

**VOLUME II:
THOMAS COUNTY**

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Thomas County

DEMOGRAPHICS

Population Estimates

The Census Bureau’s current census estimates indicate that Thomas County’s population increased from 647 in 2010 to 716 in 2016, or by 10.7 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age increased by 21.3 percent, and the number of people from 55 to 64 years of age decreased by 5.3 percent. The white population increased by 8.6 percent, while the black population remained unchanged by 0 percent. The Hispanic population increased from 12 to 16 people between 2010 and 2016 or by 33.3 percent. These data are presented in Table II.86.1.

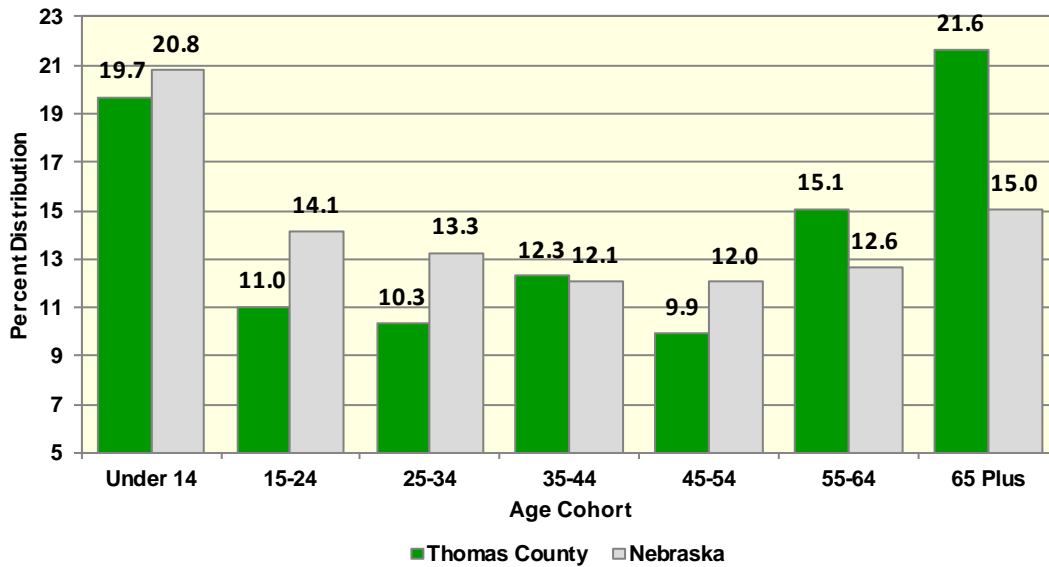
Table II.86.1						
Profile of Population Characteristics						
Thomas County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Thomas County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	647	716	10.7%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	119	141	18.5%	383,542	396,601	3.4%
15 to 24 years	57	79	38.6%	258,206	269,442	4.4%
25 to 34 years	61	74	21.3%	245,176	252,946	3.2%
35 to 44 years	72	88	22.2%	220,838	230,528	4.4%
45 to 54 years	89	71	-20.2%	258,726	229,683	-11.2%
55 to 64 years	114	108	-5.3%	213,176	241,172	13.1%
65 and Over	135	155	14.8%	246,677	286,744	16.2%
Race						
White	641	696	8.6%	1,649,264	1,694,976	2.8%
Black	1	1	0%	85,971	94,620	10.1%
American Indian and Alaskan Native	1	11	1000%	23,418	27,318	16.7%
Asian	2	2	0%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	0	0	0%	2,061	2,425	17.7%
Two or more races	2	6	200%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	12	16	33.3%	167,405	203,320	21.5%

Table II.86.2, presents the population of Thomas County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 328 males, who accounted for 50.7 percent of the population, and the remaining 49.3 percent, or 319 persons, were female. In 2016, the number of males was 371 persons, and accounted for 51.8 percent of the population, with the remaining 48.2 percent, or 345 persons being female.



Table II.86.2 Population by Age and Gender Thomas 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	61	58	119	73	68	141	18.5%
15 to 24 years	29	28	57	45	34	79	38.6%
25 to 34 years	36	25	61	41	33	74	21.3%
35 to 44 years	35	37	72	46	42	88	22.2%
45 to 54 years	47	42	89	35	36	71	-20.2%
55 to 64 years	58	56	114	56	52	108	-5.3%
65 and Over	62	73	135	75	80	155	10.7%
Total	328	319	647	371	345	716	10.7%
% of Total	50.7%	49.3%	.	51.8%	48.2%	.	

**Diagram II.86.1
Age Distribution**
Thomas 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.86.3, from April 2000 to July 2009, Thomas County natural increase was estimated to be 3 people. Thomas County has been experiencing net out-migration, with 167 persons leaving the county in the last nine years.¹⁵¹ The 2016 population estimates showed a natural increase of 23 persons. Between 2010 and 2016, Thomas County’s population rose to 716 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 Thomas County decreased from 8 persons in 2015 to 0 persons in 2016, with an additional net movement of -1 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.86.4.

Table II.86.3	
Population Change	
Thomas County	
1980–2010 Census and Intercensal Data	
1980 Population	973
Natural Increase 80–90	69
Net Migration 80–90	-191
1990 Population	851
Natural Increase 90–00	22
Net Migration 90–00	-144
2000 Population	729
Natural Increase 00–09	3
Net Migration 00–09	-167
2009 Population Estimate	565
2010 Population	647
Natural Increase 10–16	23
Net Migration 10–16	46
2016 Population Estimate	716

Table II.86.4			
Driver's Licenses Exchanged and Surrendered			
Thomas County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	14	11	3
Calendar 2002	10	10	0
Calendar 2003	13	5	8
Calendar 2004	10	13	-3
Calendar 2005	12	9	3
Calendar 2006	19	9	10
Calendar 2007	9	8	1
Calendar 2008	12	19	-7
Calendar 2009	8	10	-2
Calendar 2010	35	13	22
Calendar 2011	15	9	6
Calendar 2012	14	8	6
Calendar 2013	7	10	-3
Calendar 2014	12	13	-1
Calendar 2015	13	5	8
Calendar 2016	10	10	0
First Half of 2017	3	4	-1

¹⁵¹ 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 Thomas County increased by 3.9 percent from 102 in 2016 to 106 in 2017, as shown in Table II.86.5. The number of school-age children 5 to 11 years of age increased from 53 in 2016 to 53 in 2017.

Census Demographic Data

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

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

Population Characteristics

Table II.86.6, shows population by age for the 2000 and 2010 Census. The population changed by -11.2 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -8.8 percent to a total of 135 persons in 2010. Those aged 25 to 34 changed by -18.7 percent, and those aged under 5 changed by -23.3 percent.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	94	30	76	200
1993	84	34	69	187
1994	79	28	70	177
1995	80	32	68	180
1996	66	31	78	175
1997	73	51	73	197
1998	66	43	85	194
1999	59	35	83	177
2000	59	24	69	152
2001	50	22	66	138
2002	45	18	65	128
2003	35	28	45	108
2004	39	9	43	91
2005	59	22	47	128
2006	59	24	42	125
2007	61	21	44	126
2008	54	15	41	110
2009	61	13	47	121
2010	54	19	39	112
2011	57	15	54	126
2012	56	11	38	105
2013	50	17	33	100
2014	54	19	32	105
2015	48	13	35	96
2016	53	16	33	102
2017	53	15	38	106

Table II.86.6 Population by Age Thomas County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	43	5.9%	33	5.1%	-23.3%
5 to 19	140	19.2%	123	19%	-12.1%
20 to 24	21	2.9%	20	3.1%	-4.8%
25 to 34	75	10.3%	61	9.4%	-18.7%
35 to 54	226	31%	161	24.9%	-28.8%
55 to 64	76	10.4%	114	17.6%	50%
65 or Older	148	20.3%	135	20.9%	-8.8%
Total	729	100.0%	647	100.0%	-11.2%

The elderly population is further explored in Table II.86.7. Those aged 65 to 66 changed by 83.3 percent between 2000 and 2010, resulting in a population of 22 persons. Those aged 85 or older changed by 0 percent during the same time period, and resulted in 23 persons over age 85 in 2010.

Table II.86.7 Elderly Population by Age Thomas County 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	12	8.1%	22	16.3%	83.3%
67 to 69	17	11.5%	25	18.5%	47.1%
70 to 74	43	29.1%	22	16.3%	-48.8%
75 to 79	30	20.3%	16	11.9%	-46.7%
80 to 84	23	15.5%	27	20%	17.4%
85 or Older	23	15.5%	23	17%	0%
Total	148	100.0%	135	100.0%	-8.8%

Population by race and ethnicity is shown in Table II.86.8, with the white population representing 98.1 percent in 2010. The black population represented 0.2 percent of the population in 2010. The American Indian and Asian populations represented 0.2 and 0.3 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 100 percent between 2000 and 2010, compared to the -12.2 percent growth rate for non-Hispanics.

Table II.86.8 Population by Race and Ethnicity Thomas County 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	725	99.5%	635	98.1%	-12.4%
Black	0	0%	1	0.2%	%
American Indian	2	0.3%	1	0.2%	-50%
Asian	0	0%	2	0.3%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	0	0%	1	0.2%	%
Two or More Races	2	0.3%	7	1.1%	250%
Total	729	100.0%	647	100.0%	-11.2%
Hispanic	6	0.8%	12	1.9%	100%
Non-Hispanic	723	99.2%	635	98.1%	-12.2%



Population by race and ethnicity through 2016 is shown in Table II.86.9. The white population represented 96.3 percent of the population in 2016, compared with the black population accounting for 0 percent of the population. Hispanic population represented 0.6 percent of the population in 2016.

Table II.86.9				
Population by Race and Ethnicity				
Thomas County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	635	98.1%	650	96.3%
Black	1	0.2%	0	0%
American Indian	1	0.2%	1	0.1%
Asian	2	0.3%	14	2.1%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	1	0.2%	2	0.3%
Two or More Races	7	1.1%	8	1.2%
Total	647	100.0%	675	100.0%
Non-Hispanic	635	98.1%	671	99.4%
Hispanic	12	1.9%	4	0.6%

The population by race is broken down further by ethnicity in Table II.86.10. While the white non-Hispanic population changed by -12.6 percent between 2000 and 2010, the white Hispanic population changed by 20 percent.

Table II.86.10					
Population by Race and Ethnicity					
Thomas County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	720	99.6%	629	99.1%	-12.6%
Black	0	0%	1	0.2%	%
American Indian	2	0.3%	1	0.2%	-50%
Asian	0	0%	2	0.3%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	0	0%	0	0%	%
Two or More Races	1	0.1%	2	0.3%	100%
Total Non-Hispanic	723	100.0%	635	100.0%	-12.2%
Hispanic					
White	5	83.3%	6	50%	20%
Black	0	0%	0	0%	%
American Indian	0	0%	0	0%	%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	0	0%	1	8.3%	%
Two or More Races	1	16.7%	5	41.7%	400%
Total Hispanic	6	100.0%	12	100.0%	100.0%
Total Population	729	100.0%	647	100.0%	-11.2%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.86.11. During this time, the total non-Hispanic population was 671 persons in 2016. The Hispanic population was 4.

Table II.86.11				
Population by Race and Ethnicity				
Thomas County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	629	99.1%	648	96.6%
Black	1	0.2%	0	0%
American Indian	1	0.2%	1	0.1%
Asian	2	0.3%	14	2.1%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	2	0.3%	8	1.2%
Total Non-Hispanic	635	100.0%	671	100.0%
Hispanic				
White	6	50%	2	50%
Black	0	0%	0	0%
American Indian	0	0%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	1	8.3%	2	50%
Two or More Races	5	41.7%	0	0%
Total Hispanic	12	100.0	4	100.0%
Total Population	647	100.0%	675	100.0%

Households by type and tenure are shown in Table II.86.12. Family households represented 66.1 percent of households, while non-family households accounted for 33.9 percent. These changed from 64.6 and 35.4 percent, respectively.

Table II.86.12				
Household Type by Tenure				
Thomas County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	188	64.6%	197	66.1%
Married-Couple Family	171	91%	172	87.3%
Owner-Occupied	134	78.4%	157	91.3%
Renter-Occupied	37	21.6%	15	8.7%
Other Family	17	9%	25	8.6%
Male Householder, No Spouse Present	12	70.6%	8	48%
Owner-Occupied	7	58.3%	8	100%
Renter-Occupied	5	41.7%	0	0%
Female Householder, No Spouse Present	5	29.4%	17	20%
Owner-Occupied	4	80%	11	64.7%
Renter-Occupied	1	20%	6	35.3%
Non-Family Households	103	35.4%	101	33.9%
Owner-Occupied	73	70.9%	35	34.7%
Renter-Occupied	30	29.1%	66	65.3%
Total	291	100.0%	298	100.0%

The group quarters population was 2 in 2010, compared to 0 in 2000.



Table II.86.13 Group Quarters Population Thomas County 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	0	%	0	%	%
Juvenile Facilities	.	.	0	%	.
Nursing Homes	0	%	0	%	%
Other Institutions	0	%	0	%	%
Total	0	100.0%	0	100.0%	0.0%
Non-Institutionalized					
College Dormitories	0	%	0	0%	%
Military Quarters	0	%	0	0%	%
Other Non-Institutionalized	0	%	2	100%	%
Total	0	100.0%	2	100.0%	0.0%
Group Quarters Population	0	100.0%	2	100.0%	0.0%

The number of foreign born persons are shown in Table II.86.14. An estimated 1.8 percent of the population was born in China excluding Hong Kong and Taiwan with 0.9 percent born in Korea and another 0.6 percent were born in Norway.

Table II.86.14 Place of Birth for the Foreign-Born Population Thomas County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	China excluding Hong Kong and Taiwan	12	1.8%
#2 country of origin	Korea	6	0.9%
#3 country of origin	Norway	4	0.6%
#4 country of origin	Afghanistan	0	0%
#5 country of origin	Africa n.e.c	0	0%
#6 country of origin	Albania	0	0%
#7 country of origin	Argentina	0	0%
#8 country of origin	Armenia	0	0%
#9 country of origin	Asia n.e.c	0	0%
#10 country of origin	Australia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.86.15. An estimated 1.7 percent of the population speaks Chinese at home, followed by 0.9 percent speaking Korean.

Table II.86.15
Limited English Proficiency and Language Spoken at Home
 Thomas County
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Chinese	11	1.7%
#2 LEP Language	Korean	6	0.9%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	French, Haitian, or Cajun	0	0%
#5 LEP Language	German or other West Germanic languages	0	0%
#6 LEP Language	Other Asian and Pacific Island languages	0	0%
#7 LEP Language	Other Indo-European languages	0	0%
#8 LEP Language	Other and unspecified languages	0	0%
#9 LEP Language	Russian, Polish, or other Slavic languages	0	0%
#10 LEP Language	Spanish	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.86.16. Some 17.5 percent of the population was disabled in 2000, or a total of 120 persons. The disability rate was highest for those over 65, with 25.3 percent disabled.

Table II.86.16
Disability by Age
 Thomas County
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	2	2%
16 to 64	80	18.3%
65 and older	38	25.3%
Total	120	17.5%

Table II.86.17 shows disability by type in 2000. There were 61 physical disabilities in 2000, some 60 employment disabilities, and 35 go-outside-home disabilities.

Table II.86.17
Total Disabilities Tallied: Aged 5 and Older
 Thomas County
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	22
Physical disability	61
Mental disability	16
Self-care disability	25
Employment disability	60
Go-outside-home disability	35
Total	219

Disability by age, as estimated by the 2016 ACS, is shown in Table II.86.18. The disability rate for females was 9.1 percent, compared to 11.8 percent for males. The disability rate changed precipitously higher with age, with 62.8 percent of those over 75 experiencing a disability.

Table II.86.18						
Disability by Age						
Thomas County						
2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	1	1.3%	3	5.7%	4	3.1%
18 to 34	0	0%	1	2%	1	0.8%
35 to 64	9	6.7%	7	5.3%	16	6%
65 to 74	23	52.3%	0	0%	23	26.7%
75 or Older	9	81.8%	18	56.2%	27	62.8%
Total	42	11.8%	29	9.1%	71	10.5%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.86.19. Some 5.7 percent have an ambulatory disability, 3.3 have an independent living disability, and 1.2 percent have a self-care disability.

Table II.86.19		
Total Disabilities Tallied: Aged 5 and Older		
Thomas County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	42	6.2%
Vision disability	11	1.6%
Cognitive disability	18	2.8%
Ambulatory disability	37	5.7%
Self-Care disability	8	1.2%
Independent living disability	17	3.3%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.86.20 and Table II.86.21. In 2016, some 377 persons were employed and 7 were unemployed. This totaled a labor force of 384 persons. The unemployment rate for Thomas County was estimated to be 1.8 in 2016.

Table II.86.20	
Employment, Labor Force and Unemployment	
Thomas County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	377
Unemployed	7
Labor Force	384
Unemployment Rate	1.8%

In 2016, 93 percent of households in Thomas County had a high school education or greater.

Table II.86.21	
High School or Greater Education	
Thomas County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	277
Total Households	298
Percent High School or Above	93%

As seen in Table II.86.22, 26.3 percent of the population had a high school diploma or equivalent, another 41.2 percent have some college, 19.3 percent have a Bachelor's Degree, and 5 percent of the population had a graduate or professional degree.

Table II.86.22		
Educational Attainment		
Thomas County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	42	8.1%
High School or Equivalent	136	26.3%
Some College or Associates Degree	213	41.2%
Bachelor's Degree	100	19.3%
Graduate or Professional Degree	26	5%
Total Population Above 18 years	517	100.0%

ECONOMICS

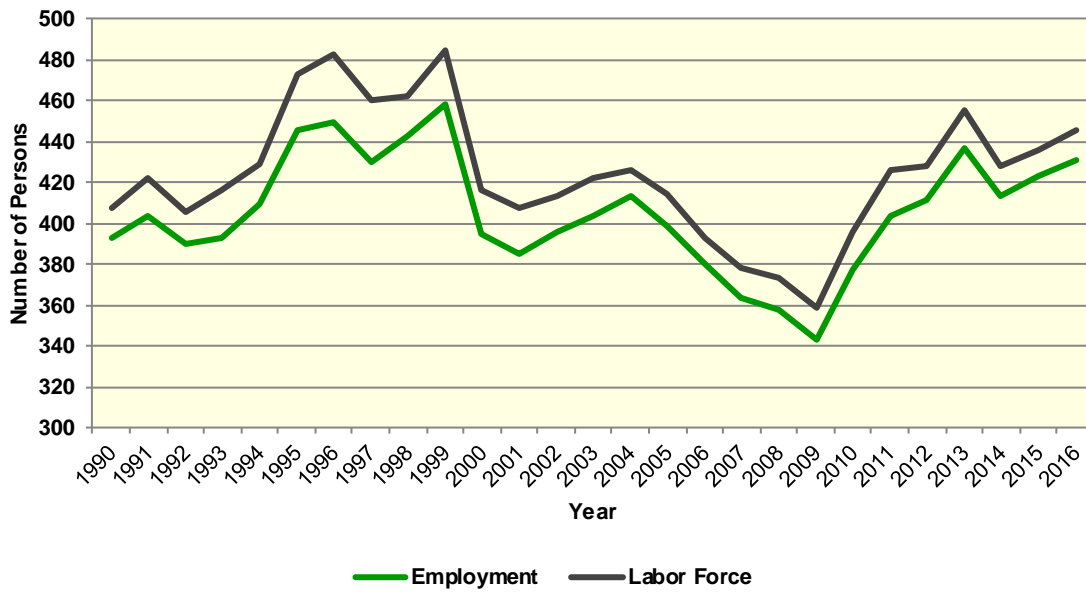
Labor Force

Table II.86.23, shows the labor force statistics for Thomas County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2015 with a rate of 3. The highest level of unemployment occurred during 1996 rising to a rate of 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 Thomas County increased from 3 percent in 2015 to 3.4 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.86.23 Labor Force Statistics Thomas County 1990 - 2016 BLS Data					
Year	Thomas County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	14	393	407	3.4%	2.3%
1991	18	404	422	4.3%	2.7%
1992	16	390	406	3.9%	2.9%
1993	23	393	416	5.5%	2.8%
1994	20	409	429	4.7%	2.6%
1995	27	446	473	5.7%	2.6%
1996	34	449	483	7%	2.7%
1997	30	430	460	6.5%	2.5%
1998	19	443	462	4.1%	2.6%
1999	27	458	485	5.6%	2.8%
2000	21	395	416	5%	2.8%
2001	22	385	407	5.4%	3.1%
2002	17	396	413	4.1%	3.6%
2003	18	404	422	4.3%	3.9%
2004	13	413	426	3.1%	3.9%
2005	15	399	414	3.6%	3.8%
2006	13	380	393	3.3%	3.1%
2007	14	364	378	3.7%	3%
2008	15	358	373	4%	3.3%
2009	16	343	359	4.5%	4.6%
2010	19	377	396	4.8%	4.6%
2011	22	404	426	5.2%	4.4%
2012	17	411	428	4%	4%
2013	18	437	455	4%	3.8%
2014	15	413	428	3.5%	3.3%
2015	13	423	436	3%	3%
2016	15	431	446	3.4%	3.2%

Diagram II.86.2, shows the employment and labor force for Thomas County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 431 persons, with the labor force reaching 446, indicating there were a total of 15 unemployed persons.

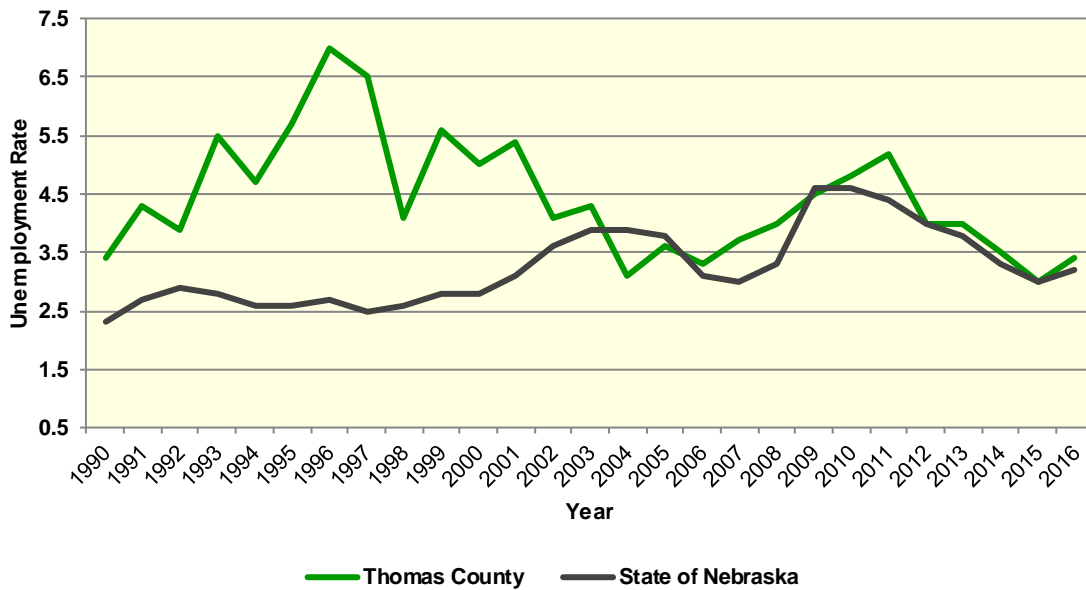
Diagram II.86.2
Employment and Labor Force
 Thomas County
 1990 – 2016 BLS Data



Unemployment

Diagram II.86.3, shows the unemployment rate for both the State and Thomas County. During the 1990’s the average rate for Thomas County was 5.1, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.9. Over the course of the entire period Thomas County had an average unemployment rate higher than the state, 4.5 percent for Thomas County, versus 3.3 statewide.

Diagram II.86.3
Annual Unemployment Rate
 Thomas 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.86.24, shows total real earnings by industry for Thomas County. In the most recent 2016 estimate, the farm industry had the largest total real earnings, with total real earnings reaching 8,713,000 dollars. Between 2015 and 2016 the wholesale trade industry saw the largest percentage increase, rising by 11.3 percent to 97,000 dollars.

Table II.86.24
Real Earnings by Industry
 Thomas 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	-506	4,438	8,936	5,946	6,555	17,518	12,837	8,713	-32.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	2,282	0	0	0	0	0	0	0	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	0	175	142	110	91	87	97	11.3
Retail trade	1,227	1,648	0	0	0	1,706	0	0	0
Transportation and warehousing	0	0	0	0	0	3,989	0	0	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	0	0	0	0	0	0
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	150	74	92	67	78	77	64	0	-100
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	130	153	233	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	635	0	458	0	0	371	411	410	-0.3
Other services, except public administration	0	0	0	840	0	0	0	0	0
Government and government enterprises	3,385	4,031	4,084	3,985	3,935	4,243	4,348	4,314	-0.8
Total	12,938	18,423	23,457	19,213	20,114	33,981	29,979	25,489	-15

Table II.86.25, shows the total employment by industry for Thomas County. The most recent estimates show the government and government enterprises industry was the largest employer in Thomas County, with employment reaching 106 jobs in 2016. Between 2015 and 2016 the wholesale trade industry saw the largest percentage increase, rising by 18.2 percent to 13 jobs.

Table II.86.25 Employment by Industry Thomas County BEA Table CA25 Data									
NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	101	106	100	91	90	89	97	93	-4.1
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	51	0	0	0	0	0	0	0	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	0	0	0	0	11	11	13	18.2
Retail trade	38	60	0	0	0	65	0	0	0
Transportation and warehousing	0	0	0	0	0	23	0	0	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	16	18	0	0	0	0	0
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	11	10	11	0	11	10	11	11	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	15	0	0	0	0	0
Arts, entertainment, and recreation	0	0	10	0	0	0	10	10	0
Accommodation and food services	48	0	32	0	0	29	31	29	-6.5
Other services, except public administration	0	0	0	28	0	0	0	0	0
Government and government enterprises	114	101	106	104	96	105	103	106	2.9
Total	532	523	537	525	529	532	574	588	2.4

Table II.86.26, shows the real average earnings per job by industry for Thomas County. These figures are calculated by dividing the Total Real Earning displayed in Table II.86.24 and Table II.86.25, by Industry. In 2016, the farm industry had the highest average earnings reaching 93,688 dollars. Between 2015 and 2016 the accommodation and food services industry saw the largest percentage increase, rising by 6.5 percent to 14,138 dollars.

Table II.86.26
Real Earnings Per Job by Industry
 Thomas County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	-5,006	41,868	89,364	65,345	72,831	196,828	132,339	93,688	-29.2
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	44,747	0	0	0	0	0	0	0	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	0	0	0	0	8,286	7,921	7,462	-5.8
Retail trade	32,286	27,469	0	0	0	26,248	0	0	0
Transportation and warehousing	0	0	0	0	0	173,423	0	0	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	0	0	0	0	0	0
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	13,670	7,376	8,336	0	7,107	7,680	5,803	0	-100
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	15,535	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	13,224	0	14,327	0	0	12,783	13,269	14,138	6.5
Other services, except public administration	0	0	0	29,998	0	0	0	0	0
Government and government enterprises	29,695	39,907	38,530	38,315	40,991	40,407	42,209	40,698	-3.6
Total	24,320	35,226	43,682	36,596	38,022	63,873	52,228	43,349	-17

Table II.86.27 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 \$39,971,000 a -9.7 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 523 and 588 in 2016.

Table II.86.27
Total Employment and Real Personal Income
 Thomas 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	11,236	644	21	3,316	1,704	15,633	17,276	486	23,120
1970	11,125	670	10	3,513	1,732	15,709	16,331	442	25,171
1971	13,534	680	-9	3,585	1,951	18,380	18,054	450	30,074
1972	12,294	674	-9	3,896	2,026	17,532	17,871	461	26,667
1973	15,209	872	-186	5,040	2,395	21,587	23,415	489	31,105
1974	12,807	939	-256	5,551	2,453	19,616	21,487	499	25,664
1975	12,232	931	-291	5,409	2,854	19,271	21,343	509	24,030
1976	12,802	1,004	-451	5,716	2,903	19,966	23,941	524	24,432
1977	11,532	967	-764	6,492	2,709	19,001	23,061	537	21,475
1978	13,124	1,043	-940	6,580	2,833	20,554	20,679	550	23,862
1979	16,225	1,150	-988	7,085	2,683	23,854	23,999	572	28,366
1980	16,645	1,125	-947	7,217	2,629	24,420	25,123	554	30,045
1981	12,611	1,096	-756	7,565	2,655	20,981	21,674	516	24,440
1982	13,315	1,129	-541	7,567	2,509	21,721	22,604	519	25,655
1983	10,951	1,115	-429	7,672	2,832	19,911	20,697	506	21,642
1984	8,260	1,183	-516	8,461	3,040	18,061	18,853	511	16,164
1985	7,562	1,116	-362	6,980	3,117	16,182	17,015	492	15,370
1986	5,382	1,046	67	6,651	3,147	14,200	15,319	464	11,599
1987	3,209	945	218	6,276	3,207	11,964	13,162	433	7,411
1988	3,772	955	505	6,444	3,181	12,947	14,322	433	8,711
1989	4,595	916	571	7,278	3,390	14,919	17,267	416	11,045
1990	6,756	898	621	6,974	3,405	16,857	19,833	378	17,872
1991	6,640	966	623	6,928	3,188	16,414	20,141	390	17,026
1992	7,419	993	561	7,375	3,410	17,772	22,467	379	19,577
1993	8,366	1,049	548	6,762	3,815	18,442	21,345	403	20,760
1994	6,529	1,075	387	6,940	3,886	16,667	21,340	423	15,436
1995	6,246	1,083	534	6,573	3,901	16,173	20,976	431	14,493
1996	6,388	1,167	305	6,755	4,025	16,306	21,513	451	14,163
1997	6,953	1,217	143	7,150	4,177	17,206	23,473	452	15,383
1998	7,564	1,249	212	7,395	3,882	17,804	25,147	470	16,092
1999	9,289	1,368	-25	6,956	3,872	18,724	25,969	498	18,653
2000	9,722	1,308	203	6,713	4,256	19,586	26,720	459	21,181
2001	12,938	1,573	-291	6,872	4,398	22,343	31,162	532	24,319
2002	15,526	1,734	-22	6,113	4,112	23,996	34,725	544	28,540
2003	16,035	1,642	279	6,321	4,201	25,195	36,567	541	29,639
2004	15,162	1,598	595	5,775	3,799	23,733	35,742	571	26,554
2005	14,383	1,468	826	4,772	3,996	22,509	34,053	552	26,056
2006	14,022	1,563	1,108	4,957	4,117	22,641	34,357	557	25,174
2007	14,413	1,688	1,492	6,185	3,988	24,390	36,566	578	24,936
2008	15,270	1,773	1,955	7,522	4,173	27,147	41,069	557	27,415
2009	15,838	1,778	1,958	9,034	4,398	29,449	44,962	536	29,548
2010	18,423	1,785	2,030	6,357	4,877	29,903	46,005	523	35,226
2011	23,457	1,561	2,029	8,577	5,228	37,730	54,840	537	43,682
2012	19,213	1,439	2,061	7,671	5,448	32,953	47,620	525	36,596
2013	20,114	1,695	1,859	7,931	5,381	33,589	47,984	529	38,021
2014	33,981	1,863	1,908	9,142	5,838	49,006	71,229	532	63,873
2015	29,979	1,859	1,945	8,593	5,587	44,244	64,495	574	52,228
2016	25,489	1,811	1,911	8,561	5,821	39,971	55,825	588	43,349



Diagram II.86.4, shows real average earnings per job for Thomas County from 1990 to 2016. Over this period the average earning per job for Thomas County was 27,622 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.86.4
Real Average Earnings Per Job
 Thomas County
 BEA Data 1990 - 2016

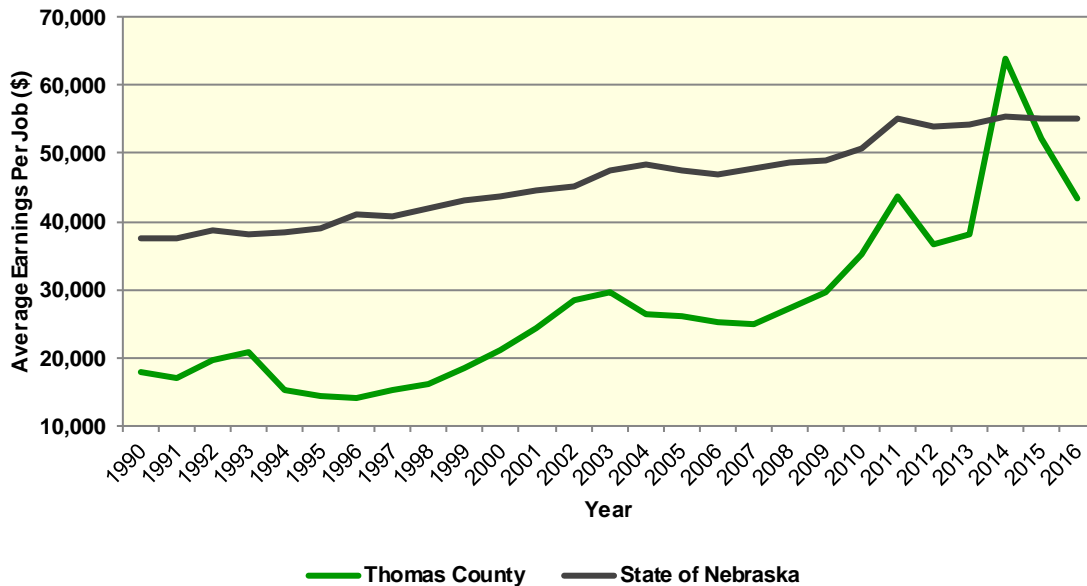
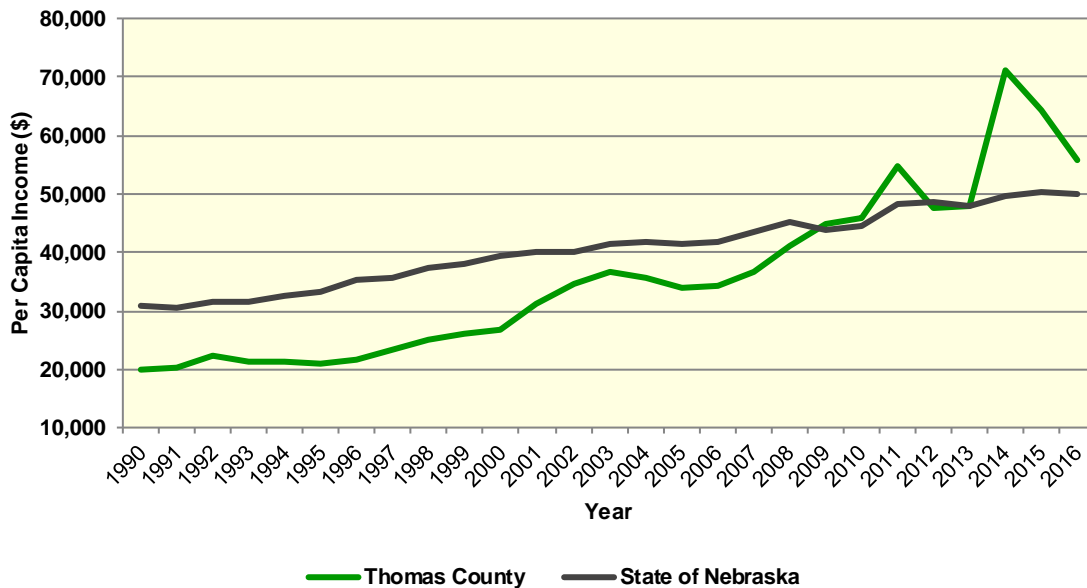


Diagram II.86.5, shows real per capita income in Thomas County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Thomas County was 35,782 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.86.5
Real Per Capita Income
 Thomas 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.86.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment increased from 263 persons in 2015 to 274 in 2016, a change of 4 percent.

Table II.86.28
Total Monthly Employment
 Thomas County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	238	247	255	235	196	206	239	236	245	238	264
Feb	265	261	251	206	206	226	240	234	240	242	255
Mar	269	259	253	236	205	236	244	237	245	248	271
Apr	272	240	259	243	233	232	257	260	246	258	263
May	298	276	274	250	236	242	254	271	267	279	274
Jun	303	299	267	276	251	263	272	288	255	289	288
Jul	273	261	265	210	224	238	248	285	240	273	282
Aug	270	283	242	231	210	241	251	301	239	266	269
Sep	259	279	262	212	208	232	248	283	235	265	271
Oct	267	276	259	239	220	231	240	272	266	260	326
Nov	266	267	256	235	217	235	258	267	256	274	270
Dec	271	260	262	235	211	236	248	258	260	265	260
Annual	271	267	259	234	218	235	250	266	250	263	274
% Change	-4%	-1%	-3%	-10%	-7%	8%	6%	6%	-6%	5%	4%

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 \$593 in 2015. In 2016, average weekly wages saw a decreased of 8 percent over the prior year, rising to 547 dollars, or by 46 dollars. These data are shown in Table II.86.29.

Table II.86.29						
Average Weekly Wages						
Thomas County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	382	367	352	329	358	
2002	422	347	395	368	379	6%
2003	442	386	392	384	400	6%
2004	494	406	372	352	406	1%
2005	404	385	369	380	384	-5%
2006	395	406	380	390	393	2%
2007	460	423	400	430	427	9%
2008	546	438	406	686	519	22%
2009	591	460	474	643	541	4%
2010	896	495	468	483	578	7%
2011	633	503	476	622	557	-4%
2012	680	459	456	467	513	-8%
2013	481	531	501	687	551	7%
2014	706	539	555	616	604	10%
2015	661	576	569	571	593	-2%
2016(p)	510	578	548	549	547	-8%

Total business establishments reported by the QCEW are displayed in Table II.86.28. Between 2015 and 2016, the total number of business establishments in Thomas County remained unchanged from 38 to 38 establishments.

Table II.86.30						
Number of Business Establishments						
Thomas County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	43	45	44	41	43	
2002	41	42	43	44	43	(ND)%
2003	41	43	39	38	40	-7%
2004	36	35	35	36	36	-10%
2005	35	35	35	36	35	-3%
2006	35	35	35	33	35	(ND)%
2007	35	35	36	36	36	3%
2008	34	34	34	34	34	-6%
2009	35	35	35	34	35	3%
2010	33	33	34	34	34	-3%
2011	34	35	35	34	35	3%
2012	37	36	35	35	36	3%
2013	35	36	37	38	37	3%
2014	38	38	37	37	38	3%
2015	36	38	38	38	38	(ND)%
2016	38	38	38	37	38	(ND)%

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 11.4 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 decreased by 62.2 percent over the period. On the other hand, by 2016 there were 20 returns for AGIs of \$100,000 or more. Table II.86.31 presents AGI distribution for the years 1991 through 2016.

Table II.86.31										
Income Tax Returns by Adjusted Gross Income										
Thomas County										
1991–2016 DOR Data										
Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,001– \$250,000	More than \$250,000	Total ¹⁵²
1991	144	36	71	38	31	0	0	0	0	350
1992	146	38	72	41	14	0	0	0	0	351
1993	142	36	62	39	24	0	0	0	0	339
1994	139	32	65	41	13	0	0	0	0	334
1995	153	32	63	41	10	10	0	0	0	343
1996	153	32	68	35	15	10	0	0	0	350
1997	163	40	57	45	12	10	0	0	0	376
1998	138	26	49	57	37	0	0	0	0	345
1999	136	32	58	42	32	10	0	0	0	348
2000	112	27	65	44	30	0	0	0	0	327
2001	114	32	53	38	35	10	0	0	0	309
2002	114	32	33	37	32	10	0	0	0	299
2003	112	27	52	31	29	0	0	0	0	296
2004	100	29	54	36	35	0	0	0	0	306
2005	92	26	0	41	0	0	0	0	0	278
2006	89	31	43	42	45	0	0	11	0	312
2007	81	25	39	45	0	0	0	17	0	296
2008	83	20	52	15	28	24	0	13	0	290
2009	87	20	49	26	31	0	0	14	0	281
2010	79	19	45	39	37	0	0	13	0	290
2011	87	24	46	38	26	12	0	12	0	303
2012	81	24	40	45	39	0	0	23	0	306
2013	53	24	57	44	29	0	0	16	0	286
2014	46	20	53	34	32	21	0	25	0	289
2015	68	22	34	27	44	30	0	31	0	296
2016	70	19	37	44	14	21	0	20	0	288

¹⁵² Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.



Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 100 in 2010 to 99 in 2016, with the poverty rate reaching 13.9 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.86.32 presents poverty data for the county.

The rate of poverty for Thomas County is shown in Table II.86.33. In 2016, there were an estimated 65 persons living in poverty. This represented a 9.6 percent poverty rate, compared to 14.3 percent poverty in 2000. In 2016, some 3.1 percent of those in poverty were under age 6, and 20 percent were 65 or older.

Table II.86.32 Persons in Poverty Thomas County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	87	12.1%
2001	86	12.5%
2002	71	10.4%
2003	77	11.9%
2004	57	9.1%
2005	70	11.2%
2006	79	12.6%
2007	67	11.2%
2008	77	13.2%
2009	85	15.1%
2010	100	15.7%
2011	108	15.2%
2012	112	16.7%
2013	108	15.5%
2014	105	15.4%
2015	86	12.6%
2016	99	13.9%

Table II.86.33 Poverty by Age Thomas 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	4	3.8%	2	3.1%
6 to 17	33	31.7%	18	27.7%
18 to 64	41	39.4%	32	49.2%
65 or Older	26	25%	13	20%
Total	104	100.0%	65	100.0%
Poverty Rate	14.3%	.	9.6%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 0.2 percent in Thomas County between 2010 and 2016, from 402 to 403. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.86.34.

Housing Production

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

Table II.86.34 Housing Units State of Nebraska vs. Thomas County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Thomas County	% Growth Since Census
2000 Census Base	722,656	.	445	.
2010 Census	796,793	10.3	402	-9.7
July 2011 Estimate	801,068	0.5	402	0
July 2012 Estimate	804,586	1	402	0
July 2013 Estimate	809,062	1.5	402	0
July 2014 Estimate	814,835	2.3	401	-0.2
July 2015 Estimate	820,725	3	400	-0.5
July 2016 Estimate	827,156	3.8	403	0.2



valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Thomas County decreased from 5 authorizations in 2015 to 1 in 2016.

The real value of single-family building permits increased from \$204,137 in 2015 to \$254,135 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.86.35.

Table II.86.35 Building Permits and Valuation Thomas 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	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0
1984	0	0	0	0	0	0	0
1985	0	0	0	0	0	0	0
1986	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	0	0	0	0	0	0	0
1993	0	0	0	0	0	0	0
1994	0	0	0	0	0	0	0
1995	0	0	0	0	0	0	0
1996	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0
1998	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0
2003	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0
2006	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0
2008	0	0	0	0	0	0	0
2009	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0
2011	0	0	0	0	0	0	0
2012	0	0	0	0	0	0	0
2013	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0
2015	5	0	0	0	5	204,137	0
2016	1	0	0	0	1	254,135	0



Diagram II.86.6
Single-Family Permits
 Thomas County
 Census Bureau Data, 1980–2016

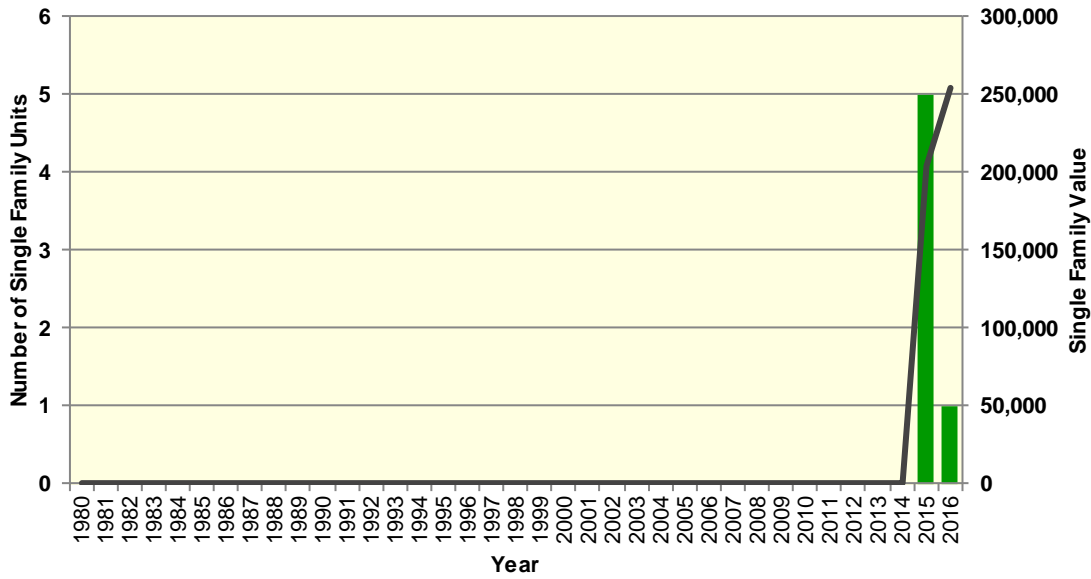
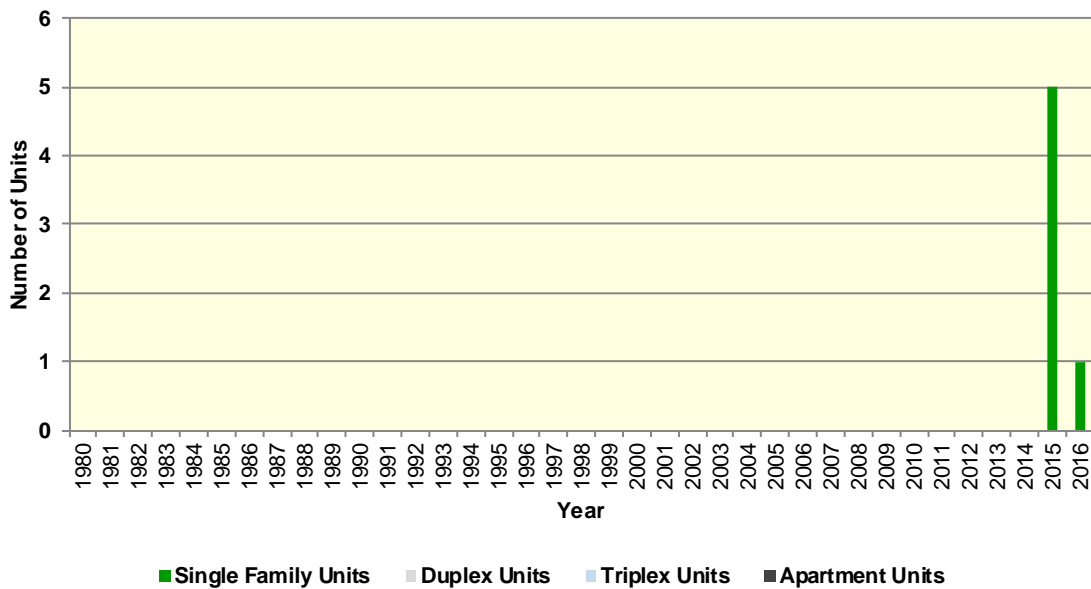


Diagram II.86.7
Total Permits by Unit Type
 Thomas County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.86.36. In 2016, there were 391 housing units, down from 446 in 2000. Single-family units accounted for 89.3 percent of units in 2016, compared to 85.9 in 2000. Apartment units accounted for 2.8 percent in 2016, compared to 1.1 percent in 2000.

Table II.86.36 Housing Units by Type Thomas 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	383	85.9%	349	89.3%
Duplex	0	0%	0	0%
Tri- or Four-Plex	4	0.9%	0	0%
Apartment	5	1.1%	11	2.8%
Mobile Home	52	11.7%	29	7.4%
Boat, RV, Van, Etc.	2	0.4%	2	0.5%
Total	446	100.0%	391	100.0%

Some 72.4 percent of housing was occupied in 2010, compared to 72.9 percent in 2000. Owner-occupied housing changed -8.4 percent between 2000 and 2010, ending with owner-occupied units representing 74.9 percent of units. Vacant units changed by -8.3 percent, resulting in 111 vacant units in 2010.

Table II.86.37 Housing Units by Tenure Thomas County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	325	72.9%	291	72.4%	-10.5%
Owner-Occupied	238	73.2%	218	74.9%	-8.4%
Renter-Occupied	87	26.8%	73	25.1%	-16.1%
Vacant Housing Units	121	27.1%	111	27.6%	-8.3%
Total Housing Units	446	100.0%	402	100.0%	-9.9%

Table II.86.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 391 housing units. An estimated 70.8 percent were owner-occupied, and 23.8 percent were vacant.

Table II.86.38 Housing Units by Tenure Thomas County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	291	72.4%	298	76.2%
Owner-Occupied	218	74.9%	211	70.8%
Renter-Occupied	73	25.1%	87	29.2%
Vacant Housing Units	111	27.6%	93	23.8%
Total Housing Units	402	100.0%	391	100.0%

Households by household size are shown in Table II.86.39. There were a total of 291 households in 2010, down from 325 in 2000. One person households changed by -5.9 percent between 2000 and 2010, while two person households changed by -3.9 percent. Three and four person households changed by -36.4 and -19.2 respectively, representing 9.6 percent and 7.2 percent of the population in 2010.

Table II.86.39					
Households by Household Size					
Thomas County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	102	31.4%	96	33%	-5.9%
Two Persons	128	39.4%	123	42.3%	-3.9%
Three Persons	44	13.5%	28	9.6%	-36.4%
Four Persons	26	8%	21	7.2%	-19.2%
Five Persons	19	5.8%	11	3.8%	-42.1%
Six Persons	4	1.2%	7	2.4%	75%
Seven Persons or More	2	0.6%	5	1.7%	150%
Total	325	100.0%	291	100.0%	-10.5%

Households by income is shown in Table II.86.40. Households earning more than \$100,000 per year represented 18.1 percent of households in 2016, compared to 1.9 percent in 2000. Households earning between \$50,000 and \$74,999 represented 23.5 percent of households in 2016, compared to 15.4 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10.1 percent of households in 2016, compared to 24.4 percent in 2000.

Table II.86.40				
Households by Income				
Thomas 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	79	24.4%	30	10.1%
\$15,000 to \$19,999	32	9.9%	18	6%
\$20,000 to \$24,999	40	12.3%	18	6%
\$25,000 to \$34,999	36	11.1%	33	11.1%
\$35,000 to \$49,999	60	18.5%	31	10.4%
\$50,000 to \$74,999	50	15.4%	70	23.5%
\$75,000 to \$99,999	21	6.5%	44	14.8%
\$100,000 or More	6	1.9%	54	18.1%
Total	324	100.0%	298	100.0%

Table II.86.41 shows households by year home built. Housing units built between 2000 and 2009, account for 9.4 percent and those built in 2010 or later accounted for 2 percent of households. Households built in the 1970's, 1980's, and 1990's account for 21.1 percent, 6.7 percent, and 8.1, respectively. Housing units built prior to 1939 represented 30.2 percent of households in 2016.

Table II.86.41				
Households by Year Home Built				
Thomas 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	116	35.7%	90	30.2%
1940 to 1949	34	10.5%	9	3%
1950 to 1959	32	9.8%	26	8.7%
1960 to 1969	42	12.9%	32	10.7%
1970 to 1979	59	18.2%	63	21.1%
1980 to 1989	28	8.6%	20	6.7%
1990 to 1999	14	4.3%	24	8.1%
2000 to 2009	.	.	28	9.4%
2010 or Later	.	.	6	2%
Total	325	100.0%	298	100.0%

The distribution of unit types by race are shown in Table II.86.42. An estimated 92.3 percent of white households occupy single-family homes. Some 3.8 percent of white households occupy apartments. An estimated 100 percent of Asian households occupy single-family homes.

Table II.86.42							
Distribution of Units in Structure by Race							
Thomas County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	92.3%	%	%	100%	%	100%	100%
Duplex	0%	%	%	0%	%	0%	0%
Tri- or Four-Plex	0%	%	%	0%	%	0%	0%
Apartment	3.8%	%	%	0%	%	0%	0%
Mobile Home	3.1%	%	%	0%	%	0%	0%
Boat, RV, Van, Etc.	0.7%	%	%	0%	%	0%	0%
Total	100.0%	%	%	100.0%	%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.86.43. An estimated 5.4 percent of vacant units were for rent in 2010, a -45.5 percent change since 2000. In addition, some 5.4 percent of vacant units were for sale, a change of -71.4 percent between 2000 and 2010. "Other" vacant units represented 62.2 percent of vacant units in 2010. This is a change of 23.2 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table II.86.43					
Disposition of Vacant Housing Units					
Thomas County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	11	9.1%	6	5.4%	-45.5%
For Sale	21	17.4%	6	5.4%	-71.4%
Rented or Sold, Not Occupied	1	0.8%	5	4.5%	400%
For Seasonal, Recreational, or Occasional Use	32	26.4%	25	22.5%	-21.9%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	56	46.3%	69	62.2%	23.2%
Total	121	100.0%	111	100.0%	-8.3%

The disposition of vacant units between 2010 and 2016 are shown in Table II.86.44. By 2016, for rent units accounted for 0 percent of vacant units, while for sale units accounted for 15.1 percent. “Other” vacant units accounted for 40.9 percent of vacant units, representing a total of 38 “other” vacant units.

Table II.86.44				
Disposition of Vacant Housing Units				
Thomas County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	6	5.4%	0	0%
For Sale	6	5.4%	14	15.1%
Rented Not Occupied	0	0%	13	14%
Sold Not Occupied	5	4.5%	9	9.7%
For Seasonal, Recreational, or Occasional Use	25	22.5%	19	20.4%
For Migrant Workers	0	0%	0	0%
Other Vacant	69	62.2%	38	40.9%
Total	111	100.0%	93	100.0%

Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 164 property transactions in Thomas County. Of these, 135 were for single-family homes during this 19-year period, as shown in Table II.86.45.

Table II.86.45						
Residential Property Transactions						
Thomas County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	10	0	0	0	0	10
2000	4	2	0	0	0	6
2001	5	2	0	0	0	7
2002	15	0	0	0	1	16
2003	5	1	0	0	1	7
2004	4	0	0	0	0	4
2005	13	5	0	1	1	20
2006	10	3	0	0	0	13
2007	10	1	0	0	0	11
2008	2	0	0	0	0	2
2009	9	2	0	0	0	11
2010	6	2	0	0	0	8
2011	7	0	0	0	1	8
2012	6	1	0	0	0	7
2013	6	3	0	0	0	9
2014	7	0	0	0	0	7
2015	7	1	0	0	0	8
2016	6	1	0	0	0	7
2017	3	0	0	0	0	3
Total	135	24	0	1	4	164

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 68 single-family home property transactions for units built before 1930, 5.9 percent of units were of low quality and 54.4 percent were of fair quality. Conversely, of the 1 home built from 2001 through 2010, 0 percent of units were of low quality and 100 percent of fair quality. Table II.86.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.86.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Thomas County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1931	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	4	1	0	0	1	0	0	0	0	6
Fair	37	29	2	7	1	1	1	0	1	79
Average	24	11	3	9	0	0	0	0	0	47
Good	1	0	0	0	0	0	0	0	0	1
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	1	0	0	0	0	0	0	0	0	1
Missing	1	0	0	0	0	0	0	0	0	1
Total	68	41	5	16	2	1	1	0	1	135

In regard to the current condition of residential dwellings, of the same 68 single-family homes built before 1930, 16.2 percent of the homes were worn out or badly worn, and 54.4 percent were in average condition. Table II.86.47 provides details about the condition of single-family residential dwellings by year built.

Table II.86.47
Single-Family Homes by Year Built and Condition

Thomas 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	2	5	0	1	0	0	0	0	0	8
Badly Worn	9	3	1	1	0	0	0	0	0	14
Average	37	17	2	11	0	0	1	0	1	69
Good	13	12	1	3	2	1	0	0	0	32
Very Good	4	4	0	0	0	0	0	0	0	8
Excellent	3	0	1	0	0	0	0	0	0	4
Missing	0	0	0	0	0	0	0	0	0	0
Total	68	41	5	16	2	1	1	0	1	135

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$38,333 to \$88,000, a total increase of 129.6 percent, as shown in Table II.86.48.

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 Thomas County ranged from \$26,683 for homes built before 1930 to \$235,000 for homes built from 2001 to 2010.¹⁵³ Homes built from 2001 through 2010 were also larger, averaging 2,184 square feet per unit. Table II.86.49, provides additional details about single-family homes.

Table II.86.49
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot
Thomas County
Fiscal Years 1999–2017 PAD Data

Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁵⁴ (\$)
Before 1931	26,683	1,254	21.28
1931-1960	37,907	1,035	36.62
1961-1970	82,480	1,886	43.74
1971-1980	64,636	1,570	41.16
1981-1990	98,500	1,358	72.53
1991-2000	70,000	1,736	40.32
2001-2010	235,000	2,184	107.6
2011-2017	0	0	0
Average	39,428	1,259	31.31

Table II.86.48
Average Sales Price of Single-Family Homes

Thomas County
Fiscal Years 1999–2017 PAD Data

Fiscal Year	Average Sales Price (\$)
1999	13,890
2000	9,500
2001	23,600
2002	26,247
2003	44,200
2004	9,938
2005	34,307
2006	40,799
2007	46,648
2008	38,000
2009	51,556
2010	38,333
2011	63,986
2012	47,333
2013	41,625
2014	38,464
2015	59,036
2016	59,125
2017	88,000
Average	39,428

¹⁵³ 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.

¹⁵⁴ 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.86.50. In 2016, an estimated 0 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.86.50							
Overcrowding and Severe Overcrowding							
Thomas County							
2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	239	100%	0	0%	0	0%	239
2016 Five-Year ACS	211	100%	0	0%	0	0%	211
Renter							
2000 Census	84	97.7%	0	0%	2	2.3%	86
2016 Five-Year ACS	87	100%	0	0%	0	0%	298
Total							
2000 Census	323	99.4%	0	0%	2	0.6%	325
2016 Five-Year ACS	298	100%	0	0%	0	0%	298

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 2 households with incomplete plumbing facilities in 2016, representing 0.7 percent of households in Thomas County. This is compared to 0 percent of households lacking complete plumbing facilities in 2000.

Table II.86.51		
Households with Incomplete Plumbing Facilities		
Thomas County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	325	296
Lacking Complete Plumbing Facilities	0	2
Total Households	325	298
Percent Lacking	0%	0.7%

There were 2 households lacking complete kitchen facilities in 2016, compared to 2 households in 2000. This was a change from 0.6 percent of households in 2000 to 0.7 percent in 2016.

Table II.86.52 Households with Incomplete Kitchen Facilities Thomas County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	323	296
Lacking Complete Kitchen Facilities	2	2
Total Households	325	298
Percent Lacking	0.6%	0.7%

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 Thomas County, 8.4 percent of households had a cost burden and 10.1 percent had a severe cost burden. Some 11.5 percent of renters were cost burdened, and 8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 3.9 percent and a severe cost burden rate of 8.5 percent. Owner occupied households with a mortgage had a cost burden rate of 12.2 percent, and severe cost burden at 14.6 percent.

Table II.86.53 Cost Burden and Severe Cost Burden by Tenure Thomas 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	
Owner With a Mortgage									
2000 Census	23	100%	0	0%	0	0%	0	0%	23
2016 Five-Year ACS	60	73.2%	10	12.2%	12	14.6%	0	0%	82
Owner Without a Mortgage									
2000 Census	116	91.3%	5	3.9%	6	4.7%	0	0%	127
2016 Five-Year ACS	113	87.6%	5	3.9%	11	8.5%	0	0%	129
Renter									
2000 Census	29	50%	5	8.6%	2	3.4%	22	37.9%	58
2016 Five-Year ACS	42	48.3%	10	11.5%	7	8%	28	32.2%	87
Total									
2000 Census	168	80.8%	10	4.8%	8	3.8%	22	10.6%	208
2016 Five-Year ACS	215	72.1%	25	8.4%	30	10.1%	28	9.4%	298



Housing Problems by Income

Table II.86.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Thomas County. As can be seen in 2017 the MFI was \$59,000, which compared to \$68,200 for the State of Nebraska.

Table II.86.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 28 owner-occupied and 10 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 26 owner-occupied and 0 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 258 households without a housing problem.

Table II.86.54 Median Family Income Thomas County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	35,300	50,400
2001	35,700	53,400
2002	36,500	55,100
2003	44,100	55,400
2004	45,900	56,300
2005	45,900	57,400
2006	46,300	59,400
2007	44,500	58,200
2008	45,600	59,800
2009	47,400	62,000
2010	47,800	62,600
2011	62,600	63,500
2012	63,500	64,400
2013	64,100	64,600
2014	61,100	66,000
2015	69,200	66,800
2016	65,000	66,500
2017	59,000	68,200



Table II.86.55
Housing Problems by Income and Tenure

Thomas County
2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	4	10	4	4	4	26
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	10	4	0	4	28
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	4	4	25	15	135	183
Total	18	24	33	19	143	237
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	4	0	0	0	0	4
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	0	10	0	0	0	10
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	0	0	35	15	25	75
Total	8	10	35	15	25	93
Total						
Lacking complete plumbing or kitchen facilities	4	0	0	0	0	4
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	4	10	4	4	4	26
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	10	20	4	0	4	38
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	4	4	60	30	160	258
Total	26	34	68	34	168	330

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.86.56, of the 8 loans in 2016, 6 loans were for Home Purchases, 1 was for Home Improvement and 1 was for refinancing.



Table II.86.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Thomas County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	2	2	2	6
2009	4	2	3	9
2010	2	2	3	7
2011	0	1	4	5
2012	5	0	6	11
2013	5	6	6	17
2014	1	2	0	3
2015	1	1	0	2
2016	6	1	1	8

Table II.86.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$59,500 and \$40,400 in 2012 and \$134,833 in 2016. Overall, average loans were \$43,333 in 2008 and \$119,875 in 2016.

Table II.86.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Thomas County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$59,500	\$14,000	\$56,500	\$43,333
2009	\$55,750	\$4,500	\$111,000	\$62,778
2010	\$64,500	\$27,000	\$66,000	\$54,429
2011	\$	\$88,000	\$78,250	\$80,200
2012	\$40,400	\$	\$140,333	\$94,909
2013	\$46,800	\$21,667	\$79,000	\$49,294
2014	\$16,000	\$12,000	\$	\$13,333
2015	\$98,000	\$3,000	\$	\$50,500
2016	\$134,833	\$101,000	\$49,000	\$119,875

Table II.86.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$119,000 and \$202,000 in 2012 and \$809,000 in 2016. Overall, average loans were \$260,000 in 2008 and \$959,000 in 2016.

Table II.86.58 Total Volume of Owner-Occupied Single-Family Loans Thomas County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	119,000	28,000	113,000	260,000
2009	223,000	9,000	333,000	565,000
2010	129,000	54,000	198,000	381,000
2011		88,000	313,000	401,000
2012	202,000		842,000	1,044,000
2013	234,000	130,000	474,000	838,000
2014	16,000	24,000		40,000
2015	98,000	3,000		101,000
2016	809,000	101,000	49,000	959,000

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.86.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Thomas County. Unfortunately, no landlords or property managers have been able to complete the survey since 2011.

Table II.86.59 Survey of Rental Properties Thomas County 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	0	
2003	0	0	0	
2004	0	0	0	0
2005	0	0		
2006				
2007	0	0		0
2008				0
2009				
2010				
2011	1	1	0	0

