

**VOLUME II:  
PLATTE COUNTY**

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# Platte County

## DEMOGRAPHICS

### Population Estimates

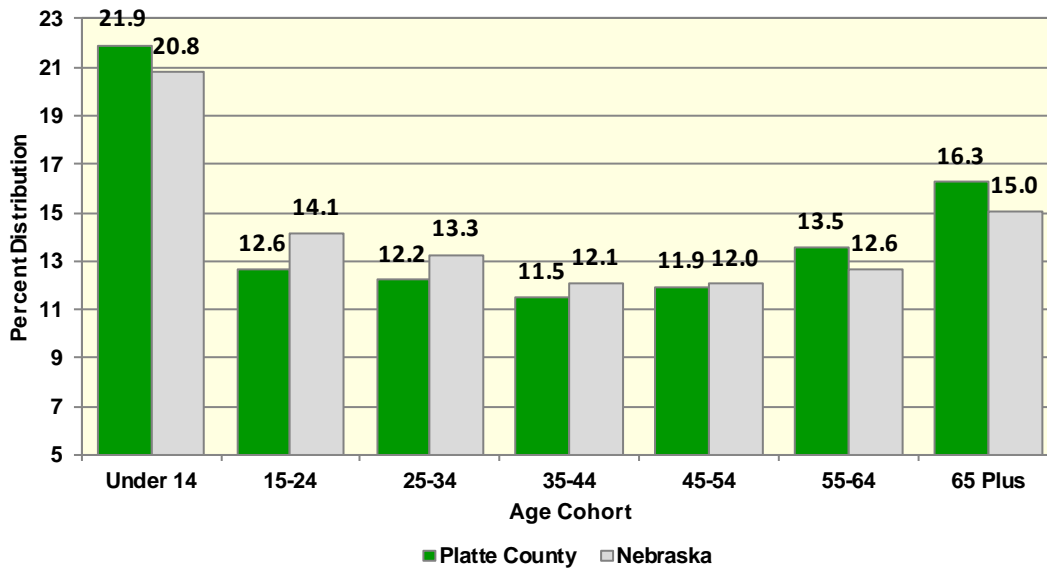
The Census Bureau’s current census estimates indicate that Platte County’s population increased from 32,237 in 2010 to 32,861 in 2016, or by 1.9 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age increased by 3.9 percent, and the number of people from 55 to 64 years of age increased by 15.5 percent. The white population increased by 0.5 percent, while the black population increased by 72 percent. The Hispanic population increased from 4,452 to 6,022 people between 2010 and 2016 or by 35.3 percent. These data are presented in Table II.71.1.

<b>Table II.71.1</b> <b>Profile of Population Characteristics</b> Platte County vs. State of Nebraska 2010 Census and 2016 Current Census Estimates						
Subject	Platte County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>32,237</b>	<b>32,861</b>	<b>1.9%</b>	<b>1,826,341</b>	<b>1,907,116</b>	<b>4.4%</b>
<b>Age</b>						
0 to 14 years	7,068	7,204	1.9%	383,542	396,601	3.4%
15 to 24 years	3,992	4,156	4.1%	258,206	269,442	4.4%
25 to 34 years	3,860	4,011	3.9%	245,176	252,946	3.2%
35 to 44 years	3,782	3,776	-0.2%	220,838	230,528	4.4%
45 to 54 years	4,881	3,923	-19.6%	258,726	229,683	-11.2%
55 to 64 years	3,852	4,449	15.5%	213,176	241,172	13.1%
65 and Over	4,802	5,342	11.2%	246,677	286,744	16.2%
<b>Race</b>						
White	31,173	31,318	0.5%	1,649,264	1,694,976	2.8%
Black	189	325	72%	85,971	94,620	10.1%
American Indian and Alaskan Native	374	442	18.2%	23,418	27,318	16.7%
Asian	169	339	100.6%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	47	58	23.4%	2,061	2,425	17.7%
Two or more races	285	379	33%	32,305	40,495	25.4%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	4,452	6,022	35.3%	167,405	203,320	21.5%

Table II.71.2, presents the population of Platte County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 16,141 males, who accounted for 50.1 percent of the population, and the remaining 49.9 percent, or 16,096 persons, were female. In 2016, the number of males was 16,553 persons, and accounted for 50.4 percent of the population, with the remaining 49.6 percent, or 16,308 persons being female.

Table II.71.2 Population by Age and Gender Platte 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	3,627	3,441	7,068	3,678	3,526	7,204	1.9%
15 to 24 years	2,100	1,892	3,992	2,169	1,987	4,156	4.1%
25 to 34 years	1,977	1,883	3,860	2,141	1,870	4,011	3.9%
35 to 44 years	1,957	1,825	3,782	1,915	1,861	3,776	-0.2%
45 to 54 years	2,467	2,414	4,881	1,994	1,929	3,923	-19.6%
55 to 64 years	1,942	1,910	3,852	2,260	2,189	4,449	15.5%
65 and Over	2,071	2,731	4,802	2,396	2,946	5,342	1.9%
<b>Total</b>	<b>16,141</b>	<b>16,096</b>	<b>32,237</b>	<b>16,553</b>	<b>16,308</b>	<b>32,861</b>	<b>1.9%</b>
<b>% of Total</b>	<b>50.1%</b>	<b>49.9%</b>	<b>.</b>	<b>50.4%</b>	<b>49.6%</b>	<b>.</b>	

**Diagram II.71.1  
Age Distribution**  
Platte 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.71.3, from April 2000 to July 2009, Platte County natural increase was estimated to be 1,989 people. Platte County has been experiencing net out-migration, with 1,136 persons leaving the county in the last nine years.<sup>91</sup> The 2016 population estimates showed a natural increase of 1,346 persons. Between 2010 and 2016, Platte County’s population rose to 32,861 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 Platte County increased from 43 persons in 2015 to 130 persons in 2016, with an additional net movement of 78 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.71.4.

<b>Table II.71.3</b>	
<b>Population Change</b>	
Platte County	
1980–2010 Census and Intercensal Data	
<b>1980 Population</b>	<b>28,852</b>
Natural Increase 80–90	2,906
Net Migration 80–90	-1,938
<b>1990 Population</b>	<b>29,820</b>
Natural Increase 90–00	2,103
Net Migration 90–00	-261
<b>2000 Population</b>	<b>31,662</b>
Natural Increase 00–09	1,989
Net Migration 00–09	-1,136
2009 Population Estimate	32,515
<b>2010 Population</b>	<b>32,237</b>
Natural Increase 10–16	1,346
Net Migration 10–16	-722
<b>2016 Population Estimate</b>	<b>32,861</b>

<b>Table II.71.4</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
Platte County			
2001–First half of 2017 DOT Data			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	333	341	-8
Calendar 2002	283	304	-21
Calendar 2003	279	275	4
Calendar 2004	290	308	-18
Calendar 2005	244	254	-10
Calendar 2006	273	312	-39
Calendar 2007	316	288	28
Calendar 2008	435	255	180
Calendar 2009	371	229	142
Calendar 2010	514	346	168
Calendar 2011	408	229	179
Calendar 2012	370	267	103
Calendar 2013	384	249	135
Calendar 2014	357	319	38
Calendar 2015	389	346	43
Calendar 2016	484	354	130
First Half of 2017	239	161	78

<sup>91</sup> 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 Platte County increased by 7.1 percent from 6,438 in 2016 to 6,898 in 2017, as shown in Table II.71.5. The number of school-age children 5 to 11 years of age increased from 3,209 in 2016 to 3,439 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.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	3,840	1,050	2,318	7,208
1993	3,975	1,159	2,389	7,523
1994	3,810	1,184	2,429	7,423
1995	3,939	1,156	2,596	7,691
1996	3,812	1,158	2,694	7,664
1997	3,752	1,160	2,704	7,616
1998	3,667	1,106	2,702	7,475
1999	3,495	1,121	2,729	7,345
2000	3,441	1,059	2,663	7,163
2001	3,197	980	2,667	6,844
2002	3,211	1,102	2,784	7,097
2003	3,178	977	2,483	6,638
2004	3,060	1,022	2,433	6,515
2005	3,182	993	2,536	6,711
2006	3,163	1,003	2,580	6,746
2007	3,126	988	2,573	6,687
2008	3,203	934	2,453	6,590
2009	3,212	934	2,496	6,642
2010	3,168	929	2,397	6,494
2011	3,218	949	2,369	6,536
2012	3,282	946	2,383	6,611
2013	3,243	937	2,278	6,458
2014	3,324	967	2,199	6,490
2015	3,198	911	2,221	6,330
2016	3,209	974	2,255	6,438
2017	3,439	983	2,476	6,898

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.71.6, shows population by age for the 2000 and 2010 Census. The population changed by 1.8 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 9.7 percent to a total of 4,802 persons in 2010. Those aged 25 to 34 changed by 3.4 percent, and those aged under 5 changed by 3.4 percent.

<b>Table II.71.6</b>					
<b>Population by Age</b>					
Platte County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	2,296	7.3%	2,374	7.4%	3.4%
5 to 19	7,791	24.6%	6,997	21.7%	-10.2%
20 to 24	1,665	5.3%	1,689	5.2%	1.4%
25 to 34	3,733	11.8%	3,860	12%	3.4%
35 to 54	9,137	28.9%	8,663	26.9%	-5.2%
55 to 64	2,661	8.4%	3,852	11.9%	44.8%
65 or Older	4,379	13.8%	4,802	14.9%	9.7%
<b>Total</b>	<b>31,662</b>	<b>100.0%</b>	<b>32,237</b>	<b>100.0%</b>	<b>1.8%</b>

The elderly population is further explored in Table II.71.7. Those aged 65 to 66 changed by 25.1 percent between 2000 and 2010, resulting in a population of 563 persons. Those aged 85 or older changed by 31.7 percent during the same time period, and resulted in 773 persons over age 85 in 2010.

<b>Table II.71.7</b>					
<b>Elderly Population by Age</b>					
Platte County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	450	10.3%	563	11.7%	25.1%
67 to 69	661	15.1%	739	15.4%	11.8%
70 to 74	1,058	24.2%	1,045	21.8%	-1.2%
75 to 79	979	22.4%	930	19.4%	-5%
80 to 84	644	14.7%	752	15.7%	16.8%
85 or Older	587	13.4%	773	16.1%	31.7%
<b>Total</b>	<b>4,379</b>	<b>100.0%</b>	<b>4,802</b>	<b>100.0%</b>	<b>9.7%</b>

Population by race and ethnicity is shown in Table II.71.8, with the white population representing 90 percent in 2010. The black population changed by 30.6 percent, representing 0.4 percent of the population in 2010. The American Indian and Asian populations represented 0.7 and 0.5 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 114.9 percent between 2000 and 2010, compared to the -6.1 percent growth rate for non-Hispanics.

<b>Table II.71.8</b>					
<b>Population by Race and Ethnicity</b>					
Platte County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	29,854	94.3%	29,021	90%	-2.8%
Black	111	0.4%	145	0.4%	30.6%
American Indian	90	0.3%	219	0.7%	143.3%
Asian	127	0.4%	151	0.5%	18.9%
Native Hawaiian/ Pacific Islander	10	0%	12	0%	20%
Other	1,105	3.5%	2,213	6.9%	100.3%
Two or More Races	365	1.2%	476	1.5%	30.4%
<b>Total</b>	<b>31,662</b>	<b>100.0%</b>	<b>32,237</b>	<b>100.0%</b>	<b>1.8%</b>
<b>Hispanic</b>	2,072	6.5%	4,452	13.8%	114.9%
<b>Non-Hispanic</b>	29,590	93.5%	27,785	86.2%	-6.1%

Population by race and ethnicity through 2016 is shown in Table II.71.9. The white population represented 95.8 percent of the population in 2016, compared with the black population accounting for 0.3 percent of the population. Hispanic population represented 16.9 percent of the population in 2016.

<b>Table II.71.9</b>				
<b>Population by Race and Ethnicity</b>				
Platte County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	29,021	90%	31,340	95.8%
Black	145	0.4%	93	0.3%
American Indian	219	0.7%	37	0.1%
Asian	151	0.5%	202	0.6%
Native Hawaiian/ Pacific Islander	12	0%	0	0%
Other	2,213	6.9%	558	1.7%
Two or More Races	476	1.5%	473	1.4%
<b>Total</b>	<b>32,237</b>	<b>100.0%</b>	<b>32,703</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>27,785</b>	<b>86.2%</b>	<b>27,176</b>	<b>83.1%</b>
<b>Hispanic</b>	<b>4,452</b>	<b>13.8%</b>	<b>5,527</b>	<b>16.9%</b>

The population by race is broken down further by ethnicity in Table II.71.10. While the white non-Hispanic population changed by -6.7 percent between 2000 and 2010, the white Hispanic population changed by 154.7 percent. The black non-Hispanic population changed by 37.6 percent, while the black Hispanic population changed by -5.6 percent.

<b>Table II.71.10</b>					
<b>Population by Race and Ethnicity</b>					
Platte County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	29,126	98.4%	27,167	97.8%	-6.7%
Black	93	0.3%	128	0.5%	37.6%
American Indian	74	0.3%	97	0.3%	31.1%
Asian	127	0.4%	149	0.5%	17.3%
Native Hawaiian/ Pacific Islander	5	0%	6	0%	20%
Other	13	0%	37	0.1%	184.6%
Two or More Races	152	0.5%	201	0.7%	32.2%
<b>Total Non-Hispanic</b>	<b>29,590</b>	<b>100.0%</b>	<b>27,785</b>	<b>100.0%</b>	<b>-6.1%</b>
<b>Hispanic</b>					
White	728	35.1%	1,854	41.6%	154.7%
Black	18	0.9%	17	0.4%	-5.6%
American Indian	16	0.8%	122	2.7%	662.5%
Asian	0	0%	2	0%	%
Native Hawaiian/ Pacific Islander	5	0.2%	6	0.1%	20%
Other	1,092	52.7%	2,176	48.9%	99.3%
Two or More Races	213	10.3%	275	6.2%	29.1%
<b>Total Hispanic</b>	<b>2,072</b>	<b>100.0%</b>	<b>4,452</b>	<b>100.0%</b>	<b>114.9%</b>
<b>Total Population</b>	<b>31,662</b>	<b>100.0%</b>	<b>32,237</b>	<b>100.0%</b>	<b>1.8%</b>



The change in race and ethnicity between 2010 and 2016 is shown in Table II.71.11. During this time, the total non-Hispanic population was 27,176 persons in 2016. The Hispanic population was 5,527.

<b>Table II.71.11</b>				
<b>Population by Race and Ethnicity</b>				
Platte County				
2010 Census & 2016 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	27,167	97.8%	26,409	97.2%
Black	128	0.5%	93	0.3%
American Indian	97	0.3%	37	0.1%
Asian	149	0.5%	202	0.7%
Native Hawaiian/ Pacific Islander	6	0%	0	0%
Other	37	0.1%	16	0.1%
Two or More Races	201	0.7%	419	1.5%
<b>Total Non-Hispanic</b>	<b>27,785</b>	<b>100.0%</b>	<b>27,176</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	1,854	41.6%	4,931	89.2%
Black	17	0.4%	0	0%
American Indian	122	2.7%	0	0%
Asian	2	0%	0	0%
Native Hawaiian/ Pacific Islander	6	0.1%	0	0%
Other	2,176	48.9%	542	9.8%
Two or More Races	275	6.2%	54	1%
<b>Total Hispanic</b>	<b>4,452</b>	<b>100.0</b>	<b>5,527</b>	<b>100.0%</b>
<b>Total Population</b>	<b>32,237</b>	<b>100.0%</b>	<b>32,703</b>	<b>100.0%</b>

Households by type and tenure are shown in Table II.71.12. Family households represented 66.3 percent of households, while non-family households accounted for 33.7 percent. These changed from 68.8 and 31.2 percent, respectively.

<b>Table II.71.12</b>				
<b>Household Type by Tenure</b>				
Platte County				
2010 Census SF1 & 2016 Five-Year ACS Data				
<b>Household Type</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Households</b>	<b>Households</b>	<b>Households</b>	<b>% of Total</b>
Family Households	8,714	68.8%	8,439	66.3%
Married-Couple Family	7,100	81.5%	6,964	82.5%
Owner-Occupied	6,199	87.3%	6,042	86.8%
Renter-Occupied	901	12.7%	922	13.2%
Other Family	1,614	18.5%	1,475	19.1%
Male Householder, No Spouse Present	535	33.1%	405	36.3%
Owner-Occupied	325	60.7%	347	85.7%
Renter-Occupied	210	39.3%	58	14.3%
Female Householder, No Spouse Present	1,079	66.9%	1,070	73.2%
Owner-Occupied	590	54.7%	576	53.8%
Renter-Occupied	489	45.3%	494	46.2%
Non-Family Households	3,944	31.2%	4,298	33.7%
Owner-Occupied	2,099	53.2%	2,174	50.6%
Renter-Occupied	1,845	46.8%	2,124	49.4%
<b>Total</b>	<b>12,658</b>	<b>100.0%</b>	<b>12,737</b>	<b>100.0%</b>

The group quarters population was 476 in 2010, compared to 328 in 2000. Institutionalized populations experienced a 46.2 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 42.9 percent change during this same time period.

<b>Table II.71.13</b>					
<b>Group Quarters Population</b>					
Platte County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	35	15.7%	110	33.7%	214.3%
Juvenile Facilities	.	.	18	5.5%	.
Nursing Homes	188	84.3%	198	60.7%	5.3%
Other Institutions	0	0%	0	0%	%
<b>Total</b>	<b>223</b>	<b>100.0%</b>	<b>326</b>	<b>100.0%</b>	<b>46.2%</b>
<b>Non-Institutionalized</b>					
College Dormitories	93	88.6%	101	67.3%	8.6%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	12	11.4%	49	32.7%	308.3%
<b>Total</b>	<b>105</b>	<b>100.0%</b>	<b>150</b>	<b>100.0%</b>	<b>42.9%</b>
<b>Group Quarters Population</b>	<b>328</b>	<b>100.0%</b>	<b>476</b>	<b>100.0%</b>	<b>45.1%</b>

The number of foreign born persons are shown in Table II.71.14. An estimated 4.7 percent of the population was born in Mexico with 1.1 percent born in Cuba and another 0.5 percent were born in Honduras.

<b>Table II.71.14</b>			
<b>Place of Birth for the Foreign-Born Population</b>			
Platte County			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	1,532	4.7%
#2 country of origin	Cuba	359	1.1%
#3 country of origin	Honduras	175	0.5%
#4 country of origin	El Salvador	168	0.5%
#5 country of origin	Guatemala	128	0.4%
#6 country of origin	Peru	98	0.3%
#7 country of origin	China excluding Hong Kong and Taiwan	72	0.2%
#8 country of origin	Colombia	49	0.1%
#9 country of origin	England	46	0.1%
#10 country of origin	Philippines	44	0.1%

Limited English Proficiency and the language spoken at home are shown in Table II.71.15. An estimated 6.6 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Chinese.

<b>Table II.71.15</b> <b>Limited English Proficiency and Language Spoken at Home</b> Platte County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	2,000	6.6%
#2 LEP Language	Chinese	36	0.1%
#3 LEP Language	Other Asian and Pacific Island languages	15	0%
#4 LEP Language	Tagalog	1	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	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.71.16. Some 15.1 percent of the population was disabled in 2000, or a total of 4,407 persons. The disability rate was highest for those over 65, with 36.6 percent disabled.

<b>Table II.71.16</b> <b>Disability by Age</b> Platte County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	214	3.7%
16 to 64	2,645	13.8%
65 and older	1,548	36.6%
<b>Total</b>	<b>4,407</b>	<b>15.1%</b>

Table II.71.17 shows disability by type in 2000. There were 1,594 physical disabilities in 2000, some 1,900 employment disabilities, and 1,565 go-outside-home disabilities.

<b>Table II.71.17</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Platte County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	893
Physical disability	1,594
Mental disability	1,015
Self-care disability	599
Employment disability	1,900
Go-outside-home disability	1,565
<b>Total</b>	<b>7,566</b>



Disability by age, as estimated by the 2016 ACS, is shown in Table II.71.18. The disability rate for females was 9.3 percent, compared to 11.6 percent for males. The disability rate changed precipitously higher with age, with 47.2 percent of those over 75 experiencing a disability.

<b>Table II.71.18</b> <b>Disability by Age</b> Platte County 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	18	1.5%	9	0.8%	27	1.1%
5 to 17	258	8%	92	3.1%	350	5.7%
18 to 34	241	7%	68	2.1%	309	4.6%
35 to 64	532	8.6%	587	9.7%	1,119	9.1%
65 to 74	288	22.5%	197	14.4%	485	18.3%
75 or Older	549	55.8%	544	40.8%	1,093	47.2%
<b>Total</b>	<b>1,886</b>	<b>11.6%</b>	<b>1,497</b>	<b>9.3%</b>	<b>3,383</b>	<b>10.4%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.71.19. Some 5.2 percent have an ambulatory disability, 4.3 have an independent living disability, and 1.3 percent have a self-care disability.

<b>Table II.71.19</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Platte County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,127	3.5%
Vision disability	603	1.9%
Cognitive disability	1,048	3.5%
Ambulatory disability	1,571	5.2%
Self-Care disability	403	1.3%
Independent living disability	1,017	4.3%

### Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.71.20 and Table II.71.21. In 2016, some 17,477 persons were employed and 837 were unemployed. This totaled a labor force of 18,314 persons. The unemployment rate for Platte County was estimated to be 4.6 in 2016.

<b>Table II.71.20</b> <b>Employment, Labor Force and Unemployment</b> Platte County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	17,477
Unemployed	837
<b>Labor Force</b>	<b>18,314</b>
Unemployment Rate	4.6%



In 2016, 90 percent of households in Platte County had a high school education or greater.

<b>Table II.71.21</b>	
<b>High School or Greater Education</b>	
Platte County 2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	11,462
Total Households	12,737
<b>Percent High School or Above</b>	<b>90%</b>

As seen in Table II.71.22, 30.8 percent of the population had a high school diploma or equivalent, another 37 percent have some college, 14.3 percent have a Bachelor's Degree, and 6 percent of the population had a graduate or professional degree.

<b>Table II.71.22</b>		
<b>Educational Attainment</b>		
Platte County 2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	2,877	11.9%
High School or Equivalent	7,433	30.8%
Some College or Associates Degree	8,936	37%
Bachelor's Degree	3,458	14.3%
Graduate or Professional Degree	1,440	6%
<b>Total Population Above 18 years</b>	<b>24,144</b>	<b>100.0%</b>

## ECONOMICS

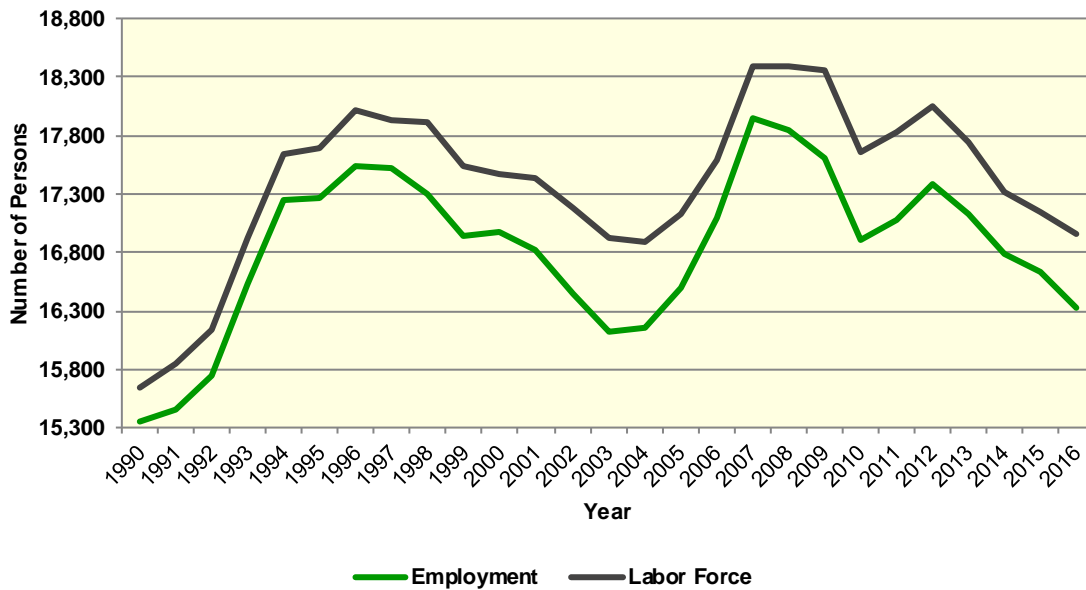
### Labor Force

Table II.71.23, shows the labor force statistics for Platte County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 1.8. The highest level of unemployment occurred during 2003 rising to a rate of 4.7. 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 Platte County increased from 3 percent in 2015 to 3.7 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.71.23 Labor Force Statistics Platte County 1990 - 2016 BLS Data					
Year	Platte County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	283	15,356	15,639	1.8%	2.3%
1991	392	15,461	15,853	2.5%	2.7%
1992	394	15,740	16,134	2.4%	2.9%
1993	398	16,524	16,922	2.4%	2.8%
1994	397	17,250	17,647	2.2%	2.6%
1995	430	17,265	17,695	2.4%	2.6%
1996	483	17,540	18,023	2.7%	2.7%
1997	404	17,530	17,934	2.3%	2.5%
1998	609	17,298	17,907	3.4%	2.6%
1999	596	16,938	17,534	3.4%	2.8%
2000	485	16,984	17,469	2.8%	2.8%
2001	611	16,828	17,439	3.5%	3.1%
2002	737	16,448	17,185	4.3%	3.6%
2003	799	16,117	16,916	4.7%	3.9%
2004	721	16,163	16,884	4.3%	3.9%
2005	632	16,500	17,132	3.7%	3.8%
2006	493	17,103	17,596	2.8%	3.1%
2007	448	17,953	18,401	2.4%	3%
2008	544	17,854	18,398	3%	3.3%
2009	750	17,611	18,361	4.1%	4.6%
2010	745	16,910	17,655	4.2%	4.6%
2011	742	17,083	17,825	4.2%	4.4%
2012	660	17,387	18,047	3.7%	4%
2013	620	17,131	17,751	3.5%	3.8%
2014	518	16,791	17,309	3%	3.3%
2015	518	16,636	17,154	3%	3%
2016	621	16,332	16,953	3.7%	3.2%

Diagram II.71.2, shows the employment and labor force for Platte County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 16,332 persons, with the labor force reaching 16,953, indicating there were a total of 621 unemployed persons.

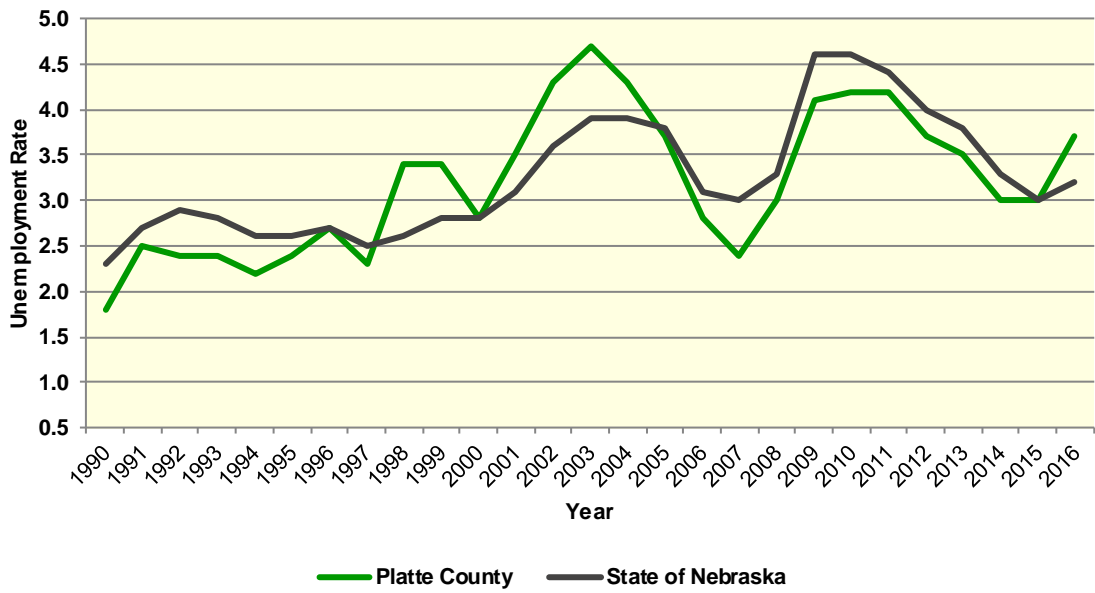
**Diagram II.71.2**  
**Employment and Labor Force**  
 Platte County  
 1990 – 2016 BLS Data



### Unemployment

Diagram II.71.3, shows the unemployment rate for both the State and Platte County. During the 1990’s the average rate for Platte County was 2.6, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.5, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.6. Over the course of the entire period Platte County had an average unemployment rate lower than the state, 3.2 percent for Platte County, versus 3.3 statewide.

**Diagram II.71.3**  
**Annual Unemployment Rate**  
 Platte 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.71.24, shows total real earnings by industry for Platte County. In the most recent 2016 estimate, the manufacturing industry had the largest total real earnings, with total real earnings reaching 378,310,000 dollars. Between 2015 and 2016 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 18.1 percent to 3,829,000 dollars.



**Table II.71.24**  
**Real Earnings by Industry**  
 Platte 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	49,311	102,128	191,876	140,065	229,730	198,984	176,095	162,050	-8
Forestry, fishing, related activities, and other	0	18,393	18,881	16,033	8,495	3,520	3,971	4,253	7.1
Mining	0	123	0	0	0	0	-60	167	-379.4
Utilities	0	0	0	0	0	0	0	9,876	0
Construction	59,250	62,454	57,942	61,529	64,964	68,646	71,070	74,225	4.4
Manufacturing	305,678	349,942	348,055	349,189	353,937	372,683	385,562	378,310	-1.9
Wholesale trade	29,855	45,801	49,187	52,882	50,529	49,175	50,307	45,520	-9.5
Retail trade	55,305	65,097	66,731	67,972	71,697	71,361	73,188	74,160	1.3
Transportation and warehousing	0	0	0	0	0	0	0	49,989	0
Information	7,933	5,576	5,769	5,837	5,342	4,902	4,022	3,928	-2.3
Finance and insurance	31,261	34,731	32,220	36,220	33,060	34,361	37,011	38,520	4.1
Real estate and rental and leasing	4,262	12,347	11,603	14,602	17,852	19,165	19,615	18,393	-6.2
Professional and technical services	0	36,169	36,872	35,041	30,412	30,264	30,994	31,090	0.3
Management of companies and enterprises	0	2,046	2,420	3,107	3,504	2,602	2,883	2,806	-2.7
Administrative and waste services	18,669	35,900	34,536	39,074	36,449	36,128	37,447	24,083	-35.7
Educational services	0	7,521	7,743	7,468	7,311	7,495	7,481	7,636	2.1
Health care and social assistance	0	83,607	82,525	85,764	88,435	92,348	94,251	94,537	0.3
Arts, entertainment, and recreation	2,849	4,098	4,114	3,987	3,349	3,362	3,241	3,829	18.1
Accommodation and food services	18,813	23,519	22,782	22,713	21,649	22,800	23,767	24,761	4.2
Other services, except public administration	39,602	40,904	41,585	43,977	44,139	42,128	39,754	41,941	5.5
Government and government enterprises	137,079	166,259	166,561	161,787	157,373	159,663	167,154	171,146	2.4
<b>Total</b>	<b>897,912</b>	<b>1,139,021</b>	<b>1,232,838</b>	<b>1,202,336</b>	<b>1,278,020</b>	<b>1,277,860</b>	<b>1,289,036</b>	<b>1,261,220</b>	<b>-2.2</b>



Table II.71.25, shows the total employment by industry for Platte County. The most recent estimates show the manufacturing industry was the largest employer in Platte County, with employment reaching 5,555 jobs in 2016. Between 2015 and 2016 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 5 percent to 38 jobs.

**Table II.71.25**  
**Employment by Industry**  
Platte County  
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	1,258	1,064	1,091	1,063	1,067	1,058	1,133	1,093	-3.5
Forestry, fishing, related activities, and other	0	166	170	174	180	175	162	163	0.6
Mining	0	23	20	34	34	21	35	36	2.9
Utilities	0	0	0	0	0	0	0	101	0
Construction	1,341	1,300	1,278	1,303	1,361	1,387	1,483	1,493	0.7
Manufacturing	5,745	5,524	5,616	5,707	5,611	5,573	5,596	5,555	-0.7
Wholesale trade	625	821	858	884	840	802	785	778	-0.9
Retail trade	2,610	2,565	2,599	2,591	2,584	2,633	2,761	2,822	2.2
Transportation and warehousing	0	0	0	0	0	0	0	758	0
Information	215	145	152	153	141	139	113	116	2.7
Finance and insurance	811	913	974	930	931	910	884	893	1
Real estate and rental and leasing	359	636	650	632	651	694	737	758	2.8
Professional and technical services	0	676	662	668	667	655	685	704	2.8
Management of companies and enterprises	0	39	52	57	53	40	46	48	4.3
Administrative and waste services	662	1,578	1,504	1,675	1,484	1,408	1,157	829	-28.3
Educational services	0	303	295	294	295	301	304	305	0.3
Health care and social assistance	0	2,028	2,018	2,103	2,167	2,162	2,173	2,189	0.7
Arts, entertainment, and recreation	264	347	368	353	321	338	322	338	5
Accommodation and food services	1,282	1,251	1,304	1,306	1,311	1,360	1,348	1,346	-0.1
Other services, except public administration	1,476	1,318	1,372	1,413	1,454	1,381	1,329	1,355	2
Government and government enterprises	2,690	2,816	2,801	2,735	2,696	2,674	2,749	2,778	1.1
<b>Total</b>	<b>22,680</b>	<b>24,311</b>	<b>24,604</b>	<b>24,910</b>	<b>24,697</b>	<b>24,547</b>	<b>24,663</b>	<b>24,458</b>	<b>-0.8</b>

Table II.71.26, shows the real average earnings per job by industry for Platte County. These figures are calculated by dividing the Total Real Earning displayed in Table II.71.24 and Table II.71.25, by Industry. In 2016, the farm industry had the highest average earnings reaching 148,262 dollars. Between 2015 and 2016 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 12.5 percent to 11,328 dollars.

**Table II.71.26**  
**Real Earnings Per Job by Industry**  
 Platte County  
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	39,198	95,985	175,872	131,764	215,305	188,076	155,424	148,262	-4.6
Forestry, fishing, related activities, and other	0	110,799	111,067	92,145	47,193	20,113	24,510	26,092	6.5
Mining	0	5,361	0	0	0	0	-1,708	4,639	-371.6
Utilities	0	0	0	0	0	0	0	97,782	0
Construction	44,183	48,042	45,338	47,221	47,733	49,493	47,923	49,715	3.7
Manufacturing	53,208	63,349	61,976	61,186	63,079	66,873	68,900	68,103	-1.2
Wholesale trade	47,768	55,787	57,327	59,821	60,153	61,315	64,085	58,509	-8.7
Retail trade	21,190	25,379	25,676	26,234	27,747	27,103	26,508	26,279	-0.9
Transportation and warehousing	0	0	0	0	0	0	0	65,949	0
Information	36,900	38,458	37,955	38,152	37,890	35,268	35,595	33,862	-4.9
Finance and insurance	38,547	38,040	33,080	38,946	35,510	37,760	41,868	43,135	3
Real estate and rental and leasing	11,872	19,414	17,851	23,105	27,422	27,616	26,615	24,265	-8.8
Professional and technical services	0	53,504	55,697	52,456	45,595	46,205	45,247	44,162	-2.4
Management of companies and enterprises	0	52,451	46,531	54,503	66,106	65,054	62,684	58,458	-6.7
Administrative and waste services	28,201	22,750	22,963	23,328	24,562	25,659	32,365	29,051	-10.2
Educational services	0	24,821	26,248	25,403	24,781	24,901	24,609	25,036	1.7
Health care and social assistance	0	41,226	40,895	40,782	40,810	42,714	43,374	43,187	-0.4
Arts, entertainment, and recreation	10,792	11,809	11,180	11,294	10,434	9,947	10,066	11,328	12.5
Accommodation and food services	14,675	18,800	17,471	17,391	16,513	16,765	17,631	18,396	4.3
Other services, except public administration	26,831	31,035	30,310	31,123	30,357	30,505	29,913	30,953	3.5
Government and government enterprises	50,959	59,041	59,465	59,154	58,373	59,709	60,805	61,608	1.3
<b>Total</b>	<b>39,590</b>	<b>46,852</b>	<b>50,107</b>	<b>48,267</b>	<b>51,748</b>	<b>52,058</b>	<b>52,266</b>	<b>51,567</b>	<b>-1.3</b>

Table II.71.27 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 \$1,501,482,000 a -1.1 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 24,311 and 24,458 in 2016.



**Table II.71.27**  
**Total Employment and Real Personal Income**  
 Platte 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	469,161	27,240	-20,515	78,898	31,215	531,519	20,402	15,173	30,922
1970	460,930	27,583	-19,271	85,812	34,643	534,530	20,093	15,287	30,152
1971	477,896	28,296	-19,530	89,083	38,110	557,263	20,656	15,112	31,625
1972	524,074	32,173	-24,248	97,439	39,741	604,833	22,285	15,685	33,414
1973	592,387	40,102	-29,082	104,304	45,167	672,675	24,617	16,333	36,267
1974	527,543	42,217	-29,491	108,839	48,470	613,144	22,143	16,386	32,193
1975	539,471	38,244	-24,961	112,569	57,463	646,297	22,836	15,361	35,121
1976	501,135	41,654	-28,771	112,762	56,096	599,569	21,364	15,757	31,805
1977	516,029	42,540	-29,832	118,668	56,952	619,277	21,786	15,820	32,620
1978	583,325	45,646	-33,806	123,367	58,871	686,111	23,989	16,026	36,399
1979	586,244	51,330	-40,769	131,593	59,910	685,647	23,570	16,929	34,629
1980	500,058	48,420	-37,953	149,279	64,900	627,863	21,705	16,893	29,601
1981	566,702	50,997	-38,360	168,379	69,571	715,294	24,525	16,696	33,944
1982	528,899	50,567	-36,189	186,780	74,410	703,333	24,144	16,572	31,916
1983	535,187	51,810	-44,967	195,720	79,247	713,377	24,370	16,862	31,739
1984	583,291	56,494	-42,700	196,176	79,395	759,668	25,835	17,350	33,619
1985	557,679	53,657	-31,690	196,073	82,352	750,757	25,516	16,647	33,501
1986	569,282	55,447	-29,487	195,431	84,471	764,252	26,445	16,382	34,750
1987	610,953	59,849	-35,556	189,494	82,963	788,005	27,214	17,534	34,845
1988	661,429	67,060	-38,921	184,730	82,787	822,965	27,729	18,530	35,696
1989	685,542	71,244	-40,672	200,497	81,203	855,325	28,690	18,985	36,109
1990	707,852	74,972	-38,491	188,672	86,368	869,429	29,112	19,737	35,864
1991	694,781	75,358	-40,315	188,740	90,063	857,911	28,541	19,890	34,931
1992	741,625	77,342	-46,502	190,177	96,508	904,466	29,834	20,100	36,897
1993	756,465	81,598	-52,903	190,282	99,466	911,712	29,650	20,968	36,077
1994	818,330	87,173	-61,974	193,652	101,846	964,681	31,050	22,129	36,979
1995	805,496	86,846	-65,132	211,114	106,900	971,533	31,210	22,190	36,300
1996	876,853	89,850	-70,663	213,843	112,520	1,042,703	33,367	22,825	38,416
1997	884,189	93,729	-76,283	223,176	114,319	1,051,671	33,440	22,915	38,586
1998	880,072	94,336	-79,491	235,157	118,701	1,060,103	33,506	22,593	38,953
1999	889,691	95,348	-84,418	230,296	126,384	1,066,605	33,799	22,458	39,616
2000	896,516	97,158	-92,345	243,707	131,319	1,082,039	34,351	22,832	39,265
2001	897,912	96,720	-85,932	233,697	138,905	1,087,862	34,735	22,680	39,590
2002	888,566	97,260	-92,084	232,559	146,626	1,078,408	34,857	22,154	40,109
2003	912,905	96,537	-97,110	235,598	149,327	1,104,182	35,901	21,835	41,809
2004	958,732	98,439	-103,686	201,155	155,263	1,113,025	36,305	22,137	43,309
2005	966,112	101,711	-109,588	183,534	158,907	1,097,255	35,550	22,518	42,904
2006	995,035	113,473	-119,328	193,183	168,173	1,123,591	36,128	23,443	42,445
2007	1,126,954	124,194	-137,131	221,353	175,176	1,262,159	40,185	24,670	45,681
2008	1,108,916	120,704	-138,964	236,289	191,857	1,277,395	40,518	24,577	45,120
2009	1,095,900	119,636	-132,706	216,340	199,056	1,258,955	39,321	24,226	45,237
2010	1,139,021	124,420	-129,392	210,144	211,339	1,306,692	40,459	24,311	46,852
2011	1,232,838	110,180	-128,844	237,716	210,990	1,442,521	44,435	24,604	50,107
2012	1,202,336	109,494	-137,082	253,737	206,446	1,415,943	43,431	24,910	48,267
2013	1,278,020	122,237	-125,260	237,369	205,388	1,473,281	45,266	24,697	51,748
2014	1,277,860	124,545	-122,516	252,886	214,992	1,498,677	45,824	24,547	52,057
2015	1,289,036	128,135	-127,430	262,648	222,716	1,518,837	46,307	24,663	52,266
2016	1,261,220	128,208	-123,244	263,793	227,921	1,501,482	45,692	24,458	51,567



Diagram II.71.4, shows real average earnings per job for Platte County from 1990 to 2016. Over this period the average earning per job for Platte County was 42,628 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

**Diagram II.71.4**  
**Real Average Earnings Per Job**  
 Platte County  
 BEA Data 1990 - 2016

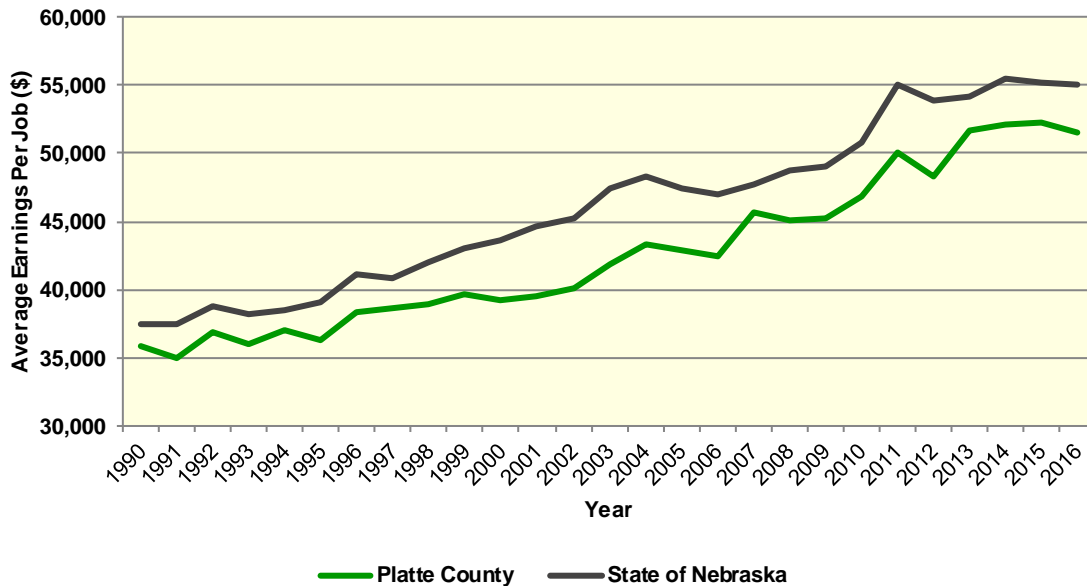
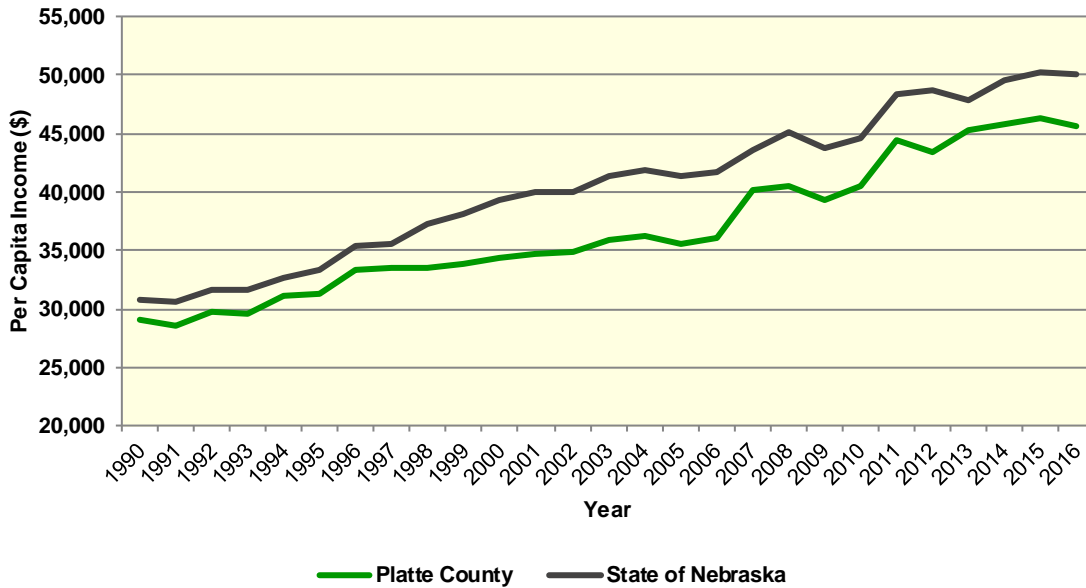


Diagram II.71.5, shows real per capita income in Platte County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Platte County was 36,769 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

**Diagram II.71.5**  
**Real Per Capita Income**  
 Platte 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.71.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 18,614 persons in 2015 to 18,430 in 2016, a change of -1 percent.

**Table II.71.28**  
**Total Monthly Employment**  
 Platte County  
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	17,303	18,721	18,617	18,718	18,069	18,135	18,735	18,665	18,346	18,307	18,044
Feb	17,548	18,783	18,526	18,653	18,245	18,243	18,771	18,854	18,505	18,420	18,049
Mar	17,830	18,985	18,743	18,649	18,415	18,387	18,995	18,980	18,554	18,502	18,252
Apr	17,911	19,326	19,097	18,882	18,607	18,731	19,171	18,940	18,787	18,669	18,308
May	18,140	19,491	19,319	18,818	18,737	18,890	19,219	19,183	18,793	18,798	18,449
Jun	18,513	19,687	19,535	18,961	18,904	18,856	19,512	19,189	18,948	18,824	18,599
Jul	18,252	19,451	19,456	18,709	18,650	18,618	19,344	18,904	18,617	18,748	18,429
Aug	18,345	19,644	19,581	18,943	18,914	18,832	19,372	19,091	18,826	18,815	18,469
Sep	18,433	19,359	19,289	18,752	18,744	18,952	19,386	19,008	18,732	18,939	18,750
Oct	18,468	19,256	19,333	18,388	18,811	18,940	19,244	18,995	18,680	18,488	18,609
Nov	18,564	19,076	19,340	18,434	18,622	18,860	19,293	18,868	18,619	18,466	18,650
Dec	18,692	18,925	18,824	18,408	18,560	18,888	19,315	18,893	18,833	18,395	18,551
<b>Annual</b>	<b>18,167</b>	<b>19,225</b>	<b>19,138</b>	<b>18,693</b>	<b>18,607</b>	<b>18,694</b>	<b>19,196</b>	<b>18,964</b>	<b>18,687</b>	<b>18,614</b>	<b>18,430</b>
% Change	5%	6%	(ND)%	-2%	(ND)%	(ND)%	3%	-1%	-1%	(ND)%	-1%

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 \$762 in 2015. In 2016, average weekly wages saw a increase of 2 percent over the prior year, rising to 779 dollars, or by 17 dollars. These data are shown in Table II.71.29.

<b>Table II.71.29</b>						
<b>Average Weekly Wages</b>						
Platte County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	476	482	489	540	496	
2002	490	501	497	569	514	4%
2003	505	497	512	574	522	2%
2004	517	520	517	586	535	2%
2005	526	542	557	589	554	4%
2006	565	558	569	618	578	4%
2007	606	625	610	667	627	8%
2008	610	608	616	677	628	(ND)%
2009	608	602	610	705	631	(ND)%
2010	606	618	641	734	650	3%
2011	637	648	671	730	672	3%
2012	669	652	668	727	679	1%
2013	681	675	685	747	697	3%
2014	721	694	711	787	728	4%
2015	732	738	733	844	762	5%
2016(p)	736	760	792	825	779	2%

Total business establishments reported by the QCEW are displayed in Table II.71.28. Between 2015 and 2016, the total number of business establishments in Platte County increased from 1,210 to 1,220 establishments.

<b>Table II.71.30</b>						
<b>Number of Business Establishments</b>						
Platte County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	970	975	972	973	973	
2002	986	1,000	1,004	992	996	2%
2003	1,012	1,009	1,015	1,005	1,010	1%
2004	1,021	1,025	1,032	1,022	1,025	1%
2005	1,040	1,051	1,063	1,070	1,056	3%
2006	1,058	1,069	1,087	1,083	1,074	2%
2007	1,084	1,088	1,091	1,077	1,085	1%
2008	1,079	1,089	1,100	1,094	1,091	1%
2009	1,082	1,087	1,099	1,108	1,094	(ND)%
2010	1,099	1,092	1,089	1,100	1,095	(ND)%
2011	1,090	1,096	1,100	1,099	1,096	(ND)%
2012	1,165	1,192	1,192	1,192	1,185	8%
2013	1,191	1,211	1,191	1,202	1,199	1%
2014	1,203	1,205	1,192	1,192	1,198	(ND)%
2015	1,210	1,209	1,208	1,214	1,210	1%
2016	1,209	1,212	1,222	1,237	1,220	1%

**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 7.2 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 14.5 percent over the period. On the other hand, by 2016 there were 2,291 returns for AGIs of \$100,000 or more. Table II.71.31 presents AGI distribution for the years 1991 through 2016.

<b>Table II.71.31</b>										
<b>Income Tax Returns by Adjusted Gross Income</b>										
Platte County										
1991–2016 DOR Data										
<b>Year</b>	<b>Less than \$10,000</b>	<b>\$10,001–\$15,000</b>	<b>\$15,001–\$25,000</b>	<b>\$25,001–\$35,000</b>	<b>\$35,001–\$50,000</b>	<b>\$50,001–\$75,000</b>	<b>\$75,001–\$100,000</b>	<b>\$100,001–\$250,000</b>	<b>More than \$250,000</b>	<b>Total<sup>92</sup></b>
1991	4,228	1,371	2,593	2,003	1,908	1,060	203	170	24	13,560
1992	4,167	1,296	2,659	1,926	2,094	1,161	261	187	34	13,785
1993	4,184	1,323	2,637	1,841	2,160	1,335	292	190	37	13,999
1994	4,277	1,248	2,695	1,885	2,143	1,431	329	210	42	14,260
1995	4,128	1,213	2,735	1,855	2,220	1,540	375	245	46	14,357
1996	4,185	1,164	2,690	1,867	2,228	1,652	439	281	57	14,563
1997	4,138	1,114	2,741	1,901	2,206	1,915	513	364	68	14,960
1998	3,915	1,148	2,655	1,904	2,170	1,962	585	421	75	14,835
1999	3,880	1,127	2,478	1,899	2,165	2,193	649	499	91	14,981
2000	3,974	1,022	2,356	1,968	2,175	2,306	748	528	91	15,168
2001	3,804	1,012	2,337	1,990	2,059	2,295	727	524	72	14,820
2002	3,716	1,049	2,292	1,912	2,073	2,189	785	513	69	14,598
2003	3,527	1,065	2,308	1,935	1,988	2,199	812	564	72	14,470
2004	3,446	1,032	2,187	1,864	1,989	2,286	919	639	76	14,438
2005	3,067	963	1,830	1,755	1,885	2,280	966	693	94	13,533
2006	2,952	1,180	2,159	1,997	2,084	2,512	1,142	853	124	15,003
2007	2,859	1,120	1,977	2,008	2,058	2,667	1,326	1,039	151	15,205
2008	2,901	1,131	2,037	2,122	2,174	2,645	1,470	1,136	149	15,765
2009	2,791	1,197	2,141	2,022	2,262	2,592	1,365	1,166	133	15,669
2010	2,623	1,203	2,099	1,958	2,301	2,622	1,502	1,255	135	15,698
2011	2,652	1,256	2,069	1,907	2,280	2,645	1,529	1,416	174	15,928
2012	2,615	1,219	2,078	1,891	2,331	2,625	1,643	1,583	240	16,225
2013	2,578	1,135	2,055	1,896	2,382	2,603	1,675	1,702	238	16,264
2014	2,497	1,137	1,959	1,910	2,367	2,605	1,771	1,864	269	16,379
2015	2,433	1,073	1,973	1,884	2,496	2,593	1,775	1,956	246	16,429
2016	2,433	1,148	1,981	1,907	2,635	2,691	1,801	2,050	241	16,887

<sup>92</sup> Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.



## 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 increase from 2,681 in 2010 to 2,920 in 2016, with the poverty rate reaching 9 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.71.32 presents poverty data for the county.

Table II.71.32 Persons in Poverty Platte County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	2,273	7.3%
2001	2,365	7.6%
2002	2,527	8.1%
2003	2,661	8.6%
2004	2,682	8.6%
2005	2,744	8.9%
2006	2,815	8.9%
2007	2,796	8.9%
2008	2,446	7.7%
2009	2,839	8.9%
2010	2,681	8.4%
2011	3,322	10.4%
2012	2,852	8.9%
2013	3,262	10.2%
2014	2,687	8.4%
2015	2,670	8.3%
2016	2,920	9%

The rate of poverty for Platte County is shown in Table II.71.33. In 2016, there were an estimated 2,803 persons living in poverty. This represented a 8.7 percent poverty rate, compared to 7.7 percent poverty in 2000. In 2016, some 8.8 percent of those in poverty were under age 6, and 16 percent were 65 or older.

Table II.71.33 Poverty by Age Platte County 2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	297	12.3%	246	8.8%
6 to 17	554	22.9%	671	23.9%
18 to 64	1,275	52.8%	1,437	51.3%
65 or Older	289	12%	449	16%
<b>Total</b>	<b>2,415</b>	<b>100.0%</b>	<b>2,803</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>7.7%</b>	.	<b>8.7%</b>	.

## HOUSING

The Census Bureau estimates that the total number of housing units increased by 2.4 percent in Platte County between 2010 and 2016, from 13,378 to 13,694. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.71.34.

Table II.71.34 Housing Units State of Nebraska vs. Platte County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Platte County	% Growth Since Census
2000 Census Base	722,656	.	12,806	.
2010 Census	796,793	10.3	13,378	4.5
July 2011 Estimate	801,068	0.5	13,452	0.6
July 2012 Estimate	804,586	1	13,490	0.8
July 2013 Estimate	809,062	1.5	13,572	1.5
July 2014 Estimate	814,835	2.3	13,606	1.7
July 2015 Estimate	820,725	3	13,645	2
July 2016 Estimate	827,156	3.8	13,694	2.4

### Housing Production

The Census Bureau reports building permit authorizations and “per unit”

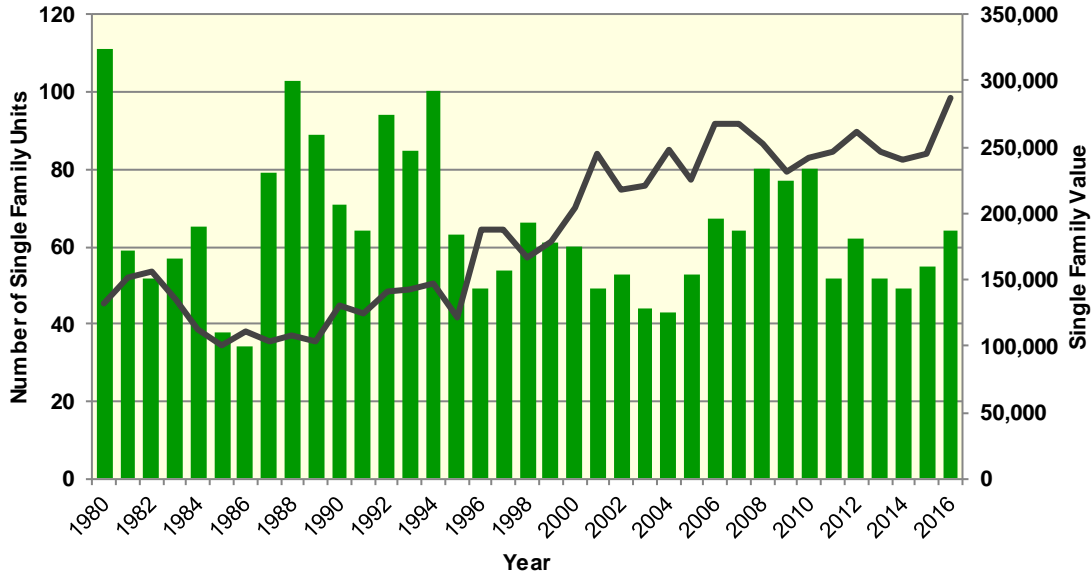


valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Platte County increased from 55 authorizations in 2015 to 64 in 2016.

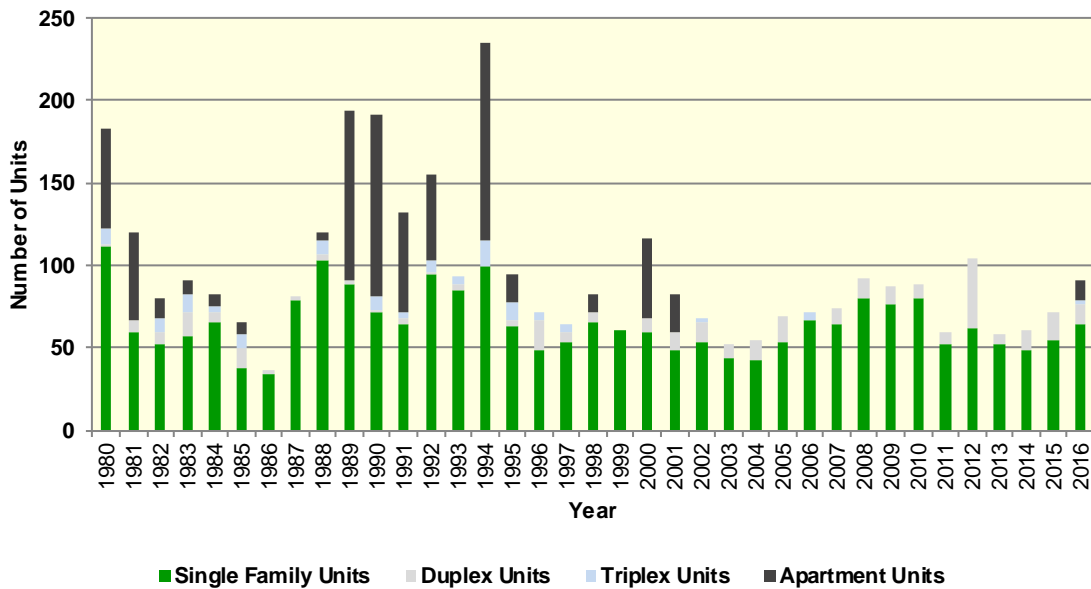
The real value of single-family building permits increased from \$244,509 in 2015 to \$286,795 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table II.71.35.

Table II.71.35 Building Permits and Valuation Platte County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	111	2	10	60	183	131,469	25,113
1981	59	8	0	53	120	151,643	27,951
1982	52	8	8	12	80	156,252	49,560
1983	57	14	12	8	91	134,628	37,193
1984	65	6	4	8	83	113,087	38,427
1985	38	12	8	8	66	101,332	40,937
1986	34	2	0	0	36	111,242	0
1987	79	2	0	0	81	103,538	0
1988	103	4	8	5	120	108,361	32,927
1989	89	2	0	103	194	103,723	51,102
1990	71	2	8	111	192	130,149	44,883
1991	64	4	4	60	132	124,825	68,441
1992	94	2	7	52	155	141,845	37,052
1993	85	4	4	0	93	142,783	0
1994	100	0	15	120	235	147,135	42,214
1995	63	4	11	17	95	122,128	57,418
1996	49	18	4	0	71	188,085	0
1997	54	6	4	0	64	187,474	0
1998	66	6	0	10	82	167,193	36,037
1999	61	0	0	0	61	179,048	0
2000	60	8	0	48	116	204,553	68,187
2001	49	10	0	24	83	244,637	60,989
2002	53	12	3	0	68	217,669	0
2003	44	8	0	0	52	220,513	0
2004	43	12	0	0	55	247,375	0
2005	53	16	0	0	69	225,596	0
2006	67	0	4	0	71	267,942	0
2007	64	10	0	0	74	267,816	0
2008	80	12	0	0	92	253,183	0
2009	77	10	0	0	87	230,747	0
2010	80	8	0	0	88	241,300	0
2011	52	8	0	0	60	246,695	0
2012	62	42	0	0	104	262,226	0
2013	52	6	0	0	58	246,209	0
2014	49	12	0	0	61	240,270	0
2015	55	16	0	0	71	244,509	0
2016	64	12	3	12	91	286,795	66,667

**Diagram II.71.6**  
**Single-Family Permits**  
 Platte County  
 Census Bureau Data, 1980–2016



**Diagram II.71.7**  
**Total Permits by Unit Type**  
 Platte County  
 Census Bureau Data, 1980–2016



### Housing Characteristics

Housing types by unit are shown in Table II.71.36. In 2016, there were 13,606 housing units, up from 12,916 in 2000. Single-family units accounted for 79.5 percent of units in 2016, compared to 78.1 in 2000. Apartment units accounted for 9.6 percent in 2016, compared to 8.6 percent in 2000.

<b>Table II.71.36 Housing Units by Type</b> Platte 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	10,083	78.1%	10,816	79.5%
Duplex	507	3.9%	473	3.5%
Tri- or Four-Plex	401	3.1%	361	2.7%
Apartment	1,116	8.6%	1,303	9.6%
Mobile Home	801	6.2%	653	4.8%
Boat, RV, Van, Etc.	8	0.1%	0	0%
<b>Total</b>	<b>12,916</b>	<b>100.0%</b>	<b>13,606</b>	<b>100.0%</b>

Some 94.6 percent of housing was occupied in 2010, compared to 93.5 percent in 2000. Owner-occupied housing changed 4.1 percent between 2000 and 2010, ending with owner-occupied units representing 72.8 percent of units. Vacant units changed by -14.3 percent, resulting in 720 vacant units in 2010.

<b>Table II.71.37 Housing Units by Tenure</b> Platte County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	12,076	93.5%	12,658	94.6%	4.8%
Owner-Occupied	8,849	73.3%	9,213	72.8%	4.1%
Renter-Occupied	3,227	26.7%	3,445	27.2%	6.8%
Vacant Housing Units	840	6.5%	720	5.4%	-14.3%
<b>Total Housing Units</b>	<b>12,916</b>	<b>100.0%</b>	<b>13,378</b>	<b>100.0%</b>	<b>3.6%</b>

Table II.71.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 13,606 housing units. An estimated 71.8 percent were owner-occupied, and 6.4 percent were vacant.

<b>Table II.71.38 Housing Units by Tenure</b> Platte County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	12,658	94.6%	12,737	93.6%
Owner-Occupied	9,213	72.8%	9,139	71.8%
Renter-Occupied	3,445	27.2%	3,598	28.2%
Vacant Housing Units	720	5.4%	869	6.4%
<b>Total Housing Units</b>	<b>13,378</b>	<b>100.0%</b>	<b>13,606</b>	<b>100.0%</b>



Households by household size are shown in Table II.71.39. There were a total of 12,658 households in 2010, up from 12,076 in 2000. One person households changed by 8.6 percent between 2000 and 2010, while two person households changed by 14.3 percent. Three and four person households changed by -5.9 and -6.9 respectively, representing 13.6 percent and 11.5 percent of the population in 2010.

<b>Table II.71.39</b>					
<b>Households by Household Size</b>					
Platte County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	3,126	25.9%	3,396	26.8%	8.6%
Two Persons	4,056	33.6%	4,635	36.6%	14.3%
Three Persons	1,829	15.1%	1,721	13.6%	-5.9%
Four Persons	1,561	12.9%	1,454	11.5%	-6.9%
Five Persons	954	7.9%	898	7.1%	-5.9%
Six Persons	371	3.1%	359	2.8%	-3.2%
Seven Persons or More	179	1.5%	195	1.5%	8.9%
<b>Total</b>	<b>12,076</b>	<b>100.0%</b>	<b>12,658</b>	<b>100.0%</b>	<b>4.8%</b>

Households by income is shown in Table II.71.40. Households earning more than \$100,000 per year represented 18.3 percent of households in 2016, compared to 6 percent in 2000. Households earning between \$50,000 and \$74,999 represented 22.8 percent of households in 2016, compared to 23 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10 percent of households in 2016, compared to 14.7 percent in 2000.

<b>Table II.71.40</b>				
<b>Households by Income</b>				
Platte 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	1,787	14.7%	1,275	10%
\$15,000 to \$19,999	784	6.5%	602	4.7%
\$20,000 to \$24,999	980	8.1%	668	5.2%
\$25,000 to \$34,999	1,947	16%	1,174	9.2%
\$35,000 to \$49,999	2,198	18.1%	1,735	13.6%
\$50,000 to \$74,999	2,789	23%	2,907	22.8%
\$75,000 to \$99,999	919	7.6%	2,041	16%
\$100,000 or More	731	6%	2,335	18.3%
<b>Total</b>	<b>12,135</b>	<b>100.0%</b>	<b>12,737</b>	<b>100.0%</b>

Table II.71.41 shows households by year home built. Housing units built between 2000 and 2009, account for 8.7 percent and those built in 2010 or later accounted for 1.8 percent of households. Households built in the 1970's, 1980's, and 1990's account for 19.1 percent, 10.5 percent, and 9.2, respectively. Housing units built prior to 1939 represented 18.8 percent of households in 2016.

<b>Table II.71.41</b>				
<b>Households by Year Home Built</b>				
Platte 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	2,575	21.3%	2,393	18.8%
1940 to 1949	683	5.7%	550	4.3%
1950 to 1959	1,744	14.4%	1,788	14%
1960 to 1969	1,580	13.1%	1,734	13.6%
1970 to 1979	2,497	20.7%	2,432	19.1%
1980 to 1989	1,365	11.3%	1,340	10.5%
1990 to 1999	1,632	13.5%	1,167	9.2%
2000 to 2009	.	.	1,106	8.7%
2010 or Later	.	.	227	1.8%
<b>Total</b>	<b>12,076</b>	<b>100.0%</b>	<b>12,737</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.71.42. An estimated 81.4 percent of white households occupy single-family homes, while 57.9 percent of black households do. Some 9.1 percent of white households occupy apartments, while 0 percent of black households do.

<b>Table II.71.42</b>							
<b>Distribution of Units in Structure by Race</b>							
Platte County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	81.4%	57.9%	0%	0%	%	75.7%	66.9%
Duplex	3.1%	0%	0%	41.7%	%	0%	0%
Tri- or Four-Plex	2.5%	0%	0%	0%	%	6.9%	0%
Apartment	9.1%	0%	100%	58.3%	%	4.9%	33.1%
Mobile Home	3.8%	42.1%	0%	0%	%	12.5%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	%	0%	0%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>%</b>	<b>100.0%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.71.43. An estimated 31 percent of vacant units were for rent in 2010, a -28.1 percent change since 2000. In addition, some 13.9 percent of vacant units were for sale, a change of -23.7 percent between 2000 and 2010. "Other" vacant units represented 30.3 percent of vacant units in 2010. This is a change of 49.3 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.

<b>Table II.71.43</b> <b>Disposition of Vacant Housing Units</b> Platte County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	310	36.9%	223	31%	-28.1%
For Sale	131	15.6%	100	13.9%	-23.7%
Rented or Sold, Not Occupied	60	7.1%	46	6.4%	-23.3%
For Seasonal, Recreational, or Occasional Use	193	23%	133	18.5%	-31.1%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	146	17.4%	218	30.3%	49.3%
<b>Total</b>	<b>840</b>	<b>100.0%</b>	<b>720</b>	<b>100.0%</b>	<b>-14.3%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table II.71.44. By 2016, for rent units accounted for 14.7 percent of vacant units, while for sale units accounted for 3.7 percent. “Other” vacant units accounted for 52.8 percent of vacant units, representing a total of 459 “other” vacant units.

<b>Table II.71.44</b> <b>Disposition of Vacant Housing Units</b> Platte County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	223	31%	128	14.7%
For Sale	100	13.9%	32	3.7%
Rented Not Occupied	21	2.9%	37	4.3%
Sold Not Occupied	25	3.5%	20	2.3%
For Seasonal, Recreational, or Occasional Use	133	18.5%	174	20%
For Migrant Workers	0	0%	19	2.2%
Other Vacant	218	30.3%	459	52.8%
<b>Total</b>	<b>720</b>	<b>100.0%</b>	<b>869</b>	<b>100.0%</b>

### 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 7,744 property transactions in Platte County. Of these, 7,481 were for single-family homes during this 19-year period, as shown in Table II.71.45.

<b>Table II.71.45</b>						
<b>Residential Property Transactions</b>						
Platte County						
Fiscal Years 1999–2017 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	418	12	5	4	0	439
2000	430	3	10	4	2	449
2001	465	6	7	6	1	485
2002	415	3	5	7	1	431
2003	404	5	4	3	0	416
2004	415	6	6	15	0	442
2005	400	9	2	9	0	420
2006	399	9	2	6	1	417
2007	360	8	7	10	1	386
2008	343	9	0	0	1	353
2009	353	3	0	0	1	357
2010	384	4	0	1	0	389
2011	292	7	0	0	1	300
2012	352	8	0	0	0	360
2013	427	8	0	3	0	438
2014	367	10	0	0	0	377
2015	394	13	0	0	0	407
2016	413	3	0	1	0	417
2017	450	9	0	2	0	461
<b>Total</b>	<b>7,481</b>	<b>135</b>	<b>48</b>	<b>71</b>	<b>9</b>	<b>7,744</b>

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 1,642 single-family home property transactions for units built before 1930, 0.6 percent of units were of low quality and 15.6 percent were of fair quality. Conversely, of the 470 homes built from 2001 through 2010, 0 percent of units were of low quality and 0.6 percent of fair quality. Table II.71.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.71.46</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Platte County										
Fiscal Years 1999–2017 PAD Data										
<b>Quality</b>	<b>Before 1931</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2017</b>	<b>Missing</b>	<b>Total</b>
Low	10	7	0	0	1	0	0	0	0	18
Fair	256	279	17	37	15	34	3	2	1	644
Average	1,356	1,735	816	987	466	308	332	73	9	6,082
Good	16	42	42	124	132	184	130	18	0	688
Very Good	4	3	5	7	4	18	4	0	0	45
Excellent	0	1	0	0	0	1	1	0	0	3
Missing	0	0	0	0	0	0	0	0	1	1
<b>Total</b>	<b>1,642</b>	<b>2,067</b>	<b>880</b>	<b>1,155</b>	<b>618</b>	<b>545</b>	<b>470</b>	<b>93</b>	<b>11</b>	<b>7,481</b>

In regard to the current condition of residential dwellings, of the same 1,642 single-family homes built before 1930, 11.2 percent of the homes were worn out or badly worn, and 73.8 percent were in average condition. Table II.71.47 provides details about the condition of single-family residential dwellings by year built.



Table II.71.47 Single-Family Homes by Year Built and Condition Platte County Fiscal Years 1999–2017 PAD Data										
Condition	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	4	1	2	0	0	0	0	0	0	7
Badly Worn	180	73	13	19	7	5	0	0	1	298
Average	1,212	1,527	618	783	332	210	50	0	8	4,740
Good	243	464	243	346	277	314	396	93	2	2,378
Very Good	3	1	4	6	2	15	24	0	0	55
Excellent	0	0	0	0	0	1	0	0	0	1
Missing	0	1	0	1	0	0	0	0	0	2
<b>Total</b>	<b>1,642</b>	<b>2,067</b>	<b>880</b>	<b>1,155</b>	<b>618</b>	<b>545</b>	<b>470</b>	<b>93</b>	<b>11</b>	<b>7,481</b>

### Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$124,783 to \$157,926, a total increase of 26.6 percent, as shown in Table II.71.48.

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 Platte County ranged from \$70,605 for homes built before 1930 to \$223,501 for homes built from 2001 to 2010, and \$247,455 for the newest homes built between 2011 and 2017.<sup>93</sup> Homes built from 2001 through 2010 were also larger, averaging 1,672 square feet per unit. Table II.71.49, provides additional details about single-family homes.

Table II.71.48 Average Sales Price of Single-Family Homes Platte County Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	80,273
2000	83,701
2001	93,885
2002	91,159
2003	97,875
2004	102,527
2005	107,206
2006	111,858
2007	117,770
2008	114,369
2009	121,196
2010	124,783
2011	128,605
2012	134,249
2013	136,317
2014	143,370
2015	146,215
2016	147,251
2017	157,926
<b>Average</b>	<b>117,375</b>

Table II.71.49 Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot Platte County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>94</sup> (\$)
Before 1931	70,605	1,368	51.61
1931-1960	88,567	1,138	77.82
1961-1970	115,049	1,317	87.32
1971-1980	129,322	1,412	91.57
1981-1990	154,621	1,522	101.58
1991-2000	190,301	1,680	113.3
2001-2010	223,501	1,672	133.66
2011-2017	247,455	1,592	155.39
<b>Average</b>	<b>117,375</b>	<b>1,363</b>	<b>86.13</b>

<sup>93</sup> When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

<sup>94</sup> 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.71.50. In 2016, an estimated 2.3 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.

Table II.71.50 Overcrowding and Severe Overcrowding Platte 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	
<b>Owner</b>							
2000 Census	8,649	97.7%	135	1.5%	66	0.7%	8,850
2016 Five-Year ACS	8,932	97.7%	189	2.1%	18	0.2%	9,139
<b>Renter</b>							
2000 Census	3,064	95%	72	2.2%	90	2.8%	3,226
2016 Five-Year ACS	3,448	95.8%	101	2.8%	49	1.4%	12,737
<b>Total</b>							
2000 Census	11,713	97%	207	1.7%	156	1.3%	12,076
2016 Five-Year ACS	12,380	97.2%	290	2.3%	67	0.5%	12,737

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 13 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Platte County. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2000.

Table II.71.51 Households with Incomplete Plumbing Facilities Platte County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	12,038	12,724
Lacking Complete Plumbing Facilities	38	13
<b>Total Households</b>	<b>12,076</b>	<b>12,737</b>
<b>Percent Lacking</b>	<b>0.3%</b>	<b>0.1%</b>

There were 131 households lacking complete kitchen facilities in 2016, compared to 94 households in 2000. This was a change from 0.8 percent of households in 2000 to 1 percent in 2016.



<b>Table II.71.52</b> <b>Households with Incomplete Kitchen Facilities</b> Platte County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	11,982	12,606
Lacking Complete Kitchen Facilities	94	131
<b>Total Households</b>	<b>12,076</b>	<b>12,737</b>
<b>Percent Lacking</b>	<b>0.8%</b>	<b>1%</b>

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 Platte County, 9.1 percent of households had a cost burden and 9.3 percent had a severe cost burden. Some 10.9 percent of renters were cost burdened, and 16 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.2 percent and a severe cost burden rate of 5.3 percent. Owner occupied households with a mortgage had a cost burden rate of 10.1 percent, and severe cost burden at 7.6 percent.

<b>Table II.71.53</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Platte County 2000 Census & 2016 Five-Year ACS Data									
Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2000 Census	3,669	84.7%	482	11.1%	174	4%	7	0.2%	4,332
2016 Five-Year ACS	4,277	81.5%	529	10.1%	400	7.6%	42	0.8%	5,248
<b>Owner Without a Mortgage</b>									
2000 Census	2,563	92.4%	117	4.2%	65	2.3%	29	1%	2,774
2016 Five-Year ACS	3,390	87.1%	242	6.2%	207	5.3%	52	1.3%	3,891
<b>Renter</b>									
2000 Census	2,012	65.3%	479	15.5%	383	12.4%	207	6.7%	3,081
2016 Five-Year ACS	2,399	66.7%	392	10.9%	576	16%	231	6.4%	3,598
<b>Total</b>									
2000 Census	8,244	80.9%	1,078	10.6%	622	6.1%	243	2.4%	10,187
2016 Five-Year ACS	10,066	79%	1,163	9.1%	1,183	9.3%	325	2.6%	12,737



### Housing Problems by Income

Table II.71.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Platte County. As can be seen in 2017 the MFI was \$68,600, which compared to \$68,200 for the State of Nebraska.

Table II.71.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 710 owner-occupied and 380 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 565 owner-occupied and 450 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 9,945 households without a housing problem.

<b>Table II.71.54</b> <b>Median Family Income</b> Platte County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	45,800	50,400
2001	48,800	53,400
2002	49,600	55,100
2003	55,000	55,400
2004	55,500	56,300
2005	57,050	57,400
2006	58,800	59,400
2007	57,500	58,200
2008	59,100	59,800
2009	61,400	62,000
2010	61,900	62,600
2011	61,900	63,500
2012	62,700	64,400
2013	63,400	64,600
2014	63,400	66,000
2015	64,700	66,800
2016	62,400	66,500
2017	68,600	68,200



**Table II.71.55**  
**Housing Problems by Income and Tenure**  
 Platte 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
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	4	0	0	4	0	8
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	45	0	0	0	45
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	45	45	15	55	170
Housing cost burden greater than 50% of income (and none of the above problems)	290	145	35	35	60	565
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	105	120	315	55	115	710
Zero/negative income (and none of the above problems)	75	0	0	0	0	75
Has none of the 4 housing problems	80	335	1,035	1,035	5,055	7,540
<b>Total</b>	<b>564</b>	<b>690</b>	<b>1,430</b>	<b>1,144</b>	<b>5,285</b>	<b>9,113</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	60	30	60	0	15	165
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	45	0	15	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	40	40	0	10	90
Housing cost burden greater than 50% of income (and none of the above problems)	330	90	30	0	0	450
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	145	150	15	0	380
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	200	275	510	405	1,015	2,405
<b>Total</b>	<b>675</b>	<b>580</b>	<b>835</b>	<b>420</b>	<b>1,055</b>	<b>3,565</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	64	30	60	4	15	173
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	45	45	0	15	105
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	85	85	15	65	260
Housing cost burden greater than 50% of income (and none of the above problems)	620	235	65	35	60	1,015
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	175	265	465	70	115	1,090
Zero/negative income (and none of the above problems)	90	0	0	0	0	90
Has none of the 4 housing problems	280	610	1,545	1,440	6,070	9,945
<b>Total</b>	<b>1,239</b>	<b>1,270</b>	<b>2,265</b>	<b>1,564</b>	<b>6,340</b>	<b>12,678</b>

## 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.71.56, of the 498 loans in 2016, 250 loans were for Home Purchases, 38 were for Home Improvement and 210 were for refinancing.

<b>Table II.71.56</b> <b>Owner-Occupied Single-Family Home Loans by Loan Type</b> Platte County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	208	37	212	457
2009	222	32	483	737
2010	177	38	547	762
2011	167	23	396	586
2012	209	20	548	777
2013	239	41	325	605
2014	208	28	141	377
2015	277	38	194	509
2016	250	38	210	498

Table II.71.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$122,346 and \$132,909 in 2012 and \$155,352 in 2016. Overall, average loans were \$110,735 in 2008 and \$142,918 in 2016.

<b>Table II.71.57</b> <b>Owner-Occupied Single-Family Home Loans by Average Loan Amount</b> Platte County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$122,346	\$41,486	\$111,429	\$110,735
2009	\$130,905	\$59,875	\$136,516	\$131,498
2010	\$130,672	\$52,289	\$123,483	\$121,602
2011	\$136,970	\$64,174	\$121,997	\$123,995
2012	\$132,909	\$41,950	\$135,434	\$132,349
2013	\$129,653	\$72,439	\$129,160	\$125,511
2014	\$142,471	\$54,964	\$112,780	\$124,867
2015	\$139,520	\$78,158	\$116,119	\$126,020
2016	\$155,352	\$52,842	\$144,414	\$142,918

Table II.71.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$25,448,000 and \$27,778,000 in 2012 and \$38,838,000 in 2016. Overall, average loans were \$50,606,000 in 2008 and \$71,173,000 in 2016.

<b>Table II.71.58</b>				
<b>Total Volume of Owner-Occupied Single-Family Loans</b>				
Platte County				
2008 – 2016 HMDA Data				
<b>Year</b>	<b>Home Purchase</b>	<b>Home Improvement</b>	<b>Refinancing</b>	<b>Total</b>
2008	25,448,000	1,535,000	23,623,000	50,606,000
2009	29,061,000	1,916,000	65,937,000	96,914,000
2010	23,129,000	1,987,000	67,545,000	92,661,000
2011	22,874,000	1,476,000	48,311,000	72,661,000
2012	27,778,000	839,000	74,218,000	102,835,000
2013	30,987,000	2,970,000	41,977,000	75,934,000
2014	29,634,000	1,539,000	15,902,000	47,075,000
2015	38,647,000	2,970,000	22,527,000	64,144,000
2016	38,838,000	2,008,000	30,327,000	71,173,000

### 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.71.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Platte County. The number of completed surveys increased from 42 in 2016 to 46 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 0.4 percentage points and was at 1.9 percent in 2017.

Table II.71.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 44 single-family units in Platte County, with 1 of them available. This

translates into a vacancy rate of 2.3 percent in Platte County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 845 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 1.4 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 2.5 percent.

<b>Table II.71.59</b>				
<b>Survey of Rental Properties</b>				
Platte County				
2002–2017 Survey of Rental Properties				
<b>Year</b>	<b>Completed Surveys</b>	<b>Total Units</b>	<b>Vacancy Rate</b>	<b>Absorption Rate</b>
2002	9	563	3	17.5
2003	10	468	6.2	23.4
2004	13	724	15.5	19.7
2005	21	859	6.8	28.9
2006	27	822	4.3	23.6
2007	30	975	3.9	16.8
2008	35	1,086	2.1	14.7
2009	35	927	1.8	17.1
2010	28	710	1.8	28.6
2011	42	1,044	1.1	19.2
2012	49	1,064	1.6	15.8
2013	49	1,198	4.1	36.3
2014	46	964	2.1	85.6
2015	45	1,250	2.7	41.7
2016	42	1,082	1.5	25.8
2017	46	1,007	1.9	18.3

<b>Table II.71.60</b> <b>Rental Vacancy Survey by Type</b> Platte County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	44	1	2.3%	3.5%
Apartments	845	12	1.4%	2%
Mobile Homes	0	0	%	0%
“Other” Units	32	1	3.1%	.
Don’t Know	86	5	5.8%	5.8%
<b>Total</b>	<b>1,007</b>	<b>19</b>	<b>1.9%</b>	<b>2.5%</b>

Table II.71.61, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 18 units. The most common apartment units were two bedroom units, with 282 units.

<b>Table II.71.61</b> <b>Rental Units by Number of Bedrooms</b> Platte County 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	8	0	0	.	8
One	2	269	0	0	.	271
Two	11	282	0	0	.	293
Three	18	92	0	0	.	110
Four	1	2	0	0	.	3
Don’t Know	12	192	0	32	86	322
<b>Total</b>	<b>44</b>	<b>845</b>	<b>0</b>	<b>32</b>	<b>86</b>	<b>1,007</b>

Table II.71.62 displays the vacancy rate of single-family units by the number of bedrooms. Three bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

<b>Table II.71.62</b> <b>Single-Family Units by Number of Bedrooms</b> Platte County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	2	0	0%
Two	11	1	9.1%
Three	18	0	0%
Four	1	0	0%
Don’t know	12	0	0%
<b>Total</b>	<b>44</b>	<b>1</b>	<b>2.3%</b>

Table II.71.63 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 1.4 percent.



<b>Table II.71.63</b> <b>Apartment Units by Number of Bedrooms</b> Platte County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	8	0	0%
One	269	0	0%
Two	282	4	1.4%
Three	92	0	0%
Four	2	0	0%
Don't know	192	8	4.2%
<b>Total</b>	<b>845</b>	<b>12</b>	<b>1.4%</b>

Average market-rate rents by unit type are shown in Table II.71.64. 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.

<b>Table II.71.64</b> <b>Average Market Rate Rents by Number of Bedrooms</b> Platte County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$350	\$	\$	\$350
One	\$	\$557.4	\$	\$	\$557.4
Two	\$731.7	\$714.1	\$	\$	\$718.1
Three	\$862.5	\$722.8	\$	\$	\$792.7
Four	\$800	\$1,400.00	\$	\$	\$1,100.00
Don't know	\$675	\$568.8	\$	\$	
<b>Total</b>	<b>\$773.5</b>	<b>\$667.8</b>	<b>\$</b>	<b>\$</b>	<b>\$709.6</b>

Table II.71.65 shows vacancy rates for single-family units by average rental rates for Platte County. The most common rent for single-family units was \$750 to \$999 dollars and units in this price range had a vacancy rate of 4.5 percent.

<b>Table II.71.65</b> <b>Single-Family Market Rate Rents by Vacancy Status</b> Platte County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	5	0	0%
\$750 to \$999	22	1	4.5%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	17	0	0%
<b>Total</b>	<b>44</b>	<b>1</b>	<b>2.3%</b>



The average rent and availability of apartment units is displayed in Table II.71.66. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 0.4 percent.

<b>Table II.71.66</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Platte County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	17	0	0%
\$500 to \$749	530	2	0.4%
\$750 to \$999	66	2	3%
\$1,000 to \$1,249	4	0	0%
\$1,250 to \$1,499	0	0	%
Above \$1,500	2	0	0%
Missing	226	8	3.5%
<b>Total</b>	<b>845</b>	<b>12</b>	<b>1.4%</b>

Respondents were asked if utilities are included in the rent and, as shown in Table II.71.67, 27 respondents, or 75 percent, included some sort of utility in the rent.

<b>Table II.71.67</b> <b>Are there any utilities included with the rent?</b> Platte County 2017 Survey of Rental Properties	
Period	Respondent
Yes	27
No	9
<b>% Offering Utilities</b>	<b>75%</b>

The type of utility included in the rent is shown in Table II.71.68. There were 10 respondents who included electricity, 7 respondents who included natural gas, 24 respondents who included water and sewer and 26 respondents included trash collection in the rent.

<b>Table II.71.68</b> <b>Which utilities are included with the rent?</b> Platte County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	10
Natural Gas	7
Water/Sewer	24
Trash Collection	26

Table II.71.69 shows the number of survey respondents who keep a waiting list. As can be seen, 15 respondents said they keep a waitlist, with an estimated 184 persons on the wait list.

<b>Table II.71.69</b> <b>Do you keep a waiting list?</b> Platte County 2017 Survey of Rental Properties	
Period	Respondent
Yes	15
No	22
<b>Waitlist Size</b>	<b>184</b>

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.71.70 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

<b>Table II.71.70</b> <b>How would you rate the need for renovation of existing units in the city?</b> Platte County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	5	6	4	3
Low Need	8	9	7	7
Moderate Need	11	11	10	10
High Need	2	2	2	2
Extreme Need	2	2	2	2

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.71.71 most respondents indicated there was extreme need for the construction of new single-family units and extreme need for the construction of new apartment units.

<b>Table II.71.71</b> <b>How would you rate the need for construction of new units in the city?</b> Platte County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	9	9	7	6
Low Need	3	4	3	3
Moderate Need	5	6	5	5
High Need	2	2	1	1
Extreme Need	12	12	12	12

