

Otoe County

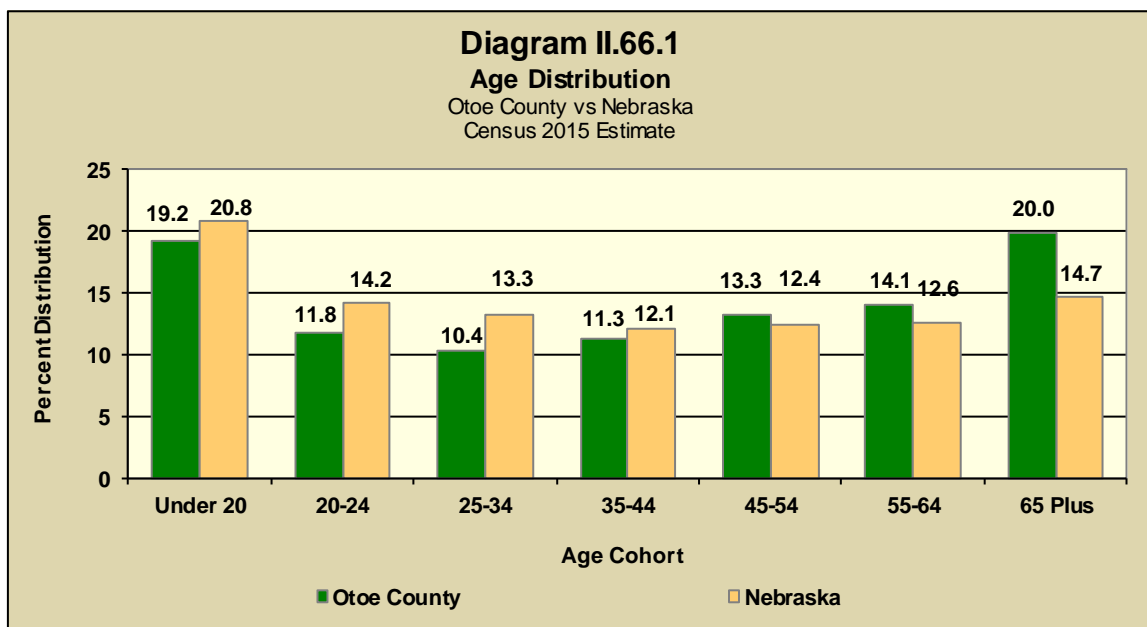
Summary

- Between 2010 and 2015, the county’s population increased by 1.6 percent or by 244 persons.
- Between 2010 and 2015, the Hispanic population increased by 32.5 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 108.
- In 2015, average earnings in the county was \$41,103 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 3.7 percent to 3.3 percent.
- In 2015, the average real value of new single-family construction was \$247,552.
- In fiscal year 2016, the average price of an existing home was \$135,838.
- In a November 2016 rental survey, the average vacancy rate was 4.79 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Otoe County’s population increased by 1.6 percent, or from 15,740 people to 15,984 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 1,713 in 2010 to 1,882 in 2015, an increase of 9.9 percent. The number of people from 25 to 34 years of age increased by 2.9 percent, and those aged between 35 and 44 decreased by 0.5 percent. As shown in Diagram II.66.1, people younger than 25 represented 30.9 percent of the population in 2015, while individuals aged 55 and older represented 34.1 percent of the population in Otoe County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population increased by 0.4 percent, while the black population increased by 51.3 percent. The Hispanic population of any race changed from 902 to 1,195 or by 32.5 percent. Table II.66.1, below, presents the details of these population variations.

Subject	Nebraska			Otoe County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	15,740	15,984	1.6%
Age						
Under 14 years	383,542	394,263	2.8%	3,103	3,064	-1.3%
15 to 24 years	258,206	268,848	4.1%	1,713	1,882	9.9%
25 to 34 years	245,176	252,533	3.0%	1,610	1,656	2.9%
35 to 44 years	220,838	228,643	3.5%	1,821	1,812	-0.5%
45 to 54 years	258,726	234,477	-9.4%	2,519	2,125	-15.6%
55 to 64 years	213,176	238,715	12.0%	2,003	2,256	12.6%
65 & over	246,677	278,711	13.0%	2,971	3,189	12.6%
Race						
White	1,649,264	1,689,616	2.4%	15,372	15,436	0.4%
Black	85,971	93,900	9.2%	78	118	51.3%
American Indian or Alaskan Native	23,418	26,492	13.1%	46	84	82.6%
Asian	33,322	44,479	33.5%	68	106	55.9%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	23	24	4.3%
Two or More Races	32,305	39,365	21.9%	153	216	41.2%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	902	1,195	32.5%

Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.66.2, at right, from April 2000 to July 2009, Otoe County’s natural increase was estimated to be 89 people. Otoe County experienced net out-migration from 2000–2009, with 271 persons having left the county during that period.¹³² The 2015 population estimates showed a natural increase of 14 persons and a net in-migration of 230 persons since the 2010 Census. In total, Otoe County’s population increased to 15,984 persons.

1980 Population	15,183
Natural Increase 80–90	75
Net Migration 80–90	-1,006
1990 Population	14,252
Natural Increase 90–00	-220
Net Migration 90–00	1,364
2000 Population	15,396
Natural Increase 00–09	89
Net Migration 00–09	-271
2009 Population Estimate	15,214
2010 Population	15,740
Natural Increase 10–15	14
Net Migration 10–15	230
2015 Population Estimate	15,984

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 Otoe County decreased from 45 persons in 2014 to 40 persons in 2015, with an additional net movement of 7 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.66.3.

¹³² Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.66.3			
Driver's Licenses Exchanged and Surrendered			
Otoe County			
2001–First half of 2016 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	199	187	12
Calendar 2002	173	192	-19
Calendar 2003	205	174	31
Calendar 2004	196	187	9
Calendar 2005	208	168	40
Calendar 2006	208	172	36
Calendar 2007	197	197	0
Calendar 2008	208	175	33
Calendar 2009	174	120	54
Calendar 2010	276	206	70
Calendar 2011	192	129	63
Calendar 2012	211	154	57
Calendar 2013	219	150	69
Calendar 2014	204	159	45
Calendar 2015	206	166	40
First Half of 2016	98	91	7

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county increased from 7,151 in 2014 to 7,261 in 2015, as shown in Table II.66.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Otoe County increased by 2.9 percent from 2,997 in 2015 to 3,084 in 2016, as shown below in Table II.66.5. The number of school-age children 5 to 11 years of age increased from 1,485 in 2015 to 1,528 in 2016.

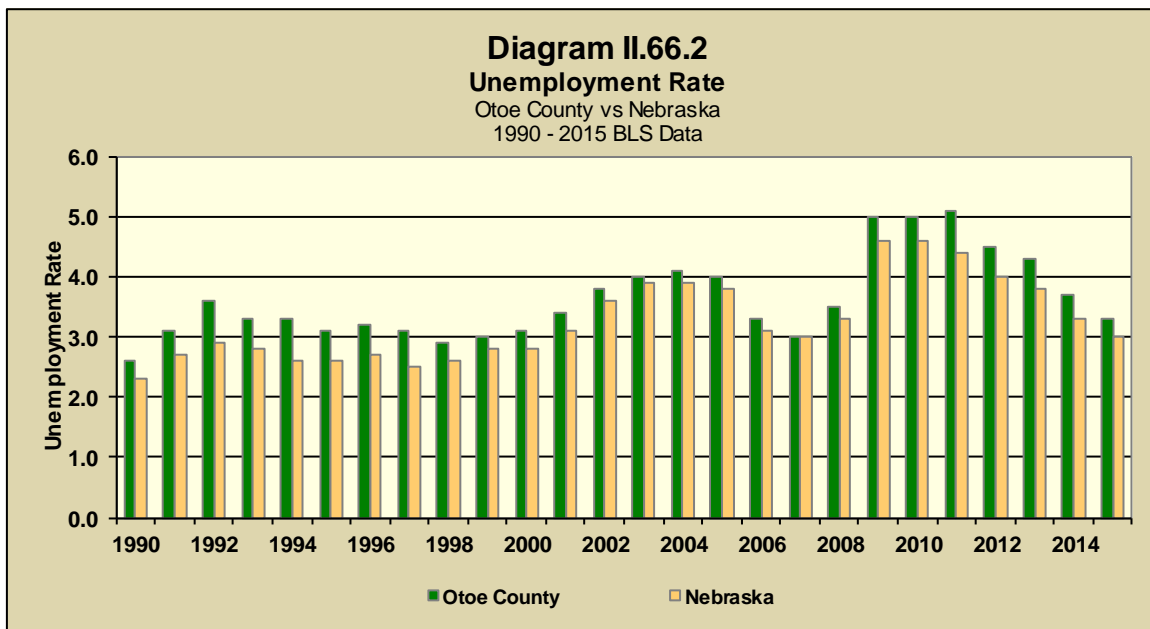
Table II.66.4	
Income Tax Returns	
Otoe County	
1991–2015 DOR Data	
Year	Returns
1991	6,461
1992	6,445
1993	6,432
1994	6,548
1995	6,535
1996	6,537
1997	6,645
1998	6,743
1999	6,808
2000	6,928
2001	6,887
2002	6,805
2003	6,747
2004	6,824
2005	6,378
2006	6,974
2007	6,989
2008	7,078
2009	6,909
2010	6,852
2011	6,956
2012	7,072
2013	7,045
2014	7,151
2015	7,261

Table II.66.5				
School-Age Children				
Otoe County				
Academic Years 1992–2016 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	1,545	435	1,011	2,991
1993	1,480	442	979	2,901
1994	1,513	463	1,025	3,001
1995	1,507	436	1,021	2,964
1996	1,489	443	1,089	3,021
1997	1,557	471	1,094	3,122
1998	1,512	478	1,109	3,099
1999	1,492	477	1,170	3,139
2000	1,574	488	1,208	3,270
2001	1,594	509	1,180	3,283
2002	1,568	478	1,192	3,238
2003	1,722	557	1,356	3,635
2004	1,644	581	1,308	3,533
2005	1,533	467	1,240	3,240
2006	1,457	440	1,251	3,148
2007	1,536	494	1,265	3,295
2008	1,582	500	1,261	3,343
2009	1,560	502	1,256	3,318
2010	1,599	497	1,289	3,385
2011	1,546	488	1,251	3,285
2012	1,593	487	1,252	3,332
2013	1,457	401	1,095	2,953
2014	1,486	423	1,096	3,005
2015	1,485	428	1,084	2,997
2016	1,528	451	1,105	3,084

ECONOMICS

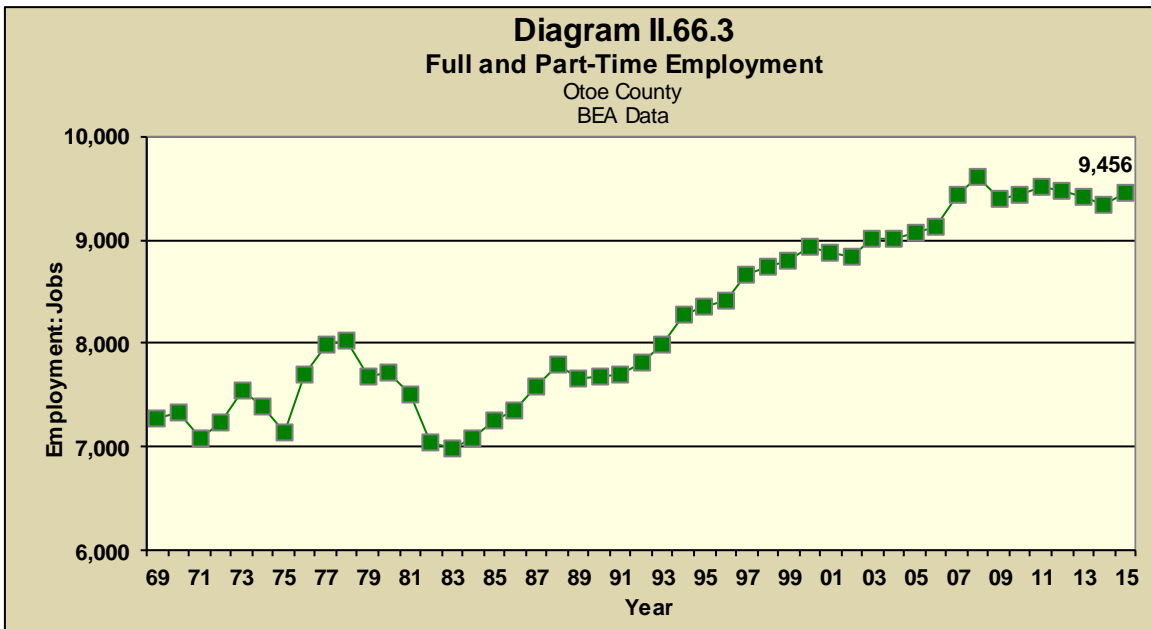
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Otoe County, defined as the number of people working or actively seeking work, decreased from 8,259 in 2014 to 8,238 in 2015. The total number of people employed changed from 7,955 in 2014 to 7,969 in 2015. The unemployment rate for the county was 3.3 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.4 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.66.2, below.

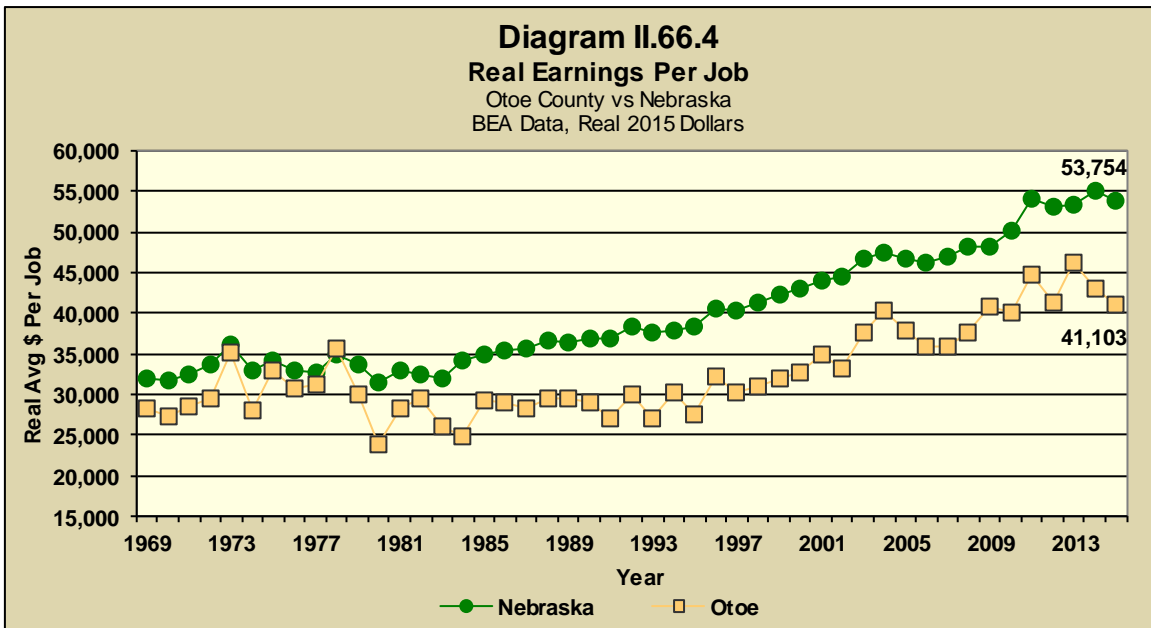


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 9,456 jobs in Otoe County, an increase of 108 jobs since 2014. Diagram II.66.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.66.4, below, real average earnings per job in the county was \$41,103 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$679,981,000, a decline of 0.8 percent between 2014 and 2015. Table II.66.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.66.6
Total BEA Employment and Real Personal Income

Otoe County
 1969–2015 BEA Data, 1,000s of Real 2015 Dollars

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings per Job
1969	205,404	11,417	11,397	53,220	26,288	284,891	18,284	7,267	28,265
1970	199,487	11,394	11,794	57,056	28,661	285,604	18,331	7,325	27,234
1971	202,263	11,302	12,026	58,311	31,205	292,503	18,615	7,091	28,524
1972	213,179	12,142	10,635	62,737	32,994	307,403	19,890	7,232	29,477
1973	266,342	14,516	9,611	66,926	36,935	365,298	23,373	7,547	35,291
1974	207,339	15,175	8,861	68,813	38,831	308,669	19,993	7,386	28,072
1975	235,943	15,029	4,036	70,135	42,978	338,062	21,949	7,145	33,022
1976	237,753	17,738	-3,547	70,851	42,469	329,789	21,523	7,710	30,837
1977	249,179	19,326	-10,860	75,982	42,770	337,746	21,857	7,997	31,159
1978	286,847	20,612	-12,503	76,424	42,821	332,978	24,142	8,021	35,762
1979	230,916	18,803	-3,595	79,196	43,730	331,445	21,724	7,689	30,032
1980	184,316	18,245	-4,173	87,011	46,819	295,728	19,486	7,718	23,881
1981	211,381	17,888	1,163	95,589	49,112	339,357	22,447	7,498	28,192
1982	207,586	16,986	4,305	108,385	51,256	354,545	23,621	7,047	29,457
1983	182,084	17,154	4,781	109,619	53,348	332,678	22,369	6,985	26,068
1984	176,867	18,658	6,074	114,904	55,087	334,274	22,313	7,080	24,981
1985	212,510	19,994	6,340	111,963	55,302	366,120	24,774	7,248	29,320
1986	214,004	20,579	8,267	109,626	56,072	367,390	25,136	7,361	29,073
1987	215,282	21,671	9,075	101,863	54,582	359,131	24,809	7,589	28,368
1988	229,651	23,796	9,758	95,966	53,883	365,462	25,312	7,790	29,480
1989	225,623	24,658	9,890	110,410	56,924	378,189	26,264	7,661	29,451
1990	222,628	23,300	14,486	102,476	57,669	373,959	26,305	7,687	28,962
1991	208,620	23,472	17,444	105,171	59,427	367,190	25,639	7,705	27,076
1992	234,703	24,530	19,932	103,085	63,808	396,998	27,393	7,808	30,059
1993	216,625	25,451	24,005	105,713	65,364	386,255	26,564	7,999	27,081
1994	250,372	27,453	26,338	103,839	66,445	419,539	28,867	8,274	30,260
1995	230,960	27,870	30,550	109,088	69,829	412,557	28,312	8,363	27,617
1996	271,109	27,376	34,721	111,089	72,805	462,348	31,322	8,406	32,252
1997	261,951	29,396	37,350	116,621	73,444	459,970	31,014	8,670	30,213
1998	272,305	29,952	46,986	121,131	79,506	489,977	32,481	8,746	31,135
1999	282,618	30,592	52,652	112,700	81,566	498,944	32,659	8,806	32,094
2000	292,055	31,265	59,166	116,853	83,423	520,231	33,576	8,928	32,712
2001	309,664	31,923	62,413	119,235	90,815	550,203	35,374	8,867	34,923
2002	294,700	33,758	64,871	107,256	96,220	529,290	34,095	8,842	33,330
2003	338,693	35,252	67,589	99,841	91,468	562,340	36,331	9,013	37,578
2004	363,580	35,578	68,474	97,254	97,281	591,011	38,069	9,009	40,357
2005	343,227	36,904	68,794	87,517	101,576	564,209	36,151	9,069	37,846
2006	328,642	38,199	69,334	90,608	106,233	556,618	35,334	9,133	35,984
2007	339,488	38,530	71,715	102,216	109,293	584,182	36,878	9,435	35,982
2008	361,977	40,116	75,815	118,089	117,793	633,558	40,282	9,607	37,678
2009	383,910	40,446	72,930	123,665	123,268	663,327	42,500	9,406	40,815
2010	378,292	41,411	71,039	101,448	128,755	638,124	40,474	9,426	40,133
2011	424,979	36,574	73,223	130,123	126,892	718,643	45,486	9,511	44,683
2012	390,774	36,001	79,138	173,125	123,869	730,904	46,392	9,472	41,256
2013	435,856	39,998	78,771	118,067	124,361	717,056	45,433	9,417	46,284
2014	402,042	41,119	81,627	116,629	126,449	685,628	43,154	9,348	43,008
2015	388,667	41,545	82,702	119,039	131,118	679,981	42,541	9,456	41,103

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 increased by 0.5 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 5.4 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 41.2 percent over the 2010 to 2015 period. Table II.66.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Year	Less than \$10,000	\$10,001–\$15,000	\$15,001–\$25,000	\$25,001–\$35,000	\$35,001–\$50,000	\$50,001–\$75,000	\$75,001–\$100,000	\$100,000–\$250,000	More than \$250,000	Total ¹³³
1991	2,106	684	1,273	911	921	427	71	49	0	6,461
1992	1,946	708	1,236	938	950	483	111	62	11	6,445
1993	1,931	648	1,222	919	955	562	94	77	0	6,432
1994	1,976	642	1,223	885	960	638	121	81	0	6,548
1995	1,904	596	1,168	871	1,006	727	147	104	12	6,535
1996	1,853	539	1,152	915	941	815	179	121	22	6,537
1997	1,794	502	1,104	865	994	968	229	169	20	6,645
1998	1,781	487	1,104	835	1,029	1,010	277	195	25	6,743
1999	1,767	477	1,086	829	995	1,043	342	240	29	6,808
2000	1,736	510	1,067	834	1,016	1,098	357	277	33	6,928
2001	1,780	436	1,047	863	985	1,110	385	260	21	6,887
2002	1,784	462	992	841	944	1,083	422	262	15	6,805
2003	1,633	497	976	896	892	1,066	464	301	22	6,747
2004	1,567	506	970	905	895	1,068	500	384	29	6,824
2005	1,412	423	808	821	824	1,119	563	378	30	6,378
2006	1,306	533	973	868	966	1,174	644	467	43	6,974
2007	1,263	544	927	789	959	1,181	682	585	59	6,989
2008	1,216	530	949	814	1,018	1,159	719	604	69	7,078
2009	1,188	506	912	844	960	1,141	701	604	53	6,909
2010	1,106	530	904	771	961	1,126	711	682	61	6,852
2011	1,141	507	902	791	872	1,142	758	762	81	6,956
2012	1,139	463	907	807	881	1,153	782	833	107	7,072
2013	1,092	541	901	752	899	1,148	748	872	92	7,045
2014	1,060	490	929	803	942	1,148	756	922	101	7,151
2015	1,111	484	872	780	984	1,135	846	957	92	7,261

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 increased from 1,630 in 2010 to 1,648 in 2015, with the poverty rate reaching 10.6 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.66.8, at right, presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
1998	1,368	9.2
1999	1,253	8.2
2000	1,205	7.9
2001	1,240	8.1
2002	1,328	8.7
2003	1,281	8.4
2004	1,280	8.4
2005	1,346	8.9
2006	1,513	9.8
2007	1,437	9.4
2008	1,457	9.6
2009	1,718	11.6
2010	1,630	10.6
2011	1,532	9.9
2012	1,552	10.1
2013	1,506	9.8
2014	1,544	10.0
2015	1,648	10.6

¹³³ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Business Establishments

The total number of business establishments in Otoe County increased by 65 between 1980 and 2014, at an annual rate of change of 0.5 percent, as reported by the Census Bureau and as presented in Table II.66.9, at right.¹³⁴ This compared to an average annual rate of change of 1.03 percent statewide. Otoe County lost 9 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units increased by 0.8 percent in Otoe County between 2010 and 2015, from 7,025 to 7,078. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.66.10.

Year	Nebraska	Otoe County
1980	37,727	393
1981	37,582	393
1982	37,500	372
1983	41,889	408
1984	43,151	403
1985	43,115	410
1986	42,538	397
1987	42,691	388
1988	43,134	394
1989	43,302	384
1990	43,749	365
1991	44,405	373
1992	45,269	386
1993	46,059	403
1994	46,640	408
1995	47,128	420
1996	47,607	420
1997	48,588	445
1998	48,655	445
1999	48,968	445
2000	49,623	440
2001	49,710	436
2002	50,259	456
2003	50,394	449
2004	50,928	445
2005	51,440	444
2006	51,906	471
2007	52,517	484
2008	52,152	487
2009	51,633	482
2010	51,886	484
2011	51,553	476
2012	52,294	478
2013	52,585	467
2014	52,991	458

Subject	Nebraska	% Growth Since Census	Otoe County	% Growth Since Census
2000 Census	722,668	-	6,567	-
2010 Census	796,793	10.3%	7,025	7.0%
July 2011 Estimate	801,129	0.5%	7,043	0.3%
July 2012 Estimate	804,659	1.0%	7,045	0.3%
July 2013 Estimate	809,171	1.5%	7,056	0.4%
July 2014 Estimate	814,970	2.3%	7,069	0.6%
July 2015 Estimate	820,913	3.0%	7,078	0.8%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Otoe County. As shown in Table II.66.11 on the following page, 8.6 percent of housing units, or 606, were vacant in 2015. Of the 6,447 housing units that were occupied in 2015, 73.3 percent, or 4,725, were owner-occupied and the remaining 26.7 percent were renter-occupied.

¹³⁴ Totals may not add due to rounding-off of county totals.

Table II.66.11				
Housing Units by Tenure				
Otoe County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	6,362	90.6%	6,447	91.4%
Owner-Occupied	4,659	73.2%	4,725	73.3%
Renter-Occupied	1,703	26.8%	1,722	26.7%
Vacant Housing Units	663	9.4%	606	8.6%
Total Housing Units	7,025	100.0%	7,053	100.0%

As shown in Table II.66.12, below, there were 6,168 single family dwellings in 2015, which accounted for 87.5 percent of all housing units. Apartment units accounted for 6.0 percent of housing units, with 421 units. Mobile homes also accounted for an additional 2.8 percent of housing with 196 units.

Table II.66.12				
Housing Units by Type				
Otoe County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS¹³⁵		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	5,986	86%	6,168	87.5%
Duplex	91	1%	144	2.0%
Tri- or Four-Plex	109	2%	124	1.8%
Apartment	485	7%	421	6.0%
Mobile Home	320	5%	196	2.8%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	6,991	100.0%	7,053	100.0%

Table II.66.13, below, shows the disposition of vacant housing units in Otoe County. The 2015 five-year ACS shows 3.6 percent of vacant units were for rent, 22.1 percent were for sale, and 3.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 306 "other vacant" units, or 46.2 percent; this compared to 61.4 percent "other vacant" units in 2015.

Table II.66.13				
Disposition of Vacant Housing Units				
Otoe County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	165	24.9%	22	3.6%
For Sale	110	16.6%	134	22.1%
Rented or Sold, Not Occupied	20	3.0%	18	3.0%
For Seasonal, Recreational, or Occasional Use	61	9.2%	60	9.9%
For Migrant Workers	1	0.2%	0	.0%
Other Vacant	306	46.2%	372	61.4%
Total	663	100.0%	606	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.¹³⁶ In most years for which data are presented, single-

¹³⁵ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Otoe County remained at 29 from 2014 to 2015 and the average value of construction was \$247,552 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units remained at 29 from 2014 to 2015. These changes in residential permit activity in the county compared to an increase in population of 588 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.66.14.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	16	2	16	12	46	146.50	41.30	38.70	47.40
1981	9	2	.	24	35	129.30	31.70	.	51.80
1982	7	.	.	.	7	108.30	.	.	.
1983	11	.	.	.	11	94.70	.	.	.
1984	11	.	3	10	24	89.20	.	98.90	57.40
1985	7	2	4	.	13	103.60	71.00	38.40	.
1986	5	.	.	16	21	125.50	.	.	41.60
1987	10	2	.	.	12	75.50	62.00	.	.
1988	7	2	.	.	9	98.00	98.30	.	.
1989	13	2	.	.	15	101.50	94.00	.	.
1990	13	.	.	.	13	135.50	.	.	.
1991	13	4	.	.	17	119.40	92.30	.	.
1992	47	.	.	.	47	137.60	.	.	.
1993	35	8	4	.	47	143.80	98.70	41.80	.
1994	57	.	.	50	107	149.20	.	.	51.00
1995	51	2	.	.	53	149.10	225.90	.	.
1996	46	.	.	.	46	147.80	.	.	.
1997	78	10	4	8	100	106.70	85.10	44.00	49.20
1998	84	6	.	24	114	171.10	70.30	.	65.20
1999	113	4	.	.	117	129.60	78.50	.	.
2000	128	.	.	.	128	123.00	.	.	.
2001	46	.	.	.	46	135.00	.	.	.
2002	54	.	3	.	57	165.3	.	46.2	.
2003	66	.	.	.	66	167.7	.	.	.
2004	68	.	.	.	68	254.0	.	.	.
2005	71	.	.	.	71	180.7	.	.	.
2006	55	.	.	.	55	176.1	.	.	.
2007	37	2	4	.	43	145.3	95.0	84.6	.
2008	30	.	.	.	30	168.6	.	.	.
2009	30	.	.	.	30	151.2	.	.	.
2010	38	.	.	.	38	159.3	.	.	.
2011	22	.	.	.	22	189.3	.	.	.
2012	30	.	.	.	30	182.4	.	.	.
2013	33	.	.	.	33	245.0	.	.	.
2014	29	.	.	.	29	202.9	.	.	.
2015	29	.	.	.	29	247.6	.	.	.

¹³⁶ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 3,650 property transactions in Otoe County. Of these, 3,549 were for single-family homes during this 18-year period, as shown in Table II.66.15.

Table II.66.15						
Residential Property Transactions						
Otoe County						
Fiscal Years 1999–2016 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	251	9	3	2	2	267
2000	192	6	0	1	14	213
2001	201	3	3	5	1	213
2002	199	7	1	1	1	209
2003	211	2	3	0	0	216
2004	272	7	1	0	0	280
2005	219	7	4	3	0	233
2006	217	1	5	1	0	224
2007	206	0	1	0	1	208
2008	182	0	0	0	5	187
2009	121	0	0	0	0	121
2010	126	0	0	0	1	127
2011	139	0	0	0	0	139
2012	189	0	0	0	0	189
2013	189	0	0	0	0	189
2014	180	0	0	0	0	180
2015	206	0	0	0	0	206
2016	249	0	0	0	0	249
Total	3,549	42	21	13	25	3,650

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 1,439 single-family home property transactions for units built before 1930, 1.1 percent of units were of low quality and 37.4 percent were of fair quality. Conversely, of the 173 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 16.2 percent of fair quality. Table II.66.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.66.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Otoe County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	16	8	0	0	0	0	0	1	0	25
Fair	538	241	37	57	11	48	28	2	1	963
Average	827	418	286	292	50	166	94	15	3	2,151
Good	55	21	19	38	35	166	50	2	1	387
Very Good	0	0	1	1	1	13	1	0	0	17
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	3	1	1	0	0	1	0	0	0	6
Total	1,439	689	344	388	97	394	173	20	5	3,549

In regard to the current condition of residential dwellings, of the same 1,439 single-family homes built before 1930, 35.9 percent of the homes were worn out or badly worn, and 57.3

percent were in average condition. Table II.66.17 provides details about the condition of single-family residential dwellings by year built.

Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	78	9	1	2	0	0	0	0	0	90
Badly Worn	438	113	26	20	3	6	0	0	1	607
Average	824	507	258	280	54	162	85	7	3	2,180
Good	90	54	58	81	39	195	86	13	0	616
Very Good	0	0	0	2	1	21	2	0	1	27
Excellent	0	0	0	0	0	8	0	0	0	8
Missing	9	6	1	3	0	2	0	0	0	21
Total	1,439	689	344	388	97	394	173	20	5	3,549

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$98,749 to \$135,838, a total increase of 37.6 percent, as shown in Table II.66.18, at right.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Otoe County ranged from \$67,736 for homes built before 1930 to \$196,653 for homes built from 2001 to 2010, and \$233,495 for the newest homes built between 2011 and 2016.¹³⁷ Homes built from 2011 through 2016 were also larger, averaging 1,519 square feet per unit. Table II.66.19, below, provides additional details about single-family homes.

Fiscal Year	Average Sales Price (\$)
1999	75,688
2000	80,973
2001	84,296
2002	79,327
2003	86,001
2004	100,009
2005	103,968
2006	100,224
2007	114,300
2008	112,354
2009	98,644
2010	98,749
2011	100,409
2012	113,922
2013	127,394
2014	133,837
2015	126,444
2016	135,838
Average	103,984

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹³⁸ (\$)
Before 1930	67,736	1,378	49.2
1931-1960	86,667	1,185	73.1
1961-1970	102,816	1,308	78.6
1971-1980	118,670	1,429	83.0
1981-1990	142,194	1,451	98.0
1991-2000	184,645	1,665	110.9
2001-2010	196,653	1,607	122.4
2011-2016	233,495	1,519	154
Average	103,286	1,385	75

¹³⁷ 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.

¹³⁸ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

SURVEY OF RENTAL PROPERTIES

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.66.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Otoe County. The number of completed surveys increased from 18 in 2015 to 24 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 2.2 percentage points and was at 4.79 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	5	211	20.9	149.2
2003	3	114	9.7	21.7
2004	8	249	12.5	50.9
2005	12	201	8.5	37.6
2006	16	298	6.7	18.8
2007	16	313	3.8	24.8
2008	15	296	9.5	21.5
2009	14	307	10.1	30.9
2010	19	293	4.1	43.6
2011	25	338	11.0	50.8
2012	23	512	6.3	45.8
2013	26	394	6.9	105.0
2014	16	291	4.8	
2015	18	307	2.6	55
2016	24	334	4.8	12.0

Table II.66.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 66 single family units in Otoe County, with 4 of them available. This translates into a vacancy rate of 6.1 percent in Otoe County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 252 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 4.4 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 5.1 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	66	4	6.1%	5.5%
Apartments	252	11	4.4%	3.8%
Mobile Homes	1	0	.0%	33.3%
“Other” Units	0	0	.0%	.
Don't Know	15	1	6.7%	43.7%
Total	334	16	4.79%	5.1%

Table II.66.22, reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 24 units. The most common apartment units were one bedroom units, with 117 units. Details for additional unit types are reported on the following page.

Table II.66.22 Rental Units by Number of Bedrooms Otoe County 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	4	117	0	0	·	121
Two	24	97	0	0	·	121
Three	18	24	1	0	·	43
Four	4	0	0	0	·	4
Don’t Know	16	10	0	0	15	41
Total	66	252	1	0	15	334

Table II.66.23, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table II.66.23 Single Family Units by Number of Bedrooms Otoe County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	4	0	.0%
Two	24	0	.0%
Three	18	1	5.6%
Four	4	0	.0%
Don’t know	16	3	18.8%
Total	66	4	6.1%

Table II.66.24, 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 II.66.24 Apartment Units by Number of Bedrooms Otoe County 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	4	0	.0%
One	117	0	.0%
Two	97	4	4.1%
Three	24	3	12.5%
Four	0	0	%
Don’t know	10	4	40.0%
Total	252	11	4.4%

Average market-rate rents by unit type are shown in Table II.66.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.66.25					
Average Market Rate Rents by Number of Bedrooms					
Otoe County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$400	\$	\$	\$400
One	\$450	\$451	\$	\$	\$451
Two	\$589	\$526	\$	\$	\$552
Three	\$853	\$690	\$625	\$	\$798
Four	\$683	\$	\$	\$	\$683
Don't know	\$775	\$	\$	\$	
Total	\$695	\$491	\$625	\$	\$611

Table II.66.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.66.26					
Average Assisted Rate Rents by Number of Bedrooms					
Otoe County					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$450	\$	\$	\$450
Two	\$60	\$466	\$	\$	\$263
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$60	\$454	\$	\$	\$257

Table II.66.27, on the following page, shows vacancy rates for single family units by average rental rates for Otoe County. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 7.4 percent.

Table II.66.27 Single Family Market Rate Rents by Vacancy Status Otoe County 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	21	0	.0%
\$750 to \$1,000	27	2	7.4%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	4	0	.0%
Total	66	4	6.1%

The average rent and availability of apartment units is displayed in Table II.66.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 4.5 percent.

Table II.66.28 Apartment Market Rate Rents by Vacancy Status Otoe County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	114	5	4.4%
\$500 to \$750	134	6	4.5%
\$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	4	0	.0%
Total	252	11	4.4%

Respondents were asked if utilities are included in the rent and, as shown in Table II.66.29 below, 11 respondents, or 52.4 percent, included some sort of utility in the rent.

Table II.66.29 Are there any utilities included with the rent? Otoe County 2016 Survey of Rental Properties	
Period	Respondent
Yes	11
No	10
% Offering Utilities	52.4%

The type of utility included in the rent is shown in Table II.66.30, below. There were 2 respondents who included electricity, 3 respondents who included natural gas, 9 respondents who included water and sewer and 10 respondents included trash collection in the rent.

Table II.66.30 Which utilities are included with the rent? Otoe County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	3
Water/Sewer	9
Trash Collection	10

Table II.66.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 7 respondents said they keep a waitlist, with an estimated 37 number of persons on the wait list.

Table II.66.31 Do you keep a waiting list? Otoe County 2016 Survey of Rental Properties	
Period	Respondent
Yes	7
No	15
Waitlist Size	37

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.66.32 below, most respondents indicated there was high need for the renovation of existing single-family units and high need for the renovation of existing apartment units.

Table II.66.32 How would you rate the need for renovation of existing units in the city? Otoe County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	4	3	
Low Need	3	3	3	
Moderate Need	3	3	3	
High Need	5	5	5	1
Extreme Need	3	3	3	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.66.33 below, most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.66.33				
How would you rate the need for construction of new units in the city?				
Otoe County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	8	9	8	
Low Need	0	0		
Moderate Need	1	1	1	
High Need	2	2	2	
Extreme Need	7	7	7	1