

City of Nebraska City

Summary

- From 2010 to 2015, population increased by 0.6 percent, or by 46 persons.
- In 2015, 5 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$300,400.
- The vacancy rate in the Fall 2016 Rental Survey was 5.6 percent, which compared to a vacancy rate of 3.1 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Nebraska City’s population increased by 1.48 percent between 2000 and 2015, from 7,228 to 7,335 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 29 persons in Nebraska City between 2014 and 2015, as shown below in Table III.18.1.

Subject	Nebraska	% Growth Since 2000	Nebraska City	% Growth Since 2000
2000 Census	1,711,263		7,228	.
July 2001 Estimate	1,719,836	0.5%	7,317	1.2
July 2002 Estimate	1,728,292	1.0%	7,286	.8
July 2003 Estimate	1,738,643	1.6%	7,250	.3
July 2004 Estimate	1,749,370	2.2%	7,258	.4
July 2005 Estimate	1,761,497	2.9%	7,284	.8
July 2006 Estimate	1,772,693	3.6%	7,339	1.5
July 2007 Estimate	1,783,440	4.2%	7,367	1.9
July 2008 Estimate	1,796,378	5.0%	7,304	1.1
July 2009 Estimate	1,812,683	5.9%	7,237	.1
2010 Census	1,826,341	6.7%	7,289	.8
July 2011 Estimate	1,842,383	7.7%	7,319	1.3
July 2012 Estimate	1,855,973	8.5%	7,287	.8
July 2013 Estimate	1,869,300	9.2%	7,270	.6
July 2014 Estimate	1,882,980	10.0%	7,306	1.1
July 2015 Estimate	1,896,190	10.8%	7,335	1.5

Table III.18.2, on the following page, shows the population of Nebraska City by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 94.4 percent of the population, with a total of 6,894 persons. There were also 15 black and 65 Native American persons residing in the City of Nebraska City. In 2010 the Hispanic population accounted for 10.9 percent of the population, with 795 persons, which compared to a population share of 13.8 percent in 2015 and a Hispanic population of 1,010.

Table III.18.2				
Population by Race and Ethnicity				
City of Nebraska City				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	6,669	91.5%	6,894	94.4%
Black	28	.4%	15	.2%
American Indian	20	.3%	65	.9%
Asian	51	.7%	77	1.1%
Native Hawaiian/ Pacific Islander	18	.2%	0	.0%
Other	386	5.3%	82	1.1%
Two or More Races	117	1.6%	168	2.3%
Total	7,289	100.0%	7,301⁶⁶	100.0%
Hispanic	795	10.9%	1,010	13.8%

Table III.18.3, below, shows the population of Nebraska City by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 11.8 percent of the total population in 2010 to 14.1 percent in 2015. The number of people from 25 to 34 years of age accounted for 11.9 percent of the population in 2015, or 868 persons. The percentage of people aged 65 or Older changed from 19.7 percent of the total population in 2010 to 20.0 percent in 2015. Additional age details are shown in Table III.18.3.

Table III.18.3				
Population by Age				
City of Nebraska City				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	1,476	20.2%	1,377	18.9%
15 - 24	863	11.8%	1,033	14.1%
25 - 34	838	11.5%	868	11.9%
35 - 44	768	10.5%	805	11.0%
45 - 54	1,038	14.2%	812	11.1%
55 - 64	873	12.0%	947	13.0%
65 or Older	1,433	19.7%	1,459	20.0%
Total	7,289	100.0%	7,301	100.0%

⁶⁶ The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of Nebraska City increased by 2.6 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 1.3 percent to 544 persons, while the enrollment for those aged 5 to 10 increased by 4.4 percent, to 764 persons. Between 2015 and 2016, school enrollment fell by 1.0 percent or from 1,840 to 1,821 persons. These results can be seen in Table III.18.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	667	538	543	1,748
2001	611	516	562	1,689
2002	595	483	592	1,670
2003	595	488	557	1,640
2004	581	512	574	1,667
2005	581	518	583	1,682
2006	614	517	560	1,691
2007	652	527	561	1,740
2008	670	494	565	1,729
2009	692	465	554	1,711
2010	732	506	537	1,775
2011	737	520	548	1,805
2012	722	501	527	1,750
2013	742	501	516	1,759
2014	744	506	529	1,779
2015	781	508	551	1,840
2016	764	513	544	1,821

HOUSING

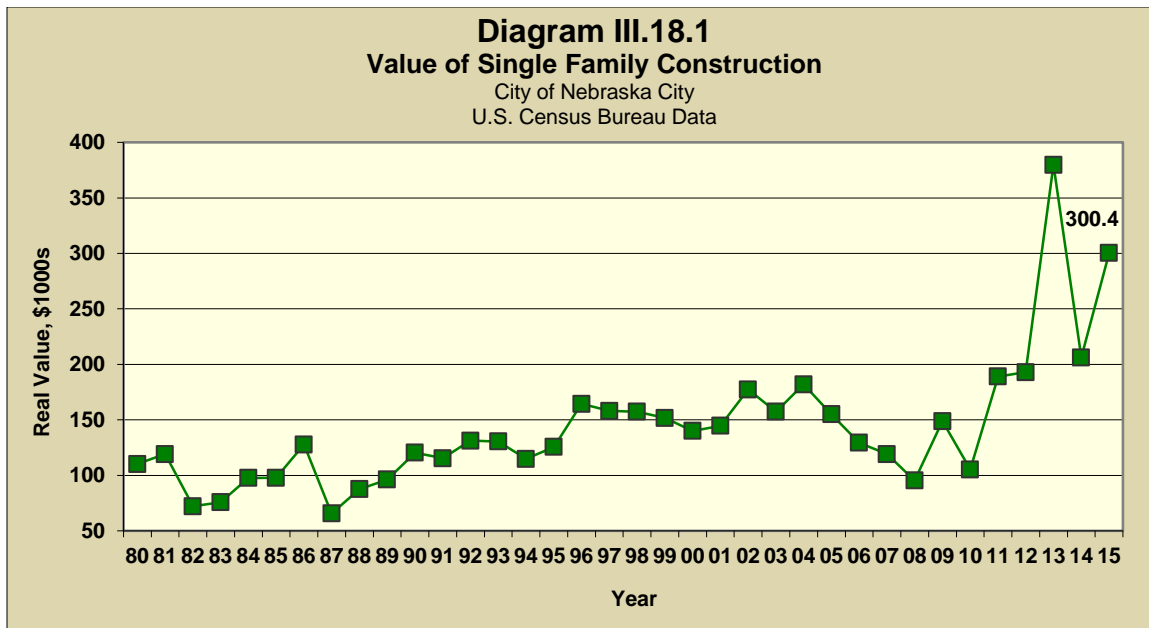
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁶⁷ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in Nebraska City numbering 6 in 1980, 10 in 1990, 20 in 2000, and 8 in 2008. Between 2014 and 2015, single-family permits decreased to 5 units. Additional details of permit activity and per-unit valuations are shown in Table III.18.5.

⁶⁷ 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.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	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	6	0	8	12	26	110	0	36	47
1981	3	2	0	24	29	119	32	0	52
1982	4	0	0	0	4	72	0	0	0
1983	4	0	0	0	4	76	0	0	0
1984	7	0	3	10	20	98	0	99	57
1985	6	0	4	0	10	98	0	38	0
1986	3	0	0	16	19	128	0	0	42
1987	8	0	0	0	8	66	0	0	0
1988	5	0	0	0	5	88	0	0	0
1989	9	0	0	0	9	96	0	0	0
1990	10	0	0	0	10	120	0	0	0
1991	10	2	0	0	12	115	95	0	0
1992	17	0	0	0	17	131	0	0	0
1993	19	8	4	0	31	131	99	42	0
1994	26	0	0	50	76	115	0	0	51
1995	28	2	0	0	30	126	226	0	0
1996	22	0	0	0	22	164	0	0	0
1997	8	8	4	0	20	158	90	44	0
1998	24	4	0	24	52	157	74	0	65
1999	32	4	0	0	36	152	78	0	0
2000	20	0	0	0	20	140	0	0	0
2001	10	0	0	0	10	145	0	0	0
2002	10	0	3	0	13	177	0	46	0
2003	15	0	0	0	15	157	0	0	0
2004	13	0	0	0	13	182	0	0	0
2005	32	0	0	0	32	155	0	0	0
2006	15	0	0	0	15	129	0	0	0
2007	18	2	4	0	24	119	95	85	0
2008	8	0	0	0	8	95	0	0	0
2009	8	0	0	0	8	149	0	0	0
2010	18	0	0	0	18	105	0	0	0
2011	4	0	0	0	4	189	0	0	0
2012	5	0	0	0	5	193	0	0	0
2013	3	0	0	0	3	380	0	0	0
2014	6	0	0	0	6	206	0	0	0
2015	5	0	0	0	5	300	0	0	.0

As shown in Diagram III.18.1, on the following page, the average value of newly constructed single-family units in 2000 was \$140,095, \$155,126 in 2005, and \$105,293 in 2010. In 2015, the value of single family units rose to \$300,400 from \$206,197 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Nebraska City. As shown in Table III.18.6, below, 7.5 percent, or 250 housing units were vacant in 2015. Of the 3,063 housing units that were occupied in 2015, 67.8 percent, or 2,078 units, were owner-occupied, and the remaining 32.2 percent were renter-occupied. This compares to 2,960 housing units that were occupied in 2010 with 1,931 units, or 65.2 percent, being owner-occupied, and the remaining 34.8 percent being renter-occupied.

Table III.18.6
Housing Units by Tenure
 City of Nebraska City
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,960	90.7%	3,063	92.5%
Owner-Occupied	1,931	65.2%	2,078	67.8%
Renter-Occupied	1,029	34.8%	985	32.2%
Vacant Housing Units	305	9.3%	250	7.5%
Total Housing Units	3,265	100.0%	3,313	100.0%

As shown in Table III.18.7, on the following page, there were 2,654 single family dwellings in 2015, which accounted for 80.1 percent of all housing units. Apartment units accounted for 10.6 percent of housing units, with 352 units. Mobile homes also accounted for an additional 3.0 percent of housing with 99 units.

Table III.18.7				
Housing Units by Type				
City of Nebraska City				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,554	78%	2,654	80.1%
Duplex	76	2%	95	2.9%
Tri- or Four-Plex	77	2%	113	3.4%
Apartment	419	13%	352	10.6%
Mobile Home	158	5%	99	3.0%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	3,284	100.0%	3,313	100.0%

Table III.18.8, below, shows the disposition of vacant housing units in Nebraska City. At the time of the 2015 five-year ACS, 8.8 percent of vacant units were for rent, 35.6 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 97 “other vacant” units, representing 31.8 percent of vacant units, which compared to 51.6 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.18.8				
Disposition of Vacant Housing Units				
City of Nebraska City				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	121	39.7%	22	8.8%
For Sale	54	17.7%	89	35.6%
Rented or Sold, Not Occupied	16	5.2%	0	.0%
For Seasonal, Recreational, or Occasional Use	17	5.6%	10	4.0%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	97	31.8%	129	51.6%
Total	305	100.0%	250	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.18.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of Nebraska City. The number of completed surveys increased from 9 in 2015 to 16 in 2016.

Table III.18.9				
Survey of Rental Properties				
City of Nebraska City				
2012–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2012	14	271	9.6	25.8
2013	16	287	6.6	60.0
2014	12	240	5.8	
2015	9	240	3.1	52.5
2016	16	252	5.6	15.8

Between 2015 and 2016 the vacancy rate for all units increased by 2.5 percentage points and was at 5.6 percent in 2016.

Table III.18.10 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 43 single family units in City of Nebraska City, with 3 of them available. This translates into a vacancy rate of 7.0 percent in City of Nebraska City, which compares to a single family vacancy rate of 3.6

percent for the State of Nebraska. There were 204 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 5.4 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 6.1 percent.

Table III.18.10				
Rental Vacancy Survey by Type				
City of Nebraska City				
2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	43	3	7.0%	8.5%
Apartments	204	11	5.4%	3.8%
Mobile Homes	1	0	.0%	.0%
“Other” Units		0	.0%	.
Don't Know	4	0	.0%	16.4%
Total	252	14	5.6%	6.1%

Table III.18.11, below reports units by Number of Bedrooms. Two bedroom units were the most common type of reported single family unit, with 18 units. The most common apartment units were one bedroom units, with 96 units. Details for additional unit types are reported below.

Table III.18.11						
Rental Units by Number of Bedrooms						
City of Nebraska City						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	4	0	0	.	4
One	3	96	0	0	.	99
Two	18	70	0	0	.	88
Three	8	24	1	0	.	33
Four	0	0	0	0	.	0
Don't Know	14	10	0		4	28
Total	43	204	1		4	252

Table III.18.12, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table III.18.12 Single Family Units by Number of Bedrooms City of Nebraska City 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	3	0	.0%
Two	18	0	.0%
Three	8	1	12.5%
Four	0	0	0
Don't know	14	2	14.3%
Total	43	3	7.0%

Table III.18.13, below displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 0.0 percent.

Table III.18.13 Apartment Units by Number of Bedrooms City of Nebraska City 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	4	0	.0%
One	96	0	.0%
Two	70	4	5.7%
Three	24	3	12.5%
Four	0	0	0
Don't know	10	4	40.0%
Total	204	11	5.4%

Average market-rate rents by unit type are shown in Table III.18.14, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.18.14 Average Market Rate Rents by Number of Bedrooms City of Nebraska City 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$400	\$	\$	\$400
One	\$450	\$441	\$	\$	\$442
Two	\$635	\$503	\$	\$	\$554
Three	\$905	\$690	\$625	\$	\$816
Four	\$650	\$	\$	\$	\$650
Average	\$695	\$475	\$625	\$	\$582

Table III.18.15, below, shows vacancy rates for single family units by average rental rates for the City of Nebraska City. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 5.3 percent.

Table III.18.15 Single Family Market Rate Rents by Vacancy Status City of Nebraska City 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	14	2	14.3%
\$500 to \$750	10	0	.0%
\$750 to \$1,000	19	1	5.3%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	43	3	7.0%

The average rent and availability of apartment units is displayed in Table III.18.16, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 4.5 percent.

Table III.18.16 Apartment Market Rate Rents by Vacancy Status City of Nebraska City 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	112	5	4.5%
\$500 to \$750	88	6	6.8%
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	4	0	.0%
Total	204	11	5.4%

Respondents were asked if utilities are included in the rent and as shown in Table III.18.17, on the following page, 9 respondents, or 60.0 percent, included some sort of utility in the rent.

Table III.18.17 Are there any utilities included with the rent? City of Nebraska City 2016 Survey of Rental Properties	
Period	Respondent
Yes	9
No	6
% Offering Utilities	60.0%

The type of utility included in the rent is shown in Table III.18.18, below. There were 2 respondents who included electricity, 3 respondents who included natural gas, 8 respondents who included water and sewer and 8 respondents included trash collection in the rent.

Table III.18.18 Which utilities are included with the rent? City of Nebraska City 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	3
Water/Sewer	8
Trash Collection	8

Table III.18.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waiting list, with an estimated 12 number of persons on the waiting list.

Table III.18.19 Do you keep a waiting list? City of Nebraska City 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	9
Waiting list Size	12

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.18.20, below, 2 respondents said there was no need for renovating single family units, with 2 respondents saying there was extreme need for renovating single family units. Likewise, 3 respondents indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.

Table III.18.20 How would you rate the need for renovation of existing units in the city? City of Nebraska City 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	3	2	
Low Need	2	2	2	
Moderate Need	3	3	3	
High Need	2	2	2	
Extreme Need	2	2	2	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.18.21, below, 7 respondents said there was no need for new single family units, with 4 respondents saying there was extreme need for constructing new single family units. Likewise, 8 respondents indicated no need for constructing new apartment units, with 4 respondents saying there was extreme need for constructing new apartment units.

Table II.18.21				
How would you rate the need for construction of new units in the city?				
City of Nebraska City 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	7	8	7	
Low Need				
Moderate Need				
High Need	1	1	1	
Extreme Need	4	4	4	

Local Commentary

Nebraska City is the county seat of Otoe County and is the oldest incorporated city in the state of Nebraska. It is home to the National Arbor Day Foundation Headquarters. There are a wide range of employees in Nebraska City and is located within a 50-mile radius of Omaha and Lincoln, Nebraska. The major employees are the Arbor Day Foundation, Cargill Meat Solutions, Omaha Public Power District, and Saint Mary's Community Hospital.

Several new businesses have opened up in the past year. There has been a Scooters open up as well as two new boutiques and a restaurant downtown. The Holiday Express has completed construction and is slated to open in 2018. Nebraska City has just incorporated parts of town for new development. Overall there is a need for more housing units on the market. There is an equal need for more single family houses as well as apartment units and some employers that are having a hard time filling positions because of a lack of housing.⁶⁸

⁶⁸ Telephone interview with Nebraska City Staff, 2/2017

