

# City of Norfolk

## Summary

- From 2010 to 2015, population increased by 0.6 percent, or by 156 persons.
- Between 2014 and 2015, the unemployment rate decreased to 2.7 percent.
- In 2015, 43 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$205,782.
- The vacancy rate in the Fall 2016 Rental Survey was 2.9 percent, which compared to a vacancy rate of 2.4 percent one year ago.

## DEMOGRAPHICS

### Population Characteristics

According to Census Bureau data, Norfolk’s population increased by 3.61 percent between 2000 and 2015, from 23,516 to 24,366 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 77 persons in Norfolk between 2014 and 2015, as shown below in Table III.19.1.

**Table III.19.1**  
**Population Estimates**  
Nebraska vs. City of Norfolk  
2000, 2010 Census and Intercensal Estimates

Subject	Nebraska	% Growth Since 2000	Norfolk	% Growth Since 2000
2000 Census	1,711,263		23,516	.
July 2001 Estimate	1,719,836	0.5%	24,037	2.2
July 2002 Estimate	1,728,292	1.0%	24,290	3.3
July 2003 Estimate	1,738,643	1.6%	24,365	3.6
July 2004 Estimate	1,749,370	2.2%	24,349	3.5
July 2005 Estimate	1,761,497	2.9%	24,364	3.6
July 2006 Estimate	1,772,693	3.6%	24,293	3.3
July 2007 Estimate	1,783,440	4.2%	23,603	.4
July 2008 Estimate	1,796,378	5.0%	23,693	.8
July 2009 Estimate	1,812,683	5.9%	23,969	1.9
2010 Census	1,826,341	6.7%	24,210	3.0
July 2011 Estimate	1,842,383	7.7%	24,306	3.4
July 2012 Estimate	1,855,973	8.5%	24,381	3.7
July 2013 Estimate	1,869,300	9.2%	24,472	4.1
July 2014 Estimate	1,882,980	10.0%	24,443	3.9
July 2015 Estimate	1,896,190	10.8%	24,366	3.6

Table III.19.2, on the following page, shows the population of Norfolk by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 89.8 percent of the population, with a total of 21,903 persons. There were also 379 black and 542 Native American persons residing in the City of Norfolk. In 2010 the Hispanic population accounted for 12.1 percent of the population, with 2,939 persons, which compared to a population share of 13.6 percent in 2015 and a Hispanic population of 3,311.

<b>Table III.19.2</b>				
<b>Population by Race and Ethnicity</b>				
City of Norfolk				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	21,313	88.0%	21,903	89.8%
Black	397	1.6%	379	1.6%
American Indian	340	1.4%	542	2.2%
Asian	135	.6%	225	.9%
Native Hawaiian/ Pacific Islander	12	.0%	0	.0%
Other	1,526	6.3%	696	2.9%
Two or More Races	487	2.0%	648	2.7%
<b>Total</b>	<b>24,210</b>	<b>100.0%</b>	<b>24,393<sup>69</sup></b>	<b>100.0%</b>
<b>Hispanic</b>	2,939	12.1%	3,311	13.6%

Table III.19.3, below, shows the population of Norfolk 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 remained at 15.9 percent of the total population in 2010 and 15.9 percent in 2015. The number of people from 25 to 34 years of age accounted for 12.8 percent of the population in 2015, or 3,120 persons. The percentage of people aged 65 or Older changed from 14.6 percent of the total population in 2010 to 14.8 percent in 2015. Additional age details are shown below.

<b>Table III.19.3</b>				
<b>Population by Age</b>				
City of Norfolk				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	5,004	20.7%	5,086	20.9%
15 - 24	3,849	15.9%	3,879	15.9%
25 - 34	3,109	12.8%	3,120	12.8%
35 - 44	2,628	10.9%	2,845	11.7%
45 - 54	3,461	14.3%	3,154	12.9%
55 - 64	2,618	10.8%	2,694	11.0%
65 or Older	3,541	14.6%	3,615	14.8%
<b>Total</b>	<b>24,210</b>	<b>100.0%</b>	<b>24,393</b>	<b>100.0%</b>

<sup>69</sup> 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 Norfolk increased by 4.3 percent. Over the same period the school enrollment for those aged 15 to 18 fell by 2.0 percent to 1,551 persons, while the enrollment for those aged 5 to 10 increased by 7.5 percent, to 2,410 persons. Between 2015 and 2016, school enrollment rose by .8 percent or from 5,536 to 5,578 persons. These results can be seen in Table III.19.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	2,161	1,678	1,830	5,669
2001	2,195	1,745	1,853	5,793
2002	2,170	1,690	1,851	5,711
2003	2,149	1,657	1,796	5,602
2004	2,132	1,617	1,795	5,544
2005	2,089	1,527	1,772	5,388
2006	2,137	1,513	1,630	5,280
2007	2,182	1,506	1,606	5,294
2008	2,136	1,514	1,585	5,235
2009	2,252	1,511	1,574	5,337
2010	2,241	1,523	1,582	5,346
2011	2,289	1,470	1,571	5,330
2012	2,394	1,493	1,589	5,476
2013	2,321	1,523	1,581	5,425
2014	2,306	1,517	1,586	5,409
2015	2,429	1,580	1,527	5,536
2016	2,410	1,617	1,551	5,578

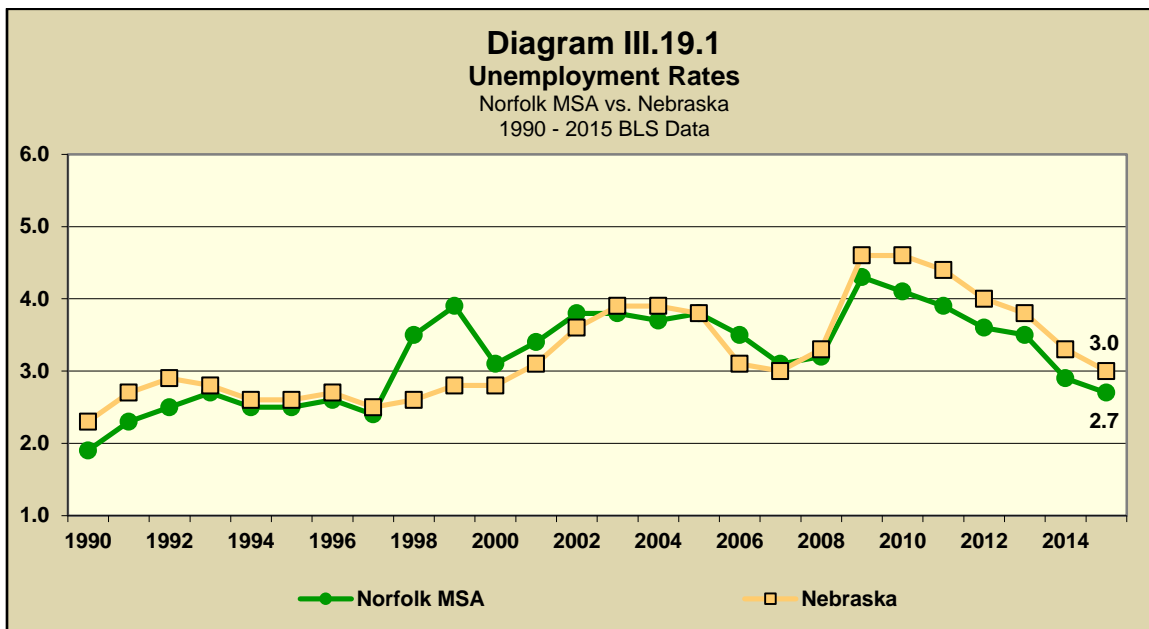
### ECONOMICS

#### Labor Force

Every year, the Bureau of Labor Statistics (BLS) collects data on the size and employment status of the labor force in Norfolk. As shown in Table III.19.5, on the following page, the labor force, defined as people working or seeking work, increased by 3,176 persons between 1990 and 2015, to 27,111 persons. Between 2014 and 2015, the total labor force decreased by 232 individuals. Between 2014 and 2015 the number of people working decreased by 167 persons. This translated to a decrease in the unemployment rate from 2.9 percent in 2014 to 2.7 percent in 2015.

<b>Table III.19.5</b> <b>Labor Force Statistics</b> City of Norfolk Bureau of Labor Statistics				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	23,935	23,469	466	1.9
1991	24,121	23,559	562	2.3
1992	24,266	23,659	607	2.5
1993	25,862	25,174	688	2.7
1994	26,656	26,002	654	2.5
1995	27,464	26,785	679	2.5
1996	27,789	27,070	719	2.6
1997	28,086	27,400	686	2.4
1998	28,425	27,417	1,008	3.5
1999	27,640	26,567	1,073	3.9
2000	27,023	26,192	831	3.1
2001	26,735	25,838	897	3.4
2002	26,682	25,681	1,001	3.8
2003	28,510	27,419	1,091	3.8
2004	28,634	27,570	1,064	3.7
2005	28,308	27,223	1,085	3.8
2006	26,940	25,990	950	3.5
2007	26,328	25,511	817	3.1
2008	26,307	25,466	841	3.2
2009	26,298	25,179	1,119	4.3
2010	26,710	25,611	1,099	4.1
2011	26,930	25,869	1,061	3.9
2012	27,095	26,119	976	3.6
2013	27,301	26,356	945	3.5
2014	27,343	26,550	793	2.9
2015	27,111	26,383	728	2.7

Diagram III.19.1, below, shows the unemployment rates for Nebraska and the City of Norfolk.



## HOUSING

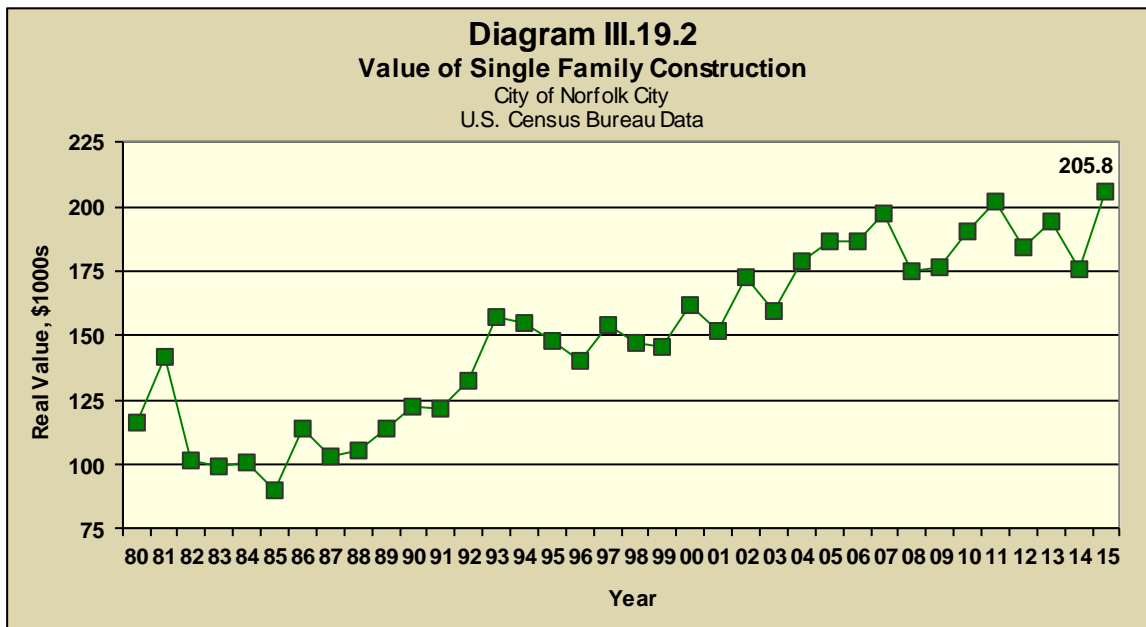
### Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.<sup>70</sup> 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 Norfolk numbering 77 in 1980, 65 in 1990, 66 in 2000, and 71 in 2008. Between 2014 and 2015, single-family permits decreased to 33 units. Additional details of permit activity and per-unit valuations are shown in Table III.19.6.

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	77	2	6	52	137	116	51	62	58
1981	42	4	20	11	77	142	68	38	45
1982	37	0	0	0	37	101	0	0	0
1983	54	2	0	24	80	100	86	0	41
1984	63	0	12	11	86	101	0	35	46
1985	42	2	0	107	151	90	111	0	35
1986	62	4	7	26	99	114	111	94	34
1987	52	6	0	18	76	104	77	0	22
1988	64	4	4	171	243	105	116	43	32
1989	73	6	20	62	161	114	98	27	17
1990	65	4	0	70	139	122	136	0	42
1991	51	6	3	5	65	122	85	49	49
1992	82	8	0	12	102	133	55	0	33
1993	89	2	0	80	171	157	31	0	33
1994	79	8	0	40	127	155	45	0	47
1995	79	4	0	180	263	148	70	0	42
1996	106	2	3	0	111	140	68	64	0
1997	95	2	4	68	169	154	82	84	48
1998	89	6	3	24	122	147	56	144	38
1999	89	4	0	28	121	145	55	0	50
2000	66	0	12	0	78	162	0	79	0
2001	65	18	3	32	118	152	78	66	32
2002	82	2	4	0	88	172	52	48	0
2003	76	8	4	24	112	160	60	71	89
2004	109	6	3	10	128	179	55	90	91
2005	98	4	9	0	111	186	95	78	0
2006	65	2	9	0	76	187	64	77	0
2007	54	2	6	0	62	197	53	75	0
2008	71	2	0	0	73	175	50	0	0
2009	40	0	0	0	40	176	0	0	0
2010	33	0	3	12	48	190	0	49	148
2011	25	0	0	0	25	202	0	0	0
2012	39	2	0	0	41	184	54	0	0
2013	39	8	0	0	47	194	71	0	0
2014	43	4	3	0	50	176	89	114	0
2015	33	10	0	0	43	206	125	0	.0

<sup>70</sup> Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

As shown in Diagram III.19.2, on the following page, the average value of newly constructed single-family units in 2000 was \$161,725, \$186,313 in 2005, and \$190,039 in 2010. In 2015, the value of single family units rose to \$205,782 from \$175,980 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Norfolk. As shown in Table III.19.7, below, 5.8 percent, or 602 housing units were vacant in 2015. Of the 9,839 housing units that were occupied in 2015, 59.8 percent, or 5,885 units, were owner-occupied, and the remaining 40.2 percent were renter-occupied. This compares to 9,910 housing units that were occupied in 2010 with 5,953 units, or 60.1 percent, being owner-occupied, and the remaining 39.9 percent being renter-occupied.

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	9,910	93.3%	9,839	94.2%
Owner-Occupied	5,953	60.1%	5,885	59.8%
Renter-Occupied	3,957	39.9%	3,954	40.2%
Vacant Housing Units	715	6.7%	602	5.8%
<b>Total Housing Units</b>	<b>10,625</b>	<b>100.0%</b>	<b>10,441</b>	<b>100.0%</b>

As shown in Table III.19.8, on the following page, there were 7,436 single family dwellings in 2015, which accounted for 71.2 percent of all housing units. Apartment units accounted for 19.0 percent of housing units, with 1,979 units. Mobile homes also accounted for an additional 1.4 percent of housing with 142 units.

<b>Table III.19.8</b>				
<b>Housing Units by Type</b>				
City of Norfolk				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	7,475	71%	7,436	71.2%
Duplex	314	3%	314	3.0%
Tri- or Four-Plex	491	5%	563	5.4%
Apartment	2,131	20%	1,979	19.0%
Mobile Home	180	2%	142	1.4%
Boat, RV, Van, Etc.	0	0%	7	.1%
<b>Total</b>	<b>10,591</b>	<b>100.0%</b>	<b>10,441</b>	<b>100.0%</b>

Table III.19.9, below, shows the disposition of vacant housing units in Norfolk. At the time of the 2015 five-year ACS, 44.9 percent of vacant units were for rent, 5.0 percent were for sale, and 16.8 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 184 “other vacant” units, representing 25.7 percent of vacant units, which compared to 32.4 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

<b>Table III.19.9</b>				
<b>Disposition of Vacant Housing Units</b>				
City of Norfolk				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	360	50.3%	270	44.9%
For Sale	117	16.4%	30	5.0%
Rented or Sold, Not Occupied	35	4.9%	101	16.8%
For Seasonal, Recreational, or Occasional Use	19	2.7%	6	1.0%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	184	25.7%	195	32.4%
<b>Total</b>	<b>715</b>	<b>100.0%</b>	<b>602</b>	<b>100.0%</b>

### Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.19.10 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of Norfolk. The number of completed surveys decreased from 61 in 2015 to 60 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by .5 percentage points and was at 2.9 percent in 2016.

<b>Table III.19.10</b>				
<b>Survey of Rental Properties</b>				
City of Norfolk				
2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	7	747	4.8	67.2
2003	8	3,648	6.5	44.6
2004	12	2,097	3.3	34.4
2005	13	1,570	8.4	23.8
2006	36	1,208	9.4	53.0
2007	59	2,051	11.1	36.0
2008	53	1,851	4.1	27.5
2009	50	1,626	5.4	27.0
2010	63	1,868	5.6	30.0
2011	65	1,784	2.6	22.3
2012	57	1,344	1.9	17.6
2013	57	2,153	3.9	22.8
2014	67	1,736	1.8	16.3
2015	61	1,736	2.4	16.2
2016	60	1,493	2.9	32.4

Table III.19.11 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 210 single family units in City of Norfolk, with 3 of them available. This translates into a vacancy rate of 1.4 percent in City of Norfolk, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 1,178 apartment units reported in the survey, with 41 of them available, which resulted in a vacancy rate of 3.5 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 2.6 percent.

<b>Table III.19.11</b>				
<b>Rental Vacancy Survey by Type</b>				
City of Norfolk				
2016 Survey of Rental Properties				
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>	<b>5-Year Vacancy Rate Average</b>
Single Family	210	3	1.4%	1.7%
Apartments	1,178	41	3.5%	2.7%
Mobile Homes	0	0	0	.0%
“Other” Units		0	.0%	.
Don't Know	105	0	.0%	2.3%
<b>Total</b>	<b>1,493</b>	<b>44</b>	<b>2.9%</b>	<b>2.6%</b>

Table III.19.12, below reports units by Number of Bedrooms. Two bedroom units were the most common type of reported single family unit, with 55 units. The most common apartment units were two bedroom units, with 566 units. Details for additional unit types are reported below.

<b>Table III.19.12</b>						
<b>Rental Units by Number of Bedrooms</b>						
City of Norfolk						
2016 Survey of Rental Properties						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don't Know</b>	<b>Total</b>
Efficiency	0	24	0	0	.	24
One	14	403	0	0	.	417
Two	55	566	0	0	.	621
Three	50	31	0	0	.	81
Four	18	0	0	0	.	18
Don't Know	73	154	0		105	332
<b>Total</b>	<b>210</b>	<b>1,178</b>	<b>0</b>		<b>105</b>	<b>1,493</b>



Table III.19.13, 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.

<b>Table III.19.13</b> <b>Single Family Units by Number of Bedrooms</b> City of Norfolk 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	14	0	.0%
Two	55	0	.0%
Three	50	2	4.0%
Four	18	1	5.6%
Don't know	73	0	.0%
<b>Total</b>	<b>210</b>	<b>3</b>	<b>1.4%</b>

Table III.19.14, below displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 4.1 percent.

<b>Table III.19.14</b> <b>Apartment Units by Number of Bedrooms</b> City of Norfolk 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	24	0	.0%
One	403	10	2.5%
Two	566	23	4.1%
Three	31	0	.0%
Four	0	0	0
Don't know	154	8	5.2%
<b>Total</b>	<b>1,178</b>	<b>41</b>	<b>3.5%</b>

Average market-rate rents by unit type are shown in Table III.19.15, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

<b>Table III.19.15</b> <b>Average Market Rate Rents by Number of Bedrooms</b> City of Norfolk 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$444	\$	\$	\$444
One	\$458	\$506	\$	\$	\$496
Two	\$639	\$617	\$	\$	\$625
Three	\$830	\$738	\$	\$	\$798
Four	\$930	\$1,000	\$	\$	\$937
<b>Average</b>	<b>\$723</b>	<b>\$592</b>	<b>\$</b>	<b>\$</b>	<b>\$661</b>

Table III.19.16, below, shows vacancy rates for single family units by average rental rates for the City of Norfolk. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 1.2 percent.

<b>Table III.19.16</b> <b>Single Family Market Rate Rents by Vacancy Status</b> City of Norfolk 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	20	0	.0%
\$500 to \$750	86	1	1.2%
\$750 to \$1,000	46	0	.0%
\$1,000 to \$1,250	30	2	6.7%
\$1,250 to \$1,500	6	0	.0%
Above \$1,500	0	0	0
Missing	22	0	.0%
<b>Total</b>	<b>210</b>	<b>3</b>	<b>1.4%</b>

The average rent and availability of apartment units is displayed in Table III.19.17, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 3.7 percent.

<b>Table III.19.17</b> <b>Apartment Market Rate Rents by Vacancy Status</b> City of Norfolk 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	117	5	4.3%
\$500 to \$750	831	31	3.7%
\$750 to \$1,000	58	1	1.7%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	76	0	.0%
Missing	96	4	4.2%
<b>Total</b>	<b>1,178</b>	<b>41</b>	<b>3.5%</b>

Respondents were asked if utilities are included in the rent and as shown in Table III.19.18, on the following page, 32 respondents, or 57.1 percent, included some sort of utility in the rent.

<b>Table III.19.18</b> <b>Are there any utilities included with the rent?</b> City of Norfolk 2016 Survey of Rental Properties	
Period	Respondent
Yes	32
No	24
<b>% Offering Utilities</b>	<b>57.1%</b>

The type of utility included in the rent is shown in Table III.19.19, below. There were 11 respondents who included electricity, 9 respondents who included natural gas, 32 respondents who included water and sewer and 31 respondents included trash collection in the rent.

<b>Table III.19.19</b> <b>Which utilities are included with the rent?</b> City of Norfolk 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	11
Natural Gas	9
Water/Sewer	32
Trash Collection	31

Table III.19.20, at right, shows the number of survey respondents who keep a waiting list. As can be seen 15 respondents said they keep a waiting list, with an estimated 115 number of persons on the waiting list.

<b>Table III.19.20</b> <b>Do you keep a waiting list?</b> City of Norfolk 2016 Survey of Rental Properties	
Period	Respondent
Yes	15
No	41
<b>Waiting list Size</b>	<b>115</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.19.21, below, 10 respondents said there was no need for renovating single family units, with 6 respondents saying there was extreme need for renovating single family units. Likewise, 11 respondents indicated no need for renovating existing apartment units, with 6 respondents saying there was extreme need for renovating existing apartment units.

<b>Table III.19.21</b> <b>How would you rate the need for renovation of existing units in the city?</b> City of Norfolk 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	10	11	10	1
Low Need	5	5	5	1
Moderate Need	15	15	15	1
High Need	6	6	6	
Extreme Need	6	6	6	2

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.19.22, below, 12 respondents said there was no need for new single family units, with 12 respondents saying there was extreme need for constructing new single family units. Likewise, 13 respondents indicated no need for constructing new apartment units, with 12 respondents saying there was extreme need for constructing new apartment units.

<b>Need</b>	<b>Single Family</b>	<b>Apartments</b>	<b>Mobile Homes</b>	<b>Other Units</b>
No Need	12	13	12	
Low Need	4	4	4	1
Moderate Need	8	8	8	1
High Need	7	7	7	1
Extreme Need	12	12	12	2

### Local Commentary

Norfolk is located in Madison County. Food, industrial and medical manufacturing companies employ hundreds of people, and the local hospital is the largest employer with more than 1,200 employees. The local public school system and Wal-Mart are also very prominent, along with city and county government.<sup>71</sup>

There have been several new businesses that have opened in 2016 including retail establishments, but many more projects are slated for 2017. Norfolk has one of the lowest unemployment rates in the country. The City has developed a workforce strategy to help existing businesses expand and find employees. In conjunction with that there is help for high school and college students to be aware of and connected to the vast amount of educational opportunities and careers offered in the Norfolk area.

Recently a housing study has been completed and the City is working with developers to help them find the right fit for their development projects whether it be multi-family units, single family homes, or homes for retirees whom are downsizing. Along with that the City is helping to get the infrastructure in place for these housing projects.

In October 2015, OCT announced plans to build at least a one million-square-foot pipe mill manufacturing plant in northeast Norfolk. The project is currently underway but has had a few changes which will add an additional 300 jobs to the community and is slated for completion in 2018. The Northeast Nebraska Line which will increase gas supply capacity in Norfolk is in its final stages and will be able to process gas in the coming year. The 50-mile-long natural gas line will come from the Bancroft, NE area west to Norfolk.<sup>72</sup>

<sup>71</sup> Nebraska Community Fast Facts, Norfolk, <http://www.sites.nppd.com/aedc/fastfacts.asp?city=Norfolk>

<sup>72</sup> Email interview with Norfolk Area Economic Development Council staff, 12/2016