percent growth rate for non-Hispanics.

Table II.53.8 Population by Race and Ethnicity Kimball County 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	3,966	97%	3,599	94.2%	-9.3%
Black	9	0.2%	6	0.2%	-33.3%
American Indian	27	0.7%	50	1.3%	85.2%
Asian	4	0.1%	27	0.7%	575%
Native Hawaiian/ Pacific Islander	1	0%	2	0.1%	100%
Other	27	0.7%	67	1.8%	148.1%
Two or More Races	55	1.3%	70	1.8%	27.3%
Total	4,089	100.0%	3,821	100.0%	-6.6%
Hispanic	136	3.3%	244	6.4%	79.4%
Non-Hispanic	3,953	96.7%	3,577	93.6%	-9.5%



Population by race and ethnicity through 2016 is shown in Table II.53.9. The white population represented 95.7 percent of the population in 2016, compared with the black population accounting for 0 percent of the population. Hispanic population represented 7.9 percent of the population in 2016.

Table II.53.9				
Population by Race and Ethnicity				
Kimball County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	3,599	94.2%	3,554	95.7%
Black	6	0.2%	1	0%
American Indian	50	1.3%	13	0.4%
Asian	27	0.7%	23	0.6%
Native Hawaiian/ Pacific Islander	2	0.1%	0	0%
Other	67	1.8%	41	1.1%
Two or More Races	70	1.8%	81	2.2%
Total	3,821	100.0%	3,713	100.0%
Non-Hispanic	3,577	93.6%	3,418	92.1%
Hispanic	244	6.4%	295	7.9%

The population by race is broken down further by ethnicity in Table II.53.10. While the white non-Hispanic population changed by -10.5 percent between 2000 and 2010, the white Hispanic population changed by 38 percent. The black non-Hispanic population changed by -33.3 percent.

Table II.53.10					
Population by Race and Ethnicity					
Kimball County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	3,866	97.8%	3,461	96.8%	-10.5%
Black	9	0.2%	6	0.2%	-33.3%
American Indian	25	0.6%	29	0.8%	16%
Asian	4	0.1%	27	0.8%	575%
Native Hawaiian/ Pacific Islander	1	0%	2	0.1%	100%
Other	3	0.1%	2	0.1%	-33.3%
Two or More Races	45	1.1%	50	1.4%	11.1%
Total Non-Hispanic	3,953	100.0%	3,577	100.0%	-9.5%
Hispanic					
White	100	73.5%	138	56.6%	38%
Black	0	0%	0	0%	%
American Indian	2	1.5%	21	8.6%	950%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	24	17.6%	65	26.6%	170.8%
Two or More Races	10	7.4%	20	8.2%	100%
Total Hispanic	136	100.0%	244	100.0%	79.4%
Total Population	4,089	100.0%	3,821	100.0%	-6.6%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.53.11. During this time, the total non-Hispanic population was 3,418 persons in 2016. The Hispanic population was 295.

Table II.53.11 Population by Race and Ethnicity Kimball County 2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	3,461	96.8%	3,313	96.9%
Black	6	0.2%	1	0%
American Indian	29	0.8%	6	0.2%
Asian	27	0.8%	23	0.7%
Native Hawaiian/ Pacific Islander	2	0.1%	0	0%
Other	2	0.1%	0	0%
Two or More Races	50	1.4%	75	2.2%
Total Non-Hispanic	3,577	100.0%	3,418	100.0%
Hispanic				
White	138	56.6%	241	81.7%
Black	0	0%	0	0%
American Indian	21	8.6%	7	2.4%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	65	26.6%	41	13.9%
Two or More Races	20	8.2%	6	2%
Total Hispanic	244	100.0	295	100.0%
Total Population	3,821	100.0%	3,713	100.0%

Households by type and tenure are shown in Table II.53.12. Family households represented 63.7 percent of households, while non-family households accounted for 36.3 percent. These changed from 63.8 and 36.2 percent, respectively.

Table II.53.12 Household Type by Tenure Kimball County 2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,068	63.8%	1,013	63.7%
Married-Couple Family	867	81.2%	813	80.3%
Owner-Occupied	724	83.5%	615	75.6%
Renter-Occupied	143	16.5%	198	24.4%
Other Family	201	18.8%	200	19.8%
Male Householder, No Spouse Present	79	39.3%	46	39.5%
Owner-Occupied	49	62%	20	43.5%
Renter-Occupied	30	38%	26	56.5%
Female Householder, No Spouse Present	122	60.7%	154	61%
Owner-Occupied	61	50%	75	48.7%
Renter-Occupied	61	50%	79	51.3%
Non-Family Households	605	36.2%	578	36.3%
Owner-Occupied	381	63%	364	63%
Renter-Occupied	224	37%	214	37%
Total	1,673	100.0%	1,591	100.0%

The group quarters population was 48 in 2010, compared to 60 in 2000.

Table II.53.13 Group Quarters Population Kimball County 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	3	5%	6	12.5%	100%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	57	95%	42	87.5%	-26.3%
Other Institutions	0	0%	0	0%	%
Total	60	100.0%	48	100.0%	-20.0%
Noninstitutionalized					
College Dormitories	0	%	0	%	%
Military Quarters	0	%	0	%	%
Other Noninstitutionalized	0	%	0	%	%
Total	0	100.0%	0	100.0%	%
Group Quarters Population	60	100.0%	48	100.0%	-20%

The number of foreign born persons are shown in Table II.53.14. An estimated 0.9 percent of the population was born in Mexico with 0.2 percent born in Canada and another 0.1 percent were born in Brazil.

Table II.53.14 Place of Birth for the Foreign-Born Population Kimball County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	35	0.9%
#2 country of origin	Canada	9	0.2%
#3 country of origin	Brazil	5	0.1%
#4 country of origin	Guatemala	5	0.1%
#5 country of origin	Belarus	3	0.1%
#6 country of origin	El Salvador	3	0.1%
#7 country of origin	China excluding Hong Kong and Taiwan	1	0%
#8 country of origin	Afghanistan	0	0%
#9 country of origin	Africa n.e.c	0	0%
#10 country of origin	Albania	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.53.15. An estimated 1 percent of the population speaks Spanish at home, followed by 0.2 percent speaking German or other West Germanic languages.

Table II.53.15 Limited English Proficiency and Language Spoken at Home Kimball County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	36	1%
#2 LEP Language	German or other West Germanic languages	6	0.2%
#3 LEP Language	Russian, Polish, or other Slavic languages	3	0.1%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.53.16. Some 17.4 percent of the population was disabled in 2000, or a total of 664 persons. The disability rate was highest for those over 65, with 34.8 percent disabled.

Table II.53.16 Disability by Age Kimball County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	22	3.3%
16 to 64	361	15.5%
65 and older	281	34.8%
Total	664	17.4%

Table II.53.17 shows disability by type in 2000. There were 353 physical disabilities in 2000, some 190 employment disabilities, and 219 go-outside-home disabilities.

Table II.53.17 Total Disabilities Tallied: Aged 5 and Older Kimball County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	181
Physical disability	353
Mental disability	145
Self-care disability	65
Employment disability	190
Go-outside-home disability	219
Total	1,153



Disability by age, as estimated by the 2016 ACS, is shown in Table II.53.18. The disability rate for females was 14.1 percent, compared to 17.2 percent for males. The disability rate changed precipitously higher with age, with 60.2 percent of those over 75 experiencing a disability.

Table II.53.18						
Disability by Age						
Kimball County						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	27	9.8%	6	1.8%	33	5.5%
18 to 34	2	0.7%	12	4.7%	14	2.6%
35 to 64	65	9%	80	12.9%	145	10.8%
65 to 74	103	43.3%	27	10.3%	130	26%
75 or Older	120	60.3%	130	60.2%	250	60.2%
Total	317	17.2%	255	14.1%	572	15.7%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.53.19. Some 8.5 percent have an ambulatory disability, 6.7 have an independent living disability, and 2.6 percent have a self-care disability.

Table II.53.19		
Total Disabilities Tallied: Aged 5 and Older		
Kimball County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	258	7.1%
Vision disability	62	1.7%
Cognitive disability	149	4.4%
Ambulatory disability	290	8.5%
Self-Care disability	88	2.6%
Independent living disability	189	6.7%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.53.20 and Table II.53.21. In 2016, some 1,719 persons were employed and 99 were unemployed. This totaled a labor force of 1,818 persons. The unemployment rate for Kimball County was estimated to be 5.4 in 2016.

Table II.53.20	
Employment, Labor Force and Unemployment	
Kimball County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	1,719
Unemployed	99
Labor Force	1,818
Unemployment Rate	5.4%

In 2016, 90.9 percent of households in Kimball County had a high school education or greater.

Table II.53.21	
High School or Greater Education	
Kimball County	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	1,447
Total Households	1,591
Percent High School or Above	90.9%

As seen in Table II.53.22, 35 percent of the population had a high school diploma or equivalent, another 37.6 percent have some college, 10.5 percent have a Bachelor's Degree, and 4.2 percent of the population had a graduate or professional degree.

Table II.53.22		
Educational Attainment		
Kimball County		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	363	12.7%
High School or Equivalent	1,004	35%
Some College or Associates Degree	1,079	37.6%
Bachelor's Degree	300	10.5%
Graduate or Professional Degree	120	4.2%
Total Population Above 18 years	2,866	100.0%

ECONOMICS

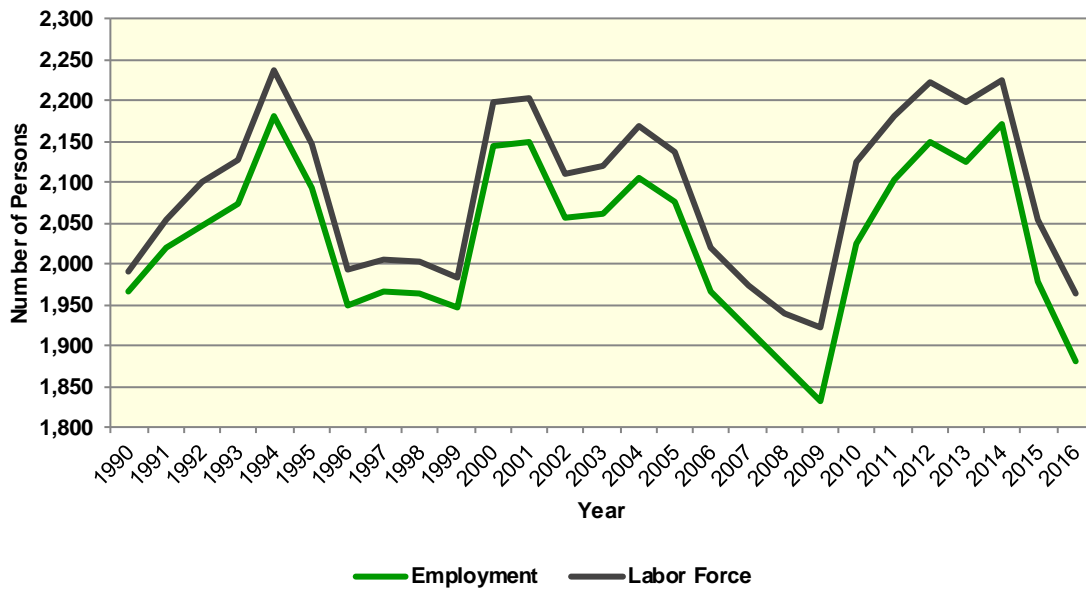
Labor Force

Table II.53.23, shows the labor force statistics for Kimball County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 1.3. The highest level of unemployment occurred during 2009 rising to a rate of 4.8. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Kimball County increased from 3.6 percent in 2015 to 4.3 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.53.23 Labor Force Statistics Kimball County 1990 - 2016 BLS Data					
Year	Kimball County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	25	1,966	1,991	1.3%	2.3%
1991	34	2,020	2,054	1.7%	2.7%
1992	54	2,047	2,101	2.6%	2.9%
1993	54	2,073	2,127	2.5%	2.8%
1994	56	2,180	2,236	2.5%	2.6%
1995	53	2,093	2,146	2.5%	2.6%
1996	44	1,949	1,993	2.2%	2.7%
1997	40	1,965	2,005	2%	2.5%
1998	40	1,964	2,004	2%	2.6%
1999	37	1,946	1,983	1.9%	2.8%
2000	54	2,144	2,198	2.5%	2.8%
2001	55	2,148	2,203	2.5%	3.1%
2002	55	2,056	2,111	2.6%	3.6%
2003	59	2,062	2,121	2.8%	3.9%
2004	63	2,106	2,169	2.9%	3.9%
2005	63	2,075	2,138	2.9%	3.8%
2006	55	1,965	2,020	2.7%	3.1%
2007	55	1,919	1,974	2.8%	3%
2008	65	1,875	1,940	3.4%	3.3%
2009	92	1,831	1,923	4.8%	4.6%
2010	100	2,024	2,124	4.7%	4.6%
2011	79	2,102	2,181	3.6%	4.4%
2012	73	2,150	2,223	3.3%	4%
2013	73	2,125	2,198	3.3%	3.8%
2014	56	2,170	2,226	2.5%	3.3%
2015	74	1,979	2,053	3.6%	3%
2016	84	1,880	1,964	4.3%	3.2%

Diagram II.53.2, shows the employment and labor force for Kimball County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 1,880 persons, with the labor force reaching 1,964, indicating there were a total of 84 unemployed persons.

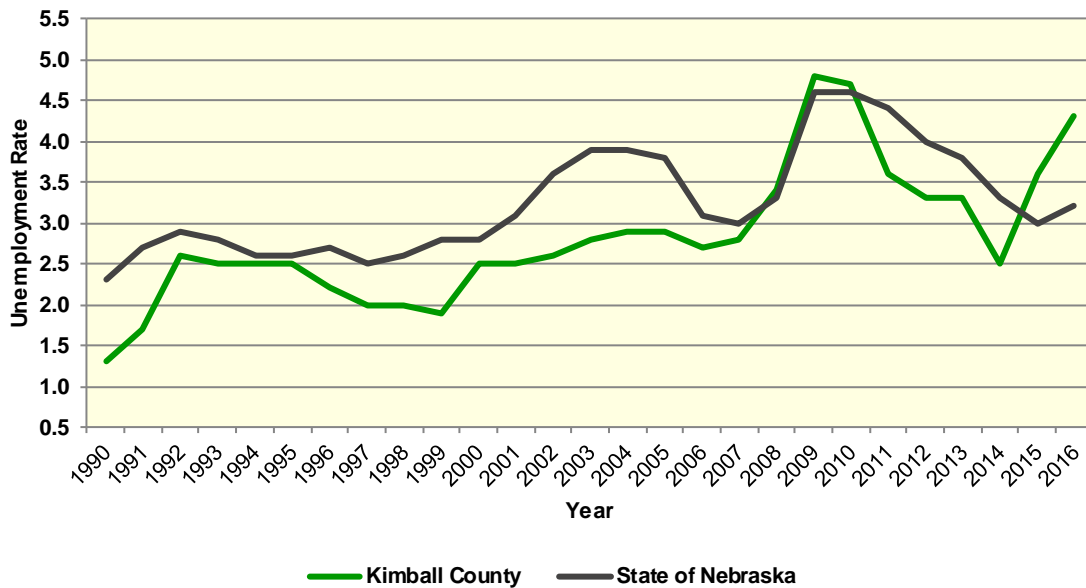
Diagram II.53.2
Employment and Labor Force
 Kimball County
 1990 – 2016 BLS Data



Unemployment

Diagram II.53.3, shows the unemployment rate for both the State and Kimball County. During the 1990’s the average rate for Kimball County was 2.1, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.6. Over the course of the entire period Kimball County had an average unemployment rate lower than the state, 2.8 percent for Kimball County, versus 3.3 statewide.

Diagram II.53.3
Annual Unemployment Rate
 Kimball County
 1990 – 2016 BLS Data



Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.53.24, shows total real earnings by industry for Kimball County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching 21,224,000 dollars. Between 2015 and 2016 the farm industry saw the largest percentage increase, rising by 20 percent to 4,909,000 dollars.

Table II.53.24
Real Earnings by Industry
 Kimball County
 BEA Table CA-5N Data (1,000's of 2016 Dollars)

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	8,790	7,625	24,559	12,551	11,343	11,486	4,090	4,909	20
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	4,178	21,931	28,988	49,276	25,143	17,408	9,904	10,920	10.3
Utilities	0	0	0	0	0	0	0	0	0
Construction	2,748	3,558	3,702	3,684	3,482	4,077	4,203	3,640	-13.4
Manufacturing	11,150	10,268	12,749	14,783	14,161	16,553	12,233	8,993	-26.5
Wholesale trade	3,308	0	0	0	0	0	0	0	0
Retail trade	7,538	5,563	5,863	6,243	5,254	5,231	5,181	5,174	-0.1
Transportation and warehousing	3,151	5,775	7,177	8,760	7,402	7,866	8,619	8,374	-2.8
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	0	0	0	0	0	0
Professional and technical services	1,912	1,777	1,551	1,632	1,446	1,538	1,384	1,446	4.5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	979	0	0	1,253	0	0	0	939	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	2,314	0	0	0	0	0	0	0	0
Other services, except public administration	3,464	0	0	3,000	0	0	0	3,261	0
Government and government enterprises	16,735	20,655	20,491	20,925	20,590	20,629	20,611	21,224	3
Total	78,234	104,205	135,374	150,288	121,472	120,646	100,272	91,156	-9.1



Table II.53.25, shows the total employment by industry for Kimball County. The most recent estimates show the government and government enterprises industry was the largest employer in Kimball County, with employment reaching 451 jobs in 2016. Between 2015 and 2016 the government and government enterprises industry saw the largest percentage increase, rising by 1.8 percent to 451 jobs.

Table II.53.25 Employment by Industry Kimball County BEA Table CA25 Data									
NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	393	370	386	385	388	384	406	395	-2.7
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	172	146	134	203	192	234	195	167	-14.4
Utilities	0	0	0	0	0	0	0	0	0
Construction	104	93	85	86	82	85	85	83	-2.4
Manufacturing	332	232	285	308	309	334	270	202	-25.2
Wholesale trade	80	0	0	0	0	0	0	0	0
Retail trade	349	299	296	285	242	222	231	234	1.3
Transportation and warehousing	78	111	113	114	102	105	98	94	-4.1
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	0	0	0	0	0	0
Professional and technical services	87	59	57	53	51	54	48	48	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	65	0	0	61	0	0	0	38	0
Arts, entertainment, and recreation	13	0	0	0	0	0	0	0	0
Accommodation and food services	197	0	0	0	0	0	0	0	0
Other services, except public administration	139	0	0	106	0	0	0	136	0
Government and government enterprises	427	457	444	455	455	452	443	451	1.8
Total	2,783	2,455	2,554	2,633	2,547	2,648	2,538	2,447	-3.6

Table II.53.26, shows the real average earnings per job by industry for Kimball County. These figures are calculated by dividing the Total Real Earning displayed in Table II.53.24 and Table II.53.25, by Industry. In 2016, the transportation and warehousing industry had the highest average earnings reaching 89,085 dollars. Between 2015 and 2016 the mining industry saw the largest percentage increase, rising by 28.7 percent to 65,389 dollars.

Table II.53.26
Real Earnings Per Job by Industry
 Kimball County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	22,367	20,609	63,624	32,599	29,234	29,911	10,074	12,428	23.4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	24,293	150,213	216,329	242,736	130,955	74,394	50,788	65,389	28.7
Utilities	0	0	0	0	0	0	0	0	0
Construction	26,422	38,261	43,556	42,836	42,460	47,962	49,443	43,855	-11.3
Manufacturing	33,583	44,257	44,732	47,998	45,830	49,560	45,308	44,520	-1.7
Wholesale trade	41,351	0	0	0	0	0	0	0	0
Retail trade	21,600	18,606	19,807	21,905	21,710	23,563	22,430	22,111	-1.4
Transportation and warehousing	40,398	52,023	63,513	76,839	72,571	74,913	87,949	89,085	1.3
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	0	0	0	0	0	0
Professional and technical services	21,979	30,118	27,215	30,797	28,350	28,484	28,833	30,125	4.5
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	15,067	0	0	20,542	0	0	0	24,711	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	11,746	0	0	0	0	0	0	0	0
Other services, except public administration	24,919	0	0	28,299	0	0	0	23,978	0
Government and government enterprises	39,191	45,197	46,151	45,988	45,253	45,639	46,526	47,060	1.1
Total	28,111	42,446	53,005	57,079	47,692	45,561	39,508	37,252	-5.7

Table II.53.27 shows total employment and real personal income for the years of 1969 to 2016. As can be seen in Total Real Personal Income in 2016, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$161,311,000 a -4.2 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 2,455 and 2,447 in 2016, which was a percentage change of -3.6 over this period.



Table II.53.27
Total Employment and Real Personal Income
 Kimball County
 BEA Data 1969 Through 2016

Year	1,000s of 2016 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	88,316	4,820	-1,493	18,568	7,539	108,110	17,436	2,694	32,781
1970	88,894	5,279	-2,192	19,325	8,185	108,933	18,405	2,852	31,169
1971	89,963	4,949	-1,518	18,869	8,566	110,931	20,112	2,655	33,883
1972	97,296	4,971	-1,258	20,513	8,728	120,308	22,044	2,572	37,827
1973	114,558	6,568	-5,040	23,377	10,144	136,471	25,235	2,774	41,295
1974	101,759	7,104	-2,259	24,786	10,454	127,636	19,942	2,985	34,092
1975	97,186	6,301	-1,724	25,448	11,151	125,760	22,850	2,806	34,634
1976	100,293	6,440	-1,724	24,783	11,253	128,164	24,904	2,857	35,103
1977	95,763	6,695	-1,938	25,747	11,564	124,440	25,633	2,908	32,931
1978	96,823	7,015	-1,743	26,298	12,175	126,538	25,619	2,915	33,216
1979	75,138	7,123	-1,538	27,763	12,877	107,117	22,694	2,915	25,776
1980	110,701	7,303	-1,158	32,850	13,257	148,348	30,208	2,982	37,122
1981	94,339	7,919	-1,486	38,583	13,654	137,170	27,347	2,968	31,785
1982	112,891	7,915	-846	41,620	14,615	160,365	31,339	2,923	38,622
1983	107,241	7,832	-1,074	39,290	15,755	153,381	30,366	3,074	34,886
1984	116,970	8,306	-635	39,580	15,684	163,293	33,359	3,086	37,904
1985	107,366	8,226	-51	40,960	15,935	155,983	32,605	3,022	35,528
1986	105,225	7,571	578	37,630	17,048	152,910	32,828	2,820	37,313
1987	87,240	7,551	819	35,364	16,842	132,714	29,998	2,780	31,381
1988	85,804	7,517	1,152	33,056	16,638	129,133	29,768	2,737	31,350
1989	74,304	7,004	1,565	35,943	16,641	121,449	28,403	2,539	29,264
1990	74,806	7,024	1,537	34,861	16,622	120,803	29,675	2,565	29,164
1991	72,098	7,483	1,405	35,335	17,832	119,188	29,155	2,672	26,983
1992	73,934	7,350	1,364	35,749	18,789	122,486	30,155	2,679	27,598
1993	83,782	7,642	1,405	33,898	18,507	129,951	30,918	2,722	30,779
1994	75,969	8,172	1,258	33,454	18,659	121,167	29,409	2,886	26,324
1995	90,911	7,921	1,441	35,451	19,586	139,467	33,253	2,785	32,644
1996	71,951	7,393	1,792	33,990	20,857	121,197	29,603	2,716	26,492
1997	72,507	7,974	1,807	34,819	21,193	122,351	29,973	2,776	26,120
1998	78,980	8,185	2,049	35,977	22,473	131,293	31,621	2,843	27,780
1999	77,622	7,975	2,151	33,252	24,518	129,568	31,236	2,788	27,841
2000	77,929	8,511	2,499	34,841	25,965	132,722	32,691	2,871	27,143
2001	78,234	8,447	3,617	34,665	27,984	136,053	33,552	2,783	28,112
2002	71,759	8,350	4,129	31,613	28,468	127,619	31,542	2,674	26,835
2003	88,089	8,444	4,792	33,921	29,572	147,931	37,356	2,637	33,405
2004	87,565	8,663	5,641	30,889	28,357	143,789	36,671	2,627	33,332
2005	93,032	9,056	6,305	28,732	28,940	147,953	37,694	2,588	35,947
2006	94,449	9,839	7,040	26,368	31,710	149,728	38,600	2,522	37,449
2007	100,433	10,315	7,797	31,213	32,730	161,857	42,494	2,491	40,318
2008	104,666	10,654	8,528	36,599	32,970	172,109	45,762	2,511	41,683
2009	86,839	9,456	7,536	31,262	34,812	150,993	39,746	2,435	35,663
2010	104,205	10,598	4,798	29,207	36,838	164,450	43,050	2,455	42,446
2011	135,374	10,153	4,102	34,889	35,279	199,492	52,691	2,554	53,004
2012	150,288	11,761	4,100	43,358	34,773	220,757	58,416	2,633	57,079
2013	121,472	12,106	4,334	30,547	33,672	177,920	48,387	2,547	47,692
2014	120,646	12,892	6,492	33,268	35,114	182,628	49,239	2,648	45,562
2015	100,272	11,833	7,011	37,036	35,845	168,331	45,262	2,538	39,508
2016	91,156	10,255	7,535	36,483	36,392	161,311	43,846	2,447	37,252



Diagram II.53.4, shows real average earnings per job for Kimball County from 1990 to 2016. Over this period the average earning per job for Kimball County was 34,969 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.53.4
Real Average Earnings Per Job
 Kimball County
 BEA Data 1990 - 2016

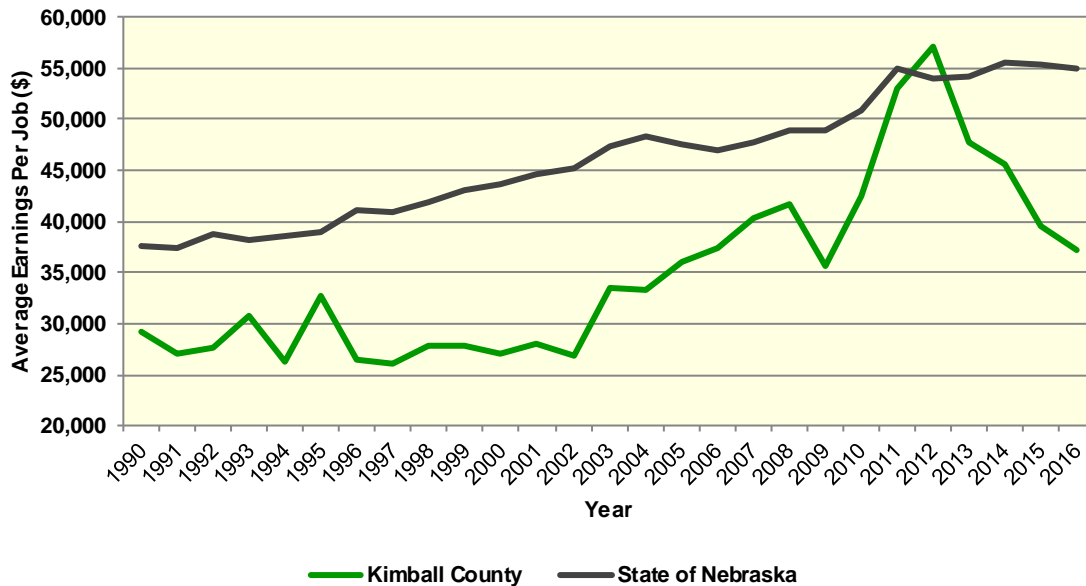
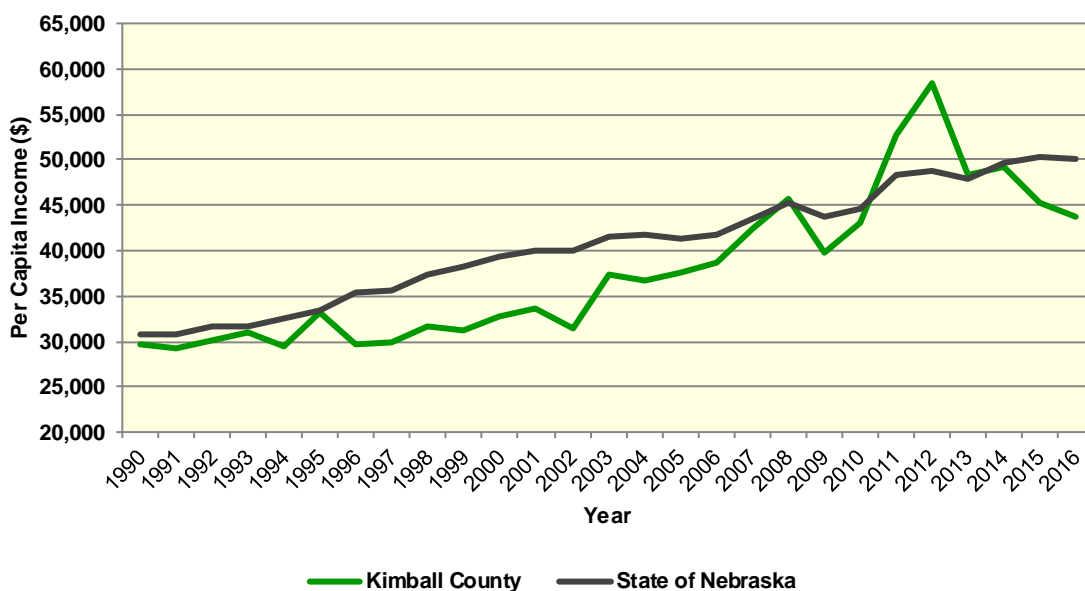


Diagram II.53.5, shows real per capita income in Kimball County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Kimball County was 37,852 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.53.5
Real Per Capita Income
 Kimball County
 BEA Data 1990 - 2016



Quarterly Census of Employment and Wages

The Bureau of Labor Statistics (BLS) produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2006 through December 2016 and are presented in Table II.53.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 1,432 persons in 2015 to 1,352 in 2016, a change of -6 percent.

Table II.53.28
Total Monthly Employment
 Kimball County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	1,513	1,460	1,420	1,390	1,348	1,418	1,480	1,478	1,456	1,494	1,343
Feb	1,486	1,463	1,397	1,409	1,342	1,418	1,482	1,489	1,486	1,462	1,337
Mar	1,527	1,494	1,420	1,373	1,360	1,425	1,503	1,484	1,519	1,466	1,352
Apr	1,544	1,491	1,434	1,372	1,354	1,441	1,511	1,528	1,557	1,444	1,335
May	1,569	1,494	1,438	1,397	1,447	1,448	1,531	1,522	1,588	1,419	1,342
Jun	1,551	1,534	1,459	1,442	1,454	1,526	1,563	1,535	1,653	1,440	1,380
Jul	1,530	1,528	1,459	1,413	1,458	1,485	1,542	1,549	1,646	1,439	1,375
Aug	1,526	1,462	1,464	1,406	1,438	1,504	1,537	1,546	1,629	1,416	1,369
Sep	1,482	1,455	1,462	1,391	1,440	1,482	1,515	1,494	1,628	1,394	1,342
Oct	1,491	1,427	1,446	1,408	1,420	1,495	1,532	1,522	1,616	1,418	1,370
Nov	1,473	1,456	1,454	1,414	1,435	1,504	1,552	1,514	1,625	1,404	1,321
Dec	1,436	1,454	1,448	1,384	1,415	1,506	1,561	1,503	1,633	1,387	1,356
Annual	1,511	1,477	1,442	1,400	1,409	1,471	1,526	1,514	1,586	1,432	1,352
% Change	-6%	-2%	-2%	-3%	1%	4%	4%	-1%	5%	-10%	-6%



The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$778 in 2015. In 2016, average weekly wages saw a decreased of 12 percent over the prior year, rising to 686 dollars, or by 92 dollars. These data are shown in Table II.53.29.

Table II.53.29						
Average Weekly Wages						
Kimball County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	370	390	410	388	
2002	386	384	398	411	395	2%
2003	397	401	408	423	407	3%
2004	415	417	433	448	428	5%
2005	418	448	470	465	450	5%
2006	452	466	491	504	478	6%
2007	487	484	509	539	504	5%
2008	509	523	525	566	531	5%
2009	512	514	533	570	532	(ND)%
2010	528	538	550	604	555	4%
2011	534	570	596	622	581	5%
2012	683	689	695	758	707	22%
2013	727	709	722	791	737	4%
2014	767	768	768	816	780	6%
2015	769	789	684	869	778	(ND)%
2016(p)	636	665	705	737	686	-12%

Total business establishments reported by the QCEW are displayed in Table II.53.28. Between 2015 and 2016, the total number of business establishments in Kimball County decreased from 167 to 160 establishments.

Table II.53.30						
Number of Business Establishments						
Kimball County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	177	175	173	169	174	
2002	174	178	179	171	176	1%
2003	166	171	164	161	166	-6%
2004	164	164	163	164	164	-1%
2005	162	164	164	162	163	-1%
2006	163	160	157	152	158	-3%
2007	153	159	164	159	159	1%
2008	162	158	166	164	163	3%
2009	162	159	159	157	159	-2%
2010	155	162	162	162	160	1%
2011	161	159	158	161	160	(ND)%
2012	174	178	177	178	177	11%
2013	180	179	175	175	177	(ND)%
2014	176	181	178	173	177	(ND)%
2015	171	173	163	162	167	-6%
2016	158	160	160	161	160	-4%

Nebraska Department of Revenue

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 4.8 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 0.5 percent over the period. On the other hand, by 2016 there were 148 returns for AGIs of \$100,000 or more. Table II.53.31 presents AGI distribution for the years 1991 through 2016.

Table II.53.31										
Income Tax Returns by Adjusted Gross Income										
Kimball County										
1991–2016 DOR Data										
Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,001–\$250,000	More than \$250,000	Total²²
1991	590	211	364	258	219	114	0	34	0	1,820
1992	612	221	360	238	240	133	0	26	0	1,857
1993	629	183	368	264	228	106	0	30	0	1,849
1994	673	177	337	238	240	137	0	28	0	1,857
1995	651	195	317	218	227	165	11	24	0	1,836
1996	650	185	297	221	265	154	13	27	0	1,843
1997	613	159	298	216	256	177	21	35	0	1,795
1998	597	158	304	232	250	169	21	30	0	1,794
1999	613	152	308	218	241	184	49	33	0	1,819
2000	564	169	331	207	242	205	56	48	10	1,849
2001	575	147	312	213	239	226	35	48	0	1,824
2002	564	148	309	212	232	221	42	42	0	1,790
2003	505	164	296	206	225	206	58	47	0	1,724
2004	465	151	318	204	216	231	59	60	0	1,727
2005	381	136	247	177	207	230	0	72	11	1,548
2006	384	161	280	207	231	243	102	89	12	1,709
2007	355	165	249	200	219	253	126	100	17	1,684
2008	350	141	270	218	239	264	145	97	14	1,738
2009	332	125	275	200	251	239	111	77	0	1,638
2010	310	131	249	194	217	273	142	93	18	1,627
2011	291	135	260	221	227	257	158	103	14	1,666
2012	320	117	237	189	239	279	166	150	27	1,724
2013	270	123	231	181	229	272	173	129	20	1,628
2014	282	124	208	182	195	286	185	149	24	1,635
2015	292	104	222	169	200	270	170	140	18	1,585
2016	295	114	215	157	218	240	152	136	12	1,539

²² Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 489 in 2010 to 468 in 2016, with the poverty rate reaching 13 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table II.53.32 presents poverty data for the county.

The rate of poverty for Kimball County is shown in Table II.53.33. In 2016, there were an estimated 377 persons living in poverty. This represented a 10.3 percent poverty rate, compared to 11.1 percent poverty in 2000. In 2016, some 12.2 percent of those in poverty were under age 6, and 32.6 percent were 65 or older.

Year	Persons in Poverty	Poverty Rate
2000	477	12.2%
2001	499	12.8%
2002	519	13.6%
2003	442	11.9%
2004	425	11.4%
2005	477	12.9%
2006	503	13.9%
2007	439	12.5%
2008	417	12.1%
2009	447	12.8%
2010	489	13%
2011	575	15.5%
2012	470	12.6%
2013	495	13.6%
2014	428	11.7%
2015	460	12.7%
2016	468	13%

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	32	7.2%	46	12.2%
6 to 17	106	23.8%	43	11.4%
18 to 64	259	58.2%	165	43.8%
65 or Older	48	10.8%	123	32.6%
Total	445	100.0%	377	100.0%
Poverty Rate	11.1%	.	10.3%	.

HOUSING

The Census Bureau estimates that the total number of housing units decreased by -1.3 percent in Kimball County between 2010 and 2016, from 1,963 to 1,938. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.53.34.

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county.

Subject	Nebraska	% Growth Since Census	Kimball County	% Growth Since Census
2000 Census Base	722,656	.	1,970	.
2010 Census	796,793	10.3	1,963	-0.4
July 2011 Estimate	801,068	0.5	1,956	-0.4
July 2012 Estimate	804,586	1	1,951	-0.6
July 2013 Estimate	809,062	1.5	1,948	-0.8
July 2014 Estimate	814,835	2.3	1,943	-1
July 2015 Estimate	820,725	3	1,938	-1.3
July 2016 Estimate	827,156	3.8	1,938	-1.3



The real value of single-family building permits remained unchanged from \$0 in 2015 to \$0 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table II.53.35.

Table II.53.35							
Building Permits and Valuation							
Kimball County							
Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family Units	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	1	0	0	0	1	89,151	0
1981	4	0	0	0	4	88,712	0
1982	3	0	0	0	3	79,504	0
1983	2	2	0	0	4	101,436	0
1984	1	0	0	0	1	36,166	0
1985	0	0	0	0	0	0	0
1986	1	0	0	0	1	22,901	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	1	0	0	0	1	94,757	0
1993	3	0	0	0	3	68,384	0
1994	1	0	0	0	1	98,172	0
1995	1	0	0	0	1	96,168	0
1996	1	0	0	0	1	94,449	0
1997	2	0	0	0	2	108,571	0
1998	1	0	0	0	1	91,860	0
1999	1	0	0	0	1	111,359	0
2000	0	0	0	0	0	0	0
2001	3	0	0	0	3	176,801	0
2002	2	0	0	0	2	248,066	0
2003	3	0	0	0	3	243,221	0
2004	2	0	0	0	2	145,054	0
2005	2	0	0	0	2	131,004	0
2006	1	0	0	0	1	216,127	0
2007	0	0	0	0	0	0	0
2008	3	0	0	0	3	209,620	0
2009	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0
2012	2	0	0	0	2	137,697	0
2013	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0
2015	0	4	0	0	4	0	0
2016	0	0	0	0	0	0	0

Diagram II.53.6
Single-Family Permits
 Kimball County
 Census Bureau Data, 1980–2016

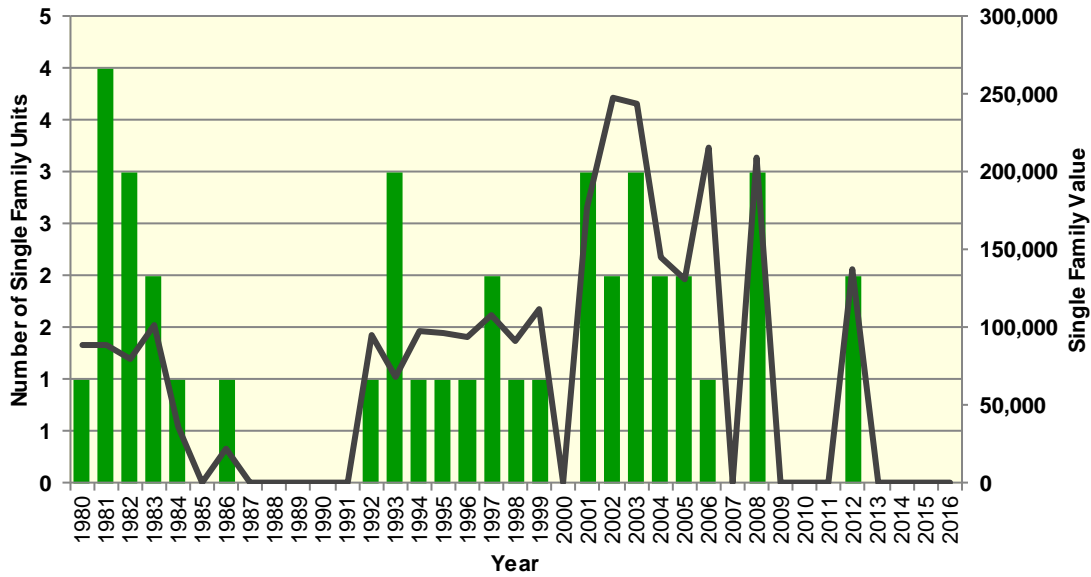
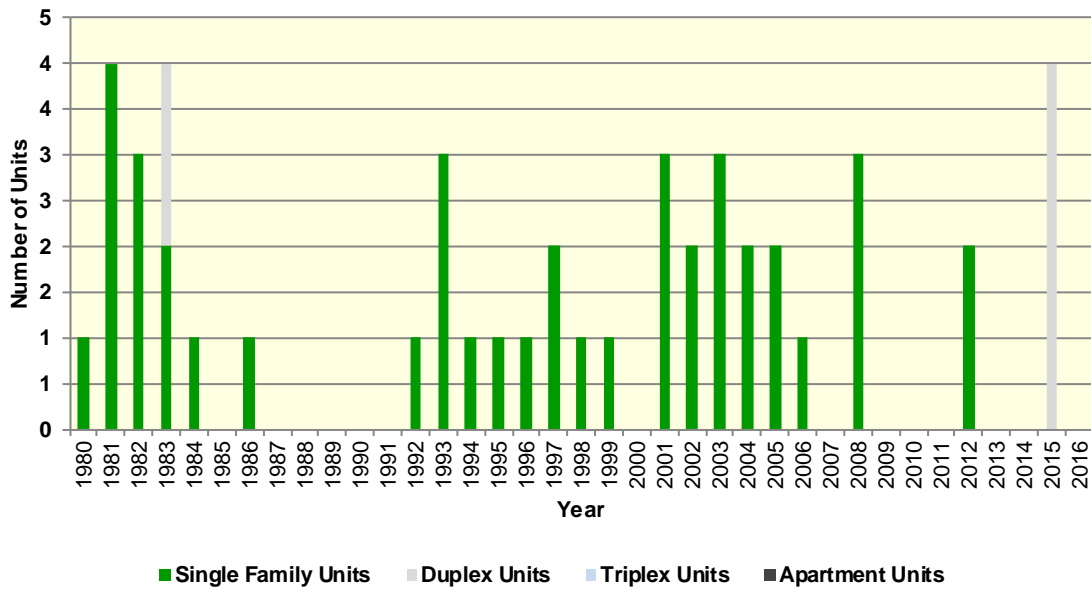


Diagram II.53.7
Total Permits by Unit Type
 Kimball County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.53.36. In 2016, there were 1,970 housing units, down from 1,972 in 2000. Single-family units accounted for 81.7 percent of units in 2016, compared to 77.5 in 2000. Apartment units accounted for 5.5 percent in 2016, compared to 2.5 percent in 2000.

Table II.53.36				
Housing Units by Type				
Kimball County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,529	77.5%	1,610	81.7%
Duplex	36	1.8%	56	2.8%
Tri- or Four-Plex	40	2%	23	1.2%
Apartment	49	2.5%	109	5.5%
Mobile Home	318	16.1%	169	8.6%
Boat, RV, Van, Etc.	0	0%	3	0.2%
Total	1,972	100.0%	1,970	100.0%

Some 85.2 percent of housing was occupied in 2010, compared to 87.6 percent in 2000. Owner-occupied housing changed -7.7 percent between 2000 and 2010, ending with owner-occupied units representing 72.6 percent of units. Vacant units changed by 18.4 percent, resulting in 290 vacant units in 2010.

Table II.53.37					
Housing Units by Tenure					
Kimball County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	1,727	87.6%	1,673	85.2%	-3.1%
Owner-Occupied	1,317	76.3%	1,215	72.6%	-7.7%
Renter-Occupied	410	23.7%	458	27.4%	11.7%
Vacant Housing Units	245	12.4%	290	14.8%	18.4%
Total Housing Units	1,972	100.0%	1,963	100.0%	-0.5%

Table II.53.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 1,970 housing units. An estimated 67.5 percent were owner-occupied, and 19.2 percent were vacant.

Table II.53.38				
Housing Units by Tenure				
Kimball County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,673	85.2%	1,591	80.8%
Owner-Occupied	1,215	72.6%	1,074	67.5%
Renter-Occupied	458	27.4%	517	32.5%
Vacant Housing Units	290	14.8%	379	19.2%
Total Housing Units	1,963	100.0%	1,970	100.0%

Households by household size are shown in Table II.53.39. There were a total of 1,673 households in 2010, down from 1,727 in 2000. One person households changed by 1.7 percent between 2000 and 2010, while two person households changed by -0.9 percent. Three and four person households changed by 2.4 and -23 percent respectively, representing 12.7 percent and 8.8 percent of the population in 2010.

Table II.53.39					
Households by Household Size					
Kimball County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	527	30.5%	536	32%	1.7%
Two Persons	659	38.2%	653	39%	-0.9%
Three Persons	207	12%	212	12.7%	2.4%
Four Persons	191	11.1%	147	8.8%	-23%
Five Persons	91	5.3%	77	4.6%	-15.4%
Six Persons	34	2%	28	1.7%	-17.6%
Seven Persons or More	18	1%	20	1.2%	11.1%
Total	1,727	100.0%	1,673	100.0%	-3.1%

Households by income is shown in Table II.53.40. Households earning more than \$100,000 per year represented 10.1 percent of households in 2016, compared to 4.7 percent in 2000. Households earning between \$50,000 and \$74,999 represented 20.2 percent of households in 2016, compared to 17.1 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 11.6 percent of households in 2016, compared to 21.8 percent in 2000.

Table II.53.40				
Households by Income				
Kimball County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	375	21.8%	184	11.6%
\$15,000 to \$19,999	138	8%	120	7.5%
\$20,000 to \$24,999	162	9.4%	154	9.7%
\$25,000 to \$34,999	323	18.7%	250	15.7%
\$35,000 to \$49,999	269	15.6%	222	14%
\$50,000 to \$74,999	294	17.1%	321	20.2%
\$75,000 to \$99,999	81	4.7%	180	11.3%
\$100,000 or More	81	4.7%	160	10.1%
Total	1,723	100.0%	1,591	100.0%

Table II.53.41 shows households by year home built. Housing units built between 2000 and 2009, account for 4.1 percent and those built in 2010 or later accounted for 0.9 percent of households. Households built in the 1970's, 1980's, and 1990's account for 12.5 percent, 4.4 percent, and 6.6, respectively. Housing units built prior to 1939 represented 26 percent of households in 2016.

Table II.53.41				
Households by Year Home Built				
Kimball County				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	528	30.6%	413	26%
1940 to 1949	181	10.5%	100	6.3%
1950 to 1959	390	22.6%	339	21.3%
1960 to 1969	252	14.6%	284	17.9%
1970 to 1979	129	7.5%	199	12.5%
1980 to 1989	143	8.3%	70	4.4%
1990 to 1999	104	6%	105	6.6%
2000 to 2009	.	.	66	4.1%
2010 or Later	.	.	15	0.9%
Total	1,727	100.0%	1,591	100.0%

The distribution of unit types by race are shown in Table II.53.42. An estimated 82.4 percent of white households occupy single-family homes and some 4.9 percent of white households occupy apartments. An estimated 100 percent of Asian, and 36.4 percent of American Indian households occupy single-family homes.

Table II.53.42							
Distribution of Units in Structure by Race							
Kimball County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.4%	%	36.4%	100%	%	100%	100%
Duplex	2.8%	%	0%	0%	%	0%	0%
Tri- or Four-Plex	1.5%	%	0%	0%	%	0%	0%
Apartment	4.9%	%	0%	0%	%	0%	0%
Mobile Home	8.3%	%	63.6%	0%	%	0%	0%
Boat, RV, Van, Etc.	0.2%	%	0%	0%	%	0%	0%
Total	100.0%	%	100.0%	100.0%	%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.53.43. An estimated 22.4 percent of vacant units were for rent in 2010, a -5.8 percent change since 2000. In addition, some 15.5 percent of vacant units were for sale, a change of 25 percent between 2000 and 2010. "Other" vacant units represented 49.7 percent of vacant units in 2010. This is a change of 29.7 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.53.43 Disposition of Vacant Housing Units Kimball County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	69	28.2%	65	22.4%	-5.8%
For Sale	36	14.7%	45	15.5%	25%
Rented or Sold, Not Occupied	11	4.5%	4	1.4%	-63.6%
For Seasonal, Recreational, or Occasional Use	17	6.9%	32	11%	88.2%
For Migrant Workers	1	0.4%	0	0%	-100%
Other Vacant	111	45.3%	144	49.7%	29.7%
Total	245	100.0%	290	100.0%	18.4%

The disposition of vacant units between 2010 and 2016 are shown in Table II.53.44. By 2016, for rent units accounted for 19.5 percent of vacant units, while for sale units accounted for 7.4 percent. "Other" vacant units accounted for 52.5 percent of vacant units, representing a total of 199 "other" vacant units.

Table II.53.44 Disposition of Vacant Housing Units Kimball County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	65	22.4%	74	19.5%
For Sale	45	15.5%	28	7.4%
Rented Not Occupied	3	1%	0	0%
Sold Not Occupied	1	0.3%	0	0%
For Seasonal, Recreational, or Occasional Use	32	11%	78	20.6%
For Migrant Workers	0	0%	0	0%
Other Vacant	144	49.7%	199	52.5%
Total	290	100.0%	379	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 904 property transactions in Kimball County. Of these, 843 were for single-family homes during this 19-year period, as shown in Table II.53.45.

Table II.53.45						
Residential Property Transactions						
Kimball County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	67	5	0	0	0	72
2000	54	3	0	0	1	58
2001	42	0	0	0	1	43
2002	49	0	0	1	1	51
2003	53	2	0	0	1	56
2004	43	3	0	0	0	46
2005	40	0	0	0	1	41
2006	47	1	0	0	0	48
2007	46	1	0	0	0	47
2008	29	0	0	0	1	30
2009	35	0	0	0	0	35
2010	28	1	0	0	0	29
2011	28	7	0	0	0	35
2012	36	7	0	0	0	43
2013	54	9	0	0	0	63
2014	51	3	0	0	0	54
2015	44	3	0	0	0	47
2016	41	4	0	0	0	45
2017	56	5	0	0	0	61
Total	843	54	0	1	6	904

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 287 single-family home property transactions for units built before 1930, 1.7 percent of units were of low quality and 30 percent were of fair quality. Conversely, of the 10 homes built from 2001 through 2010, 0 percent of units were of low quality and 30 percent of fair quality. Table II.53.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.53.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Kimball County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	5	1	0	0	0	0	0	0	0	6
Fair	86	75	4	10	5	0	3	0	0	183
Average	187	241	34	24	19	8	5	1	2	521
Good	7	82	14	5	3	1	1	0	0	113
Very Good	1	11	4	0	0	1	1	0	0	18
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	1	0	0	0	0	1	0	0	0	2
Total	287	410	56	39	27	11	10	1	2	843

In regard to the current condition of residential dwellings, of the same 287 single-family homes built before 1930, 5.2 percent of the homes were worn out or badly worn, and 71.1 percent were in average condition. Table II.53.47 provides details about the condition of single-family residential dwellings by year built.

Table II.53.47 Single-Family Homes by Year Built and Condition Kimball County Fiscal Years 1999–2017 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	0	0	0	0	0	0	0	0	0	0
Badly Worn	15	2	1	0	0	0	0	0	0	18
Average	204	210	17	22	11	3	3	0	1	471
Good	66	177	28	15	10	2	6	0	1	305
Very Good	2	20	10	2	6	5	1	0	0	46
Excellent	0	1	0	0	0	1	0	1	0	3
Missing	0	0	0	0	0	0	0	0	0	0
Total	287	410	56	39	27	11	10	1	2	843

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$80,074 to \$81,147, a total increase of 1.3 percent, as shown in Table II.53.48.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Kimball County ranged from \$49,423 for homes built before 1930 to \$139,400 for homes built from 2001 to 2010, and \$129,000 for the newest homes built between 2011 and 2017.²³ Homes built from 2001 through 2010 were also larger, averaging 1,716 square feet per unit. Table II.53.49, provides additional details about single-family homes.

Table II.53.48 Average Sales Price of Single-Family Homes Kimball County Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	51,627
2000	43,667
2001	57,101
2002	59,313
2003	64,261
2004	64,117
2005	70,946
2006	72,083
2007	85,773
2008	72,959
2009	75,940
2010	80,074
2011	74,499
2012	72,436
2013	59,588
2014	82,825
2015	79,589
2016	84,528
2017	81,147
Average	68,943

Table II.53.49 Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot Kimball County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ²⁴ (\$)
Before 1930	49,423	1,262	39.17
1931-1960	68,087	1,250	54.47
1961-1970	99,349	1,533	64.82
1971-1980	104,985	1,502	69.91
1981-1990	111,519	1,789	62.32
1991-2000	151,020	1,699	88.91
2001-2010	139,400	1,716	81.22
2011-2017	129,000	1,500	86
Average	68,943	1,314	52.47

²³ 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.

²⁴ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.53.50. In 2016, an estimated 0.6 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.53.50 Overcrowding and Severe Overcrowding Kimball County 2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	1,285	97.3%	21	1.6%	15	1.1%	1,321
2016 Five-Year ACS	1,074	100%	0	0%	0	0%	1,074
Renter							
2000 Census	384	94.6%	19	4.7%	3	0.7%	406
2016 Five-Year ACS	507	98.1%	10	1.9%	0	0%	1,591
Total							
2000 Census	1,669	96.6%	40	2.3%	18	1%	1,727
2016 Five-Year ACS	1,581	99.4%	10	0.6%	0	0%	1,591

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

There were a total of 5 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Kimball County. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table II.53.51 Households with Incomplete Plumbing Facilities Kimball County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	1,721	1,586
Lacking Complete Plumbing Facilities	6	5
Total Households	1,727	1,591
Percent Lacking	0.3%	0.3%

There were 7 households lacking complete kitchen facilities in 2016, compared to 0 households in 2000. This was a change from 0 percent of households in 2000 to 0.4 percent in 2016.



Table II.53.52 Households with Incomplete Kitchen Facilities Kimball County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	1,727	1,584
Lacking Complete Kitchen Facilities	0	7
Total Households	1,727	1,591
Percent Lacking	0%	0.4%

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

In Kimball County, 18.5 percent of households had a cost burden and 8.2 percent had a severe cost burden. Some 19.9 percent of renters were cost burdened, and 12.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 17.2 percent and a severe cost burden rate of 4.3 percent. Owner occupied households with a mortgage had a cost burden rate of 18.8 percent, and severe cost burden at 9 percent.

Table II.53.53 Cost Burden and Severe Cost Burden by Tenure Kimball County 2000 Census & 2016 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	302	75.9%	55	13.8%	33	8.3%	8	2%	398
2016 Five-Year ACS	315	70.6%	84	18.8%	40	9%	7	1.6%	446
Owner Without a Mortgage									
2000 Census	501	91.4%	18	3.3%	23	4.2%	6	1.1%	548
2016 Five-Year ACS	487	77.5%	108	17.2%	27	4.3%	6	1%	628
Renter									
2000 Census	213	57.4%	68	18.3%	33	8.9%	57	15.4%	371
2016 Five-Year ACS	292	56.5%	103	19.9%	64	12.4%	58	11.2%	517
Total									
2000 Census	1,016	77.1%	141	10.7%	89	6.8%	71	5.4%	1,317
2016 Five-Year ACS	1,094	68.8%	295	18.5%	131	8.2%	71	4.5%	1,591



Housing Problems by Income

Table II.53.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Kimball County. As can be seen in 2017 the MFI was \$56,800, which compared to \$68,200 for the State of Nebraska.

Table II.53.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 139 owner-occupied and 114 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 80 owner-occupied and 49 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,194 households without a housing problem.

Table II.53.54 Median Family Income Kimball County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	40,100	50,400
2001	41,800	53,400
2002	41,800	55,100
2003	42,400	55,400
2004	44,800	56,300
2005	44,800	57,400
2006	44,600	59,400
2007	43,900	58,200
2008	45,300	59,800
2009	46,300	62,000
2010	46,700	62,600
2011	52,400	63,500
2012	53,100	64,400
2013	55,000	64,600
2014	55,500	66,000
2015	57,400	66,800
2016	53,700	66,500
2017	56,800	68,200

Table II.53.55
Housing Problems by Income and Tenure

Kimball County
2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	10	0	0	0	0	10
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	4	0	0	0	4
Housing cost burden greater than 50% of income (and none of the above problems)	25	10	0	15	30	80
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	70	40	15	4	139
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
has none of the 4 housing problems	4	80	135	140	470	829
Total	64	164	175	170	504	1,077
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	4	0	0	0	0	4
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	0	4	0	8
Housing cost burden greater than 50% of income (and none of the above problems)	35	10	4	0	0	49
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	25	60	25	4	0	114
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
has none of the 4 housing problems	20	25	95	65	160	365
Total	88	95	124	73	160	540
Total						
Lacking complete plumbing or kitchen facilities	14	0	0	0	0	14
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	4	0	4	0	12
Housing cost burden greater than 50% of income (and none of the above problems)	60	20	4	15	30	129
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	35	130	65	19	4	253
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
has none of the 4 housing problems	24	105	230	205	630	1,194
Total	152	259	299	243	664	1,617

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.53.56, of the 56 loans in 2016, 24 loans were for Home Purchases, 6 were for Home Improvement and 26 were for refinancing.



Table II.53.56 Owner-Occupied Single-Family Home Loans by Loan Type Kimball County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	24	12	29	65
2009	11	10	32	53
2010	7	10	24	41
2011	14	2	26	42
2012	11	7	21	39
2013	19	7	27	53
2014	20	9	26	55
2015	13	7	19	39
2016	24	6	26	56

Table II.53.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$68,500 and \$56,818 in 2012 and \$69,042 in 2016. Overall, average loans were \$56,092 in 2008 and \$82,661 in 2016.

Table II.53.57 Owner-Occupied Single-Family Home Loans by Average Loan Amount Kimball County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$68,500	\$10,250	\$64,793	\$56,092
2009	\$87,909	\$7,800	\$81,438	\$68,887
2010	\$119,857	\$21,400	\$71,083	\$67,293
2011	\$80,714	\$13,500	\$72,385	\$72,357
2012	\$56,818	\$23,000	\$135,762	\$93,256
2013	\$88,474	\$31,143	\$93,963	\$83,698
2014	\$85,050	\$20,778	\$138,808	\$99,945
2015	\$102,385	\$19,714	\$85,368	\$79,256
2016	\$69,042	\$24,000	\$108,769	\$82,661

Table II.53.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$1,644,000 and \$625,000 in 2012 and \$1,657,000 in 2016. Overall, average loans were \$3,646,000 in 2008 and \$4,629,000 in 2016.



Table II.53.58 Total Volume of Owner-Occupied Single-Family Loans Kimball County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	1,644,000	123,000	1,879,000	3,646,000
2009	967,000	78,000	2,606,000	3,651,000
2010	839,000	214,000	1,706,000	2,759,000
2011	1,130,000	27,000	1,882,000	3,039,000
2012	625,000	161,000	2,851,000	3,637,000
2013	1,681,000	218,000	2,537,000	4,436,000
2014	1,701,000	187,000	3,609,000	5,497,000
2015	1,331,000	138,000	1,622,000	3,091,000
2016	1,657,000	144,000	2,828,000	4,629,000

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.53.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Kimball County. The number of completed surveys increased from 6 in 2016 to 9 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 5.7 percentage points and was at 19.3 percent in 2017.

Table II.53.59 Survey of Rental Properties Kimball County 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	0	
2003	1	30	36.7	0
2004	1	16	18.8	365
2005	5	22	13.6	111.1
2006	5	19	26.3	185.6
2007	4	61	26.2	30.5
2008	6	24	12.5	13
2009	5	22	4.5	22
2010	5	38	2.6	18.3
2011	6	64	3.1	29.2
2012	4	60	15	6.3
2013	6	72	8.3	146.7
2014	6	48	2.1	52
2015	2	9	22.2	45
2016	6	76	25	56.3
2017	9	88	19.3	119.8

Table II.53.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 11 single-family units in Kimball County, with 2 of them available. This translates into a vacancy rate of 18.2 percent in Kimball County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 70 apartment units reported in the survey, with 13 of them available, which resulted in a vacancy rate of 18.6 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 13.4 percent.

Table II.53.60 Rental Vacancy Survey by Type Kimball County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	11	2	18.2%	24.8%
Apartments	70	13	18.6%	13.9%
Mobile Homes	5	2	40%	8%
"Other" Units	0	0	0%	.
Don't Know	2	0	0%	0%
Total	88	17	19.3%	13.4%

Table II.53.61, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 5 units. The most common apartment units were one bedroom units, with 40 units.

Table II.53.61 Rental Units by Number of Bedrooms Kimball County 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	2	40	0	0	.	42
Two	5	30	1	0	.	36
Three	3	0	4	0	.	7
Four	1	0	0	0	.	1
Don't Know	0	0	0	0	2	2
Total	11	70	5	0	2	88

Table II.53.62 displays the vacancy rate of single-family units by the number of bedrooms. Two bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table II.53.62 Single-Family Units by Number of Bedrooms Kimball County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	2	0	0%
Two	5	0	0%
Three	3	0	0%
Four	1	0	0%
Don't know	0	2	%
Total	11	2	18.2%

Table II.53.63 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 0 percent.

Table II.53.63 Apartment Units by Number of Bedrooms Kimball County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	40	0	0%
Two	30	3	10%
Three	0	0	%
Four	0	0	%
Don't know	0	10	%
Total	70	13	18.6%

Average market-rate rents by unit type are shown in Table II.53.64. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.53.64 Average Market Rate Rents by Number of Bedrooms Kimball County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$784.3	\$	\$	\$784.3
Two	\$	\$999.5	\$	\$	\$999.5
Three	\$	\$	\$800	\$	\$800
Four	\$	\$	\$	\$	\$
Don't know	\$483.3	\$500	\$450	\$	
Total	\$483.3	\$714.4	\$625	\$450	\$688.9

Table II.53.65 shows vacancy rates for single-family units by average rental rates for Kimball 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 50 percent.

Table II.53.65 Single-Family Market Rate Rents by Vacancy Status Kimball County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	4	2	50%
\$500 to \$750	2	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	5	0	0%
Total	11	2	18.2%



The average rent and availability of apartment units is displayed in Table II.53.66. The most common rent for apartments was \$1,250 to \$1,500 dollars and the units in this price range had a vacancy rate of 33.3 percent.

Table II.53.66 Apartment Market Rate Rents by Vacancy Status Kimball County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	8	0	0%
\$500 to \$750	8	3	37.5%
\$750 to \$1,000	24	0	0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	30	10	33.3%
Above \$1,500	0	0	%
Missing	0	0	%
Total	70	13	18.6%

Respondents were asked if utilities are included in the rent and, as shown in Table II.53.67, 5 respondents, or 62.5 percent, included some sort of utility in the rent.

Table II.53.67 Are there any utilities included with the rent? Kimball County 2017 Survey of Rental Properties	
Period	Respondent
Yes	5
No	3
% Offering Utilities	62.5%

The type of utility included in the rent is shown in Table II.53.68. There were 2 respondents who included electricity, 1 respondent who included natural gas, 5 respondents who included water and sewer and 4 respondents included trash collection in the rent.

Table II.53.68 Which utilities are included with the rent? Kimball County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	1
Water/Sewer	5
Trash Collection	4

Table II.53.69 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 6 persons on the wait list.

Table II.53.69 Do you keep a waiting list? Kimball County 2017 Survey of Rental Properties	
Period	Respondent
Yes	1
No	4
Waitlist Size	6

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.53.70 most respondents indicated there was no need for the renovation of existing family units and no need for the renovation of existing apartment units.

Table II.53.70 How would you rate the need for renovation of existing units in the city? Kimball County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	3	2	2	1
Low Need	0	0		
Moderate Need	0	0		
High Need	1	1	1	
Extreme Need	1	1	1	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.53.71 most respondents indicated there was no need for the construction of new family units and no need for the construction of new apartment units.

Table II.53.71 How would you rate the need for construction of new units in the city? Kimball County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	4	3	3	1
Low Need	0	0		
Moderate Need	1	1	1	1
High Need	0	0		
Extreme Need	0	0		

