

**VOLUME II:
WASHINGTON COUNTY**

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Washington County

DEMOGRAPHICS

Population Estimates

The Census Bureau's current census estimates indicate that Washington County's population increased from 20,234 in 2010 to 20,603 in 2016, or by 1.8 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 decreased by 0.2 percent, and the number of people from 55 to 64 years of age increased by 8 percent. The white population increased by 1 percent, while the black population increased by 29.1 percent. The Hispanic population increased from 419 to 624 people between 2010 and 2016 or by 48.9 percent. These data are presented in Table II.89.1.

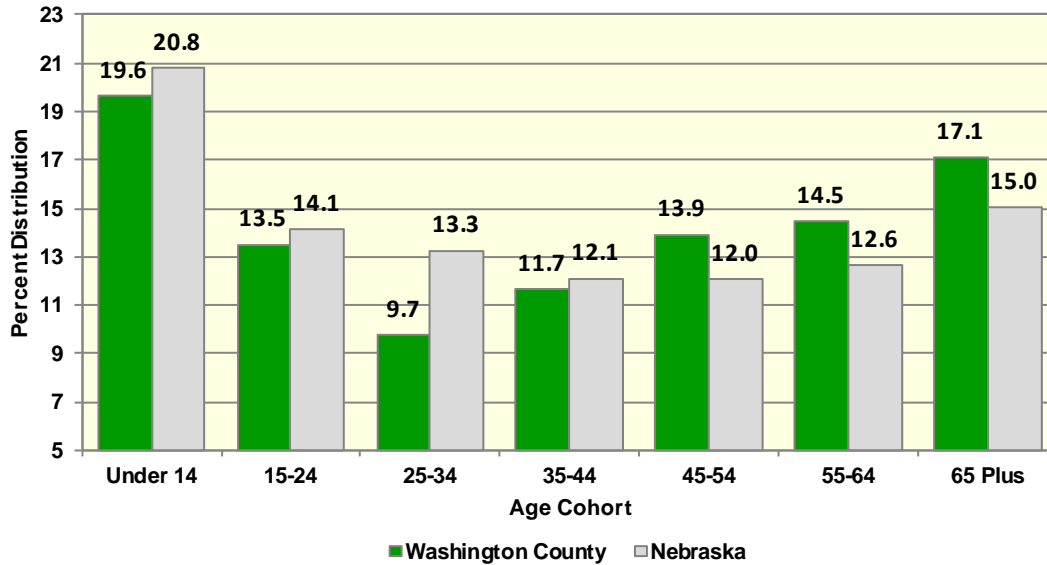
Table II.89.1						
Profile of Population Characteristics						
Washington County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Washington County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	20,234	20,603	1.8%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	4,098	4,042	-1.4%	383,542	396,601	3.4%
15 to 24 years	2,618	2,782	6.3%	258,206	269,442	4.4%
25 to 34 years	2,010	2,005	-0.2%	245,176	252,946	3.2%
35 to 44 years	2,507	2,403	-4.1%	220,838	230,528	4.4%
45 to 54 years	3,399	2,868	-15.6%	258,726	229,683	-11.2%
55 to 64 years	2,761	2,982	8%	213,176	241,172	13.1%
65 and Over	2,841	3,521	23.9%	246,677	286,744	16.2%
Race						
White	19,813	20,021	1%	1,649,264	1,694,976	2.8%
Black	127	164	29.1%	85,971	94,620	10.1%
American Indian and Alaskan Native	48	68	41.7%	23,418	27,318	16.7%
Asian	54	82	51.9%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	14	18	28.6%	2,061	2,425	17.7%
Two or more races	178	250	40.4%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	419	624	48.9%	167,405	203,320	21.5%

Table II.89.2, presents the population of Washington County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 10,077 males, who accounted for 49.8 percent of the population, and the remaining 50.2 percent, or 10,157 persons, were female. In 2016, the number of males was 10,240 persons, and accounted for 49.7 percent of the population, with the remaining 50.3 percent, or 10,363 persons being female.



Table II.89.2 Population by Age and Gender Washington 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	2,111	1,987	4,098	2,048	1,994	4,042	-1.4%
15 to 24 years	1,409	1,209	2,618	1,437	1,345	2,782	6.3%
25 to 34 years	1,008	1,002	2,010	1,019	986	2,005	-0.2%
35 to 44 years	1,215	1,292	2,507	1,202	1,201	2,403	-4.1%
45 to 54 years	1,708	1,691	3,399	1,423	1,445	2,868	-15.6%
55 to 64 years	1,366	1,395	2,761	1,495	1,487	2,982	8%
65 and Over	1,260	1,581	2,841	1,616	1,905	3,521	1.8%
Total	10,077	10,157	20,234	10,240	10,363	20,603	1.8%
% of Total	49.8%	50.2%	.	49.7%	50.3%	.	

Diagram II.89.1
Age Distribution
 Washington 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.89.3, from April 2000 to July 2009, Washington County natural increase was estimated to be 574 people. Washington County has been experiencing net in-migration, with 364 persons arriving in the county in the last nine years.¹⁶³ The 2016 population estimates showed a natural increase of 271 persons. Between 2010 and 2016, Washington County’s population rose to 20,603 persons.

Table II.89.3 Population Change Washington County 1980–2010 Census and Intercensal Data	
1980 Population	15,508
Natural Increase 80–90	711
Net Migration 80–90	388
1990 Population	16,607
Natural Increase 90–00	361
Net Migration 90–00	1,812
2000 Population	18,780
Natural Increase 00–09	574
Net Migration 00–09	364
2009 Population Estimate	19,718
2010 Population	20,234
Natural Increase 10–16	271
Net Migration 10–16	98
2016 Population Estimate	20,603

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 Washington County increased from -47 persons in 2015 to -1 persons in 2016, with an additional net movement of 12 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.89.4.

Table II.89.4 Driver's Licenses Exchanged and Surrendered Washington County 2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	255	262	-7
Calendar 2002	291	236	55
Calendar 2003	259	216	43
Calendar 2004	284	239	45
Calendar 2005	226	246	-20
Calendar 2006	274	225	49
Calendar 2007	252	238	14
Calendar 2008	262	234	28
Calendar 2009	221	150	71
Calendar 2010	276	252	24
Calendar 2011	229	181	48
Calendar 2012	204	207	-3
Calendar 2013	216	182	34
Calendar 2014	204	230	-26
Calendar 2015	202	249	-47
Calendar 2016	233	234	-1
First Half of 2017	133	121	12

¹⁶³ 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 Washington County increased by 0.9 percent from 4,101 in 2016 to 4,137 in 2017, as shown in Table II.89.5. The number of school-age children 5 to 11 years of age increased from 1,938 in 2016 to 1,992 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	1,874	544	1,287	3,705
1993	1,871	570	1,326	3,767
1994	1,927	612	1,370	3,909
1995	1,816	617	1,365	3,798
1996	1,824	614	1,419	3,857
1997	1,904	611	1,499	4,014
1998	1,935	629	1,573	4,137
1999	1,999	584	1,595	4,178
2000	1,903	576	1,601	4,080
2001	1,960	609	1,551	4,120
2002	2,017	586	1,531	4,134
2003	1,924	633	1,502	4,059
2004	1,915	648	1,495	4,058
2005	2,011	635	1,559	4,205
2006	2,060	627	1,631	4,318
2007	2,011	640	1,633	4,284
2008	1,984	628	1,650	4,262
2009	2,006	578	1,663	4,247
2010	1,985	591	1,625	4,201
2011	1,934	619	1,555	4,108
2012	1,917	610	1,536	4,063
2013	1,921	601	1,525	4,047
2014	1,870	613	1,503	3,986
2015	1,961	630	1,491	4,082
2016	1,938	611	1,552	4,101
2017	1,992	573	1,572	4,137

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.89.6, shows population by age for the 2000 and 2010 Census. The population changed by 7.7 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 17.2 percent to a total of 2,841 persons in 2010. Those aged 25 to 34 changed by 3.1 percent, and those aged under 5 changed by -1 percent.

Table II.89.6					
Population by Age					
Washington County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	1,207	6.4%	1,195	5.9%	-1%
5 to 19	4,483	23.9%	4,497	22.2%	0.3%
20 to 24	1,139	6.1%	1,024	5.1%	-10.1%
25 to 34	1,950	10.4%	2,010	9.9%	3.1%
35 to 54	5,906	31.4%	5,906	29.2%	0%
55 to 64	1,670	8.9%	2,761	13.6%	65.3%
65 or Older	2,425	12.9%	2,841	14%	17.2%
Total	18,780	100.0%	20,234	100.0%	7.7%

The elderly population is further explored in Table II.89.7. Those aged 65 to 66 changed by 34.7 percent between 2000 and 2010, resulting in a population of 384 persons. Those aged 85 or older changed by 15.1 percent during the same time period, and resulted in 419 persons over age 85 in 2010.

Table II.89.7					
Elderly Population by Age					
Washington County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	285	11.8%	384	13.5%	34.7%
67 to 69	389	16%	475	16.7%	22.1%
70 to 74	589	24.3%	650	22.9%	10.4%
75 to 79	472	19.5%	519	18.3%	10%
80 to 84	326	13.4%	394	13.9%	20.9%
85 or Older	364	15%	419	14.7%	15.1%
Total	2,425	100.0%	2,841	100.0%	17.2%

Population by race and ethnicity is shown in Table II.89.8 representing 97.2 percent of the white population in 2010. The black population changed by 93.7 percent, representing 0.6 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 107.4 percent between 2000 and 2010, compared to the 6.7 percent growth rate for non-Hispanics.

Table II.89.8					
Population by Race and Ethnicity					
Washington County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	18,427	98.1%	19,673	97.2%	6.8%
Black	63	0.3%	122	0.6%	93.7%
American Indian	38	0.2%	44	0.2%	15.8%
Asian	55	0.3%	54	0.3%	-1.8%
Native Hawaiian/ Pacific Islander	21	0.1%	8	0%	-61.9%
Other	57	0.3%	136	0.7%	138.6%
Two or More Races	119	0.6%	197	1%	65.5%
Total	18,780	100.0%	20,234	100.0%	7.7%
Hispanic	202	1.1%	419	2.1%	107.4%
Non-Hispanic	18,578	98.9%	19,815	97.9%	6.7%



Population by race and ethnicity through 2016 is shown in Table II.89.9. The white population represented 96.8 percent of the population in 2016, compared with the black population accounting for 0.7 percent of the population. Hispanic population represented 2.7 percent of the population in 2016.

Table II.89.9				
Population by Race and Ethnicity				
Washington County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	19,673	97.2%	19,692	96.8%
Black	122	0.6%	135	0.7%
American Indian	44	0.2%	33	0.2%
Asian	54	0.3%	34	0.2%
Native Hawaiian/ Pacific Islander	8	0%	0	0%
Other	136	0.7%	91	0.4%
Two or More Races	197	1%	353	1.7%
Total	20,234	100.0%	20,338	100.0%
Non-Hispanic	19,815	97.9%	19,788	97.3%
Hispanic	419	2.1%	550	2.7%

The population by race is broken down further by ethnicity in Table II.89.10. While the white non-Hispanic population changed by 6 percent between 2000 and 2010, the white Hispanic population changed by 135.1 percent. The black non-Hispanic population changed by 93.5 percent, while the black Hispanic population changed by 100 percent.

Table II.89.10					
Population by Race and Ethnicity					
Washington County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	18,313	98.6%	19,405	97.9%	6%
Black	62	0.3%	120	0.6%	93.5%
American Indian	37	0.2%	40	0.2%	8.1%
Asian	53	0.3%	54	0.3%	1.9%
Native Hawaiian/ Pacific Islander	20	0.1%	7	0%	-65%
Other	3	0%	27	0.1%	800%
Two or More Races	90	0.5%	162	0.8%	80%
Total Non-Hispanic	18,578	100.0%	19,815	100.0%	6.7%
Hispanic					
White	114	56.4%	268	64%	135.1%
Black	1	0.5%	2	0.5%	100%
American Indian	1	0.5%	4	1%	300%
Asian	2	1%	0	0%	-100%
Native Hawaiian/ Pacific Islander	1	0.5%	1	0.2%	0%
Other	54	26.7%	109	26%	101.9%
Two or More Races	29	14.4%	35	8.4%	20.7%
Total Hispanic	202	100.0%	419	100.0%	107.4%
Total Population	18,780	100.0%	20,234	100.0%	7.7%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.89.11. During this time, the total non-Hispanic population was 19,788 persons in 2016. The Hispanic population was 550.

Table II.89.11				
Population by Race and Ethnicity				
Washington County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	19,405	97.9%	19,307	97.6%
Black	120	0.6%	135	0.7%
American Indian	40	0.2%	33	0.2%
Asian	54	0.3%	34	0.2%
Native Hawaiian/ Pacific Islander	7	0%	0	0%
Other	27	0.1%	5	0%
Two or More Races	162	0.8%	274	1.4%
Total Non-Hispanic	19,815	100.0%	19,788	100.0%
Hispanic				
White	268	64%	385	70%
Black	2	0.5%	0	0%
American Indian	4	1%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	1	0.2%	0	0%
Other	109	26%	86	15.6%
Two or More Races	35	8.4%	79	14.4%
Total Hispanic	419	100.0	550	100.0%
Total Population	20,234	100.0%	20,338	100.0%

Households by type and tenure are shown in Table II.89.12. Family households represented 72.6 percent of households, while non-family households accounted for 27.4 percent. These changed from 72.7 and 27.3 percent, respectively.

Table II.89.12				
Household Type by Tenure				
Washington County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	5,642	72.7%	5,827	72.6%
Married-Couple Family	4,776	84.7%	4,878	83.7%
Owner-Occupied	4,347	91%	4,438	91%
Renter-Occupied	429	9%	440	9%
Other Family	866	15.3%	949	14.9%
Male Householder, No Spouse Present	276	31.9%	293	29.1%
Owner-Occupied	175	63.4%	242	82.6%
Renter-Occupied	101	36.6%	51	17.4%
Female Householder, No Spouse Present	590	68.1%	656	62.2%
Owner-Occupied	316	53.6%	364	55.5%
Renter-Occupied	274	46.4%	292	44.5%
Non-Family Households	2,119	27.3%	2,195	27.4%
Owner-Occupied	1,243	58.7%	1,235	56.3%
Renter-Occupied	876	41.3%	960	43.7%
Total	7,761	100.0%	8,022	100.0%



The group quarters population was 535 in 2010, compared to 550 in 2000. Institutionalized populations experienced a -22.3 percent change between 2000 and 2010. Non-institutionalized populations experienced a 11.2 percent change during this same time period.

Table II.89.13					
Group Quarters Population					
Washington 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	30	13.1%	23	12.9%	-23.3%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	193	84.3%	155	87.1%	-19.7%
Other Institutions	6	2.6%	0	0%	-100%
Total	229	100.0%	178	100.0%	-22.3%
Noninstitutionalized					
College Dormitories	314	97.8%	357	100%	13.7%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	7	2.2%	0	0%	-100%
Total	321	100.0%	357	100.0%	11.2%
Group Quarters Population	550	100.0%	535	100.0%	-2.7%

The number of foreign born persons are shown in Table II.89.14. An estimated 0.3 percent of the population was born in Venezuela with 0.2 percent born in China excluding Hong Kong and Taiwan and another 0.2 percent were born in Germany.

Table II.89.14			
Place of Birth for the Foreign-Born Population			
Washington County			
2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Venezuela	59	0.3%
#2 country of origin	China excluding Hong Kong and Taiwan	32	0.2%
#3 country of origin	Germany	32	0.2%
#4 country of origin	Guatemala	22	0.1%
#5 country of origin	Canada	20	0.1%
#6 country of origin	El Salvador	14	0.1%
#7 country of origin	Costa Rica	10	0%
#8 country of origin	Mexico	10	0%
#9 country of origin	Poland	9	0%
#10 country of origin	Thailand	3	0%

Limited English Proficiency and the language spoken at home are shown in Table II.89.15. An estimated 0.5 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other and unspecified languages.

Table II.89.15 Limited English Proficiency and Language Spoken at Home Washington County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	88	0.5%
#2 LEP Language	Other and unspecified languages	16	0.1%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	German or other West Germanic languages	0	0%
#7 LEP Language	Korean	0	0%
#8 LEP Language	Other Asian and Pacific Island languages	0	0%
#9 LEP Language	Other Indo-European languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table II.89.16. Some 14.6 percent of the population was disabled in 2000, or a total of 2,528 persons. The disability rate was highest for those over 65, with 34.6 percent disabled.

Table II.89.16 Disability by Age Washington County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	198	6.1%
16 to 64	1,551	13.1%
65 and older	779	34.6%
Total	2,528	14.6%

Table II.89.17 shows disability by type in 2000. There were 970 physical disabilities in 2000, some 1,032 employment disabilities, and 808 go-outside-home disabilities.

Table II.89.17 Total Disabilities Tallied: Aged 5 and Older Washington County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	478
Physical disability	970
Mental disability	662
Self-care disability	315
Employment disability	1,032
Go-outside-home disability	808
Total	4,265



Disability by age, as estimated by the 2016 ACS, is shown in Table II.89.18. The disability rate for females was 11.4 percent, compared to 15.8 percent for males. The disability rate changed precipitously higher with age, with 48 percent of those over 75 experiencing a disability.

Table II.89.18						
Disability by Age						
Washington 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	229	11.9%	148	8.1%	377	10%
18 to 34	275	14%	69	3.6%	344	8.9%
35 to 64	527	13%	362	8.6%	889	10.7%
65 to 74	256	27.7%	253	28.3%	509	28%
75 or Older	293	53.9%	319	43.6%	612	48%
Total	1,580	15.8%	1,151	11.4%	2,731	13.6%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.89.19. Some 5.9 percent have an ambulatory disability, 5.1 have an independent living disability, and 2.8 percent have a self-care disability.

Table II.89.19		
Total Disabilities Tallied: Aged 5 and Older		
Washington County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,087	5.4%
Vision disability	430	2.1%
Cognitive disability	927	4.9%
Ambulatory disability	1,127	5.9%
Self-Care disability	530	2.8%
Independent living disability	785	5.1%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.89.20 and Table II.89.21. In 2016, some 10,811 persons were employed and 160 were unemployed. This totaled a labor force of 10,971 persons. The unemployment rate for Washington County was estimated to be 1.5 in 2016.

Table II.89.20	
Employment, Labor Force and Unemployment	
Washington County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	10,811
Unemployed	160
Labor Force	10,971
Unemployment Rate	1.5%



In 2016, 96.3 percent of households in Washington County had a high school education or greater.

Table II.89.21	
High School or Greater Education	
Washington County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	7,728
Total Households	8,022
Percent High School or Above	96.3%

As seen in Table II.89.22, 29.9 percent of the population had a high school diploma or equivalent, another 36.7 percent have some college, 21 percent have a Bachelor's Degree, and 7 percent of the population had a graduate or professional degree.

Table II.89.22		
Educational Attainment		
Washington County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	835	5.4%
High School or Equivalent	4,610	29.9%
Some College or Associates Degree	5,664	36.7%
Bachelor's Degree	3,241	21%
Graduate or Professional Degree	1,082	7%
Total Population Above 18 years	15,432	100.0%

ECONOMICS

Labor Force

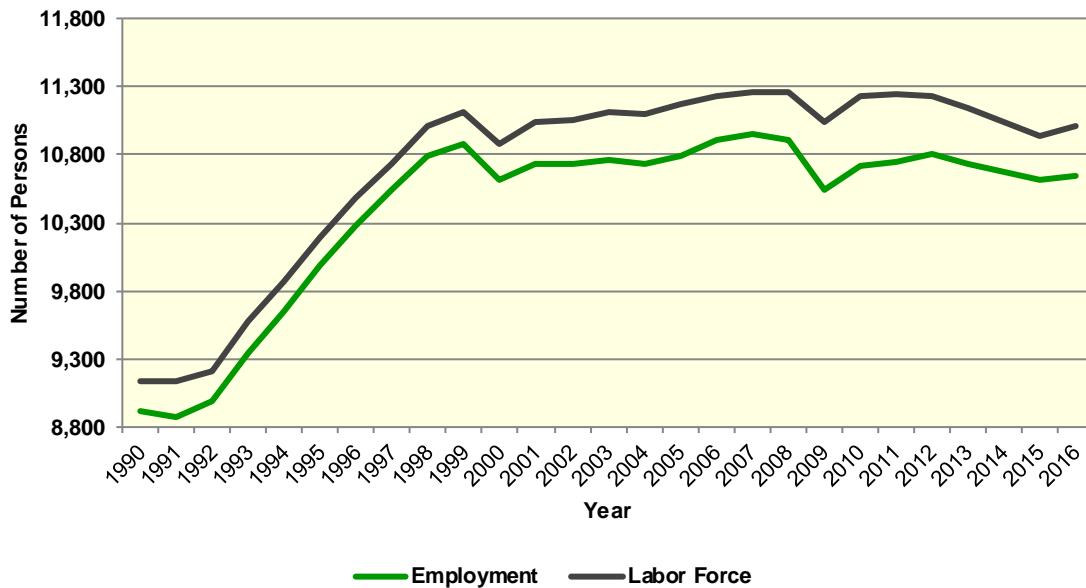
Table II.89.23, shows the labor force statistics for Washington County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 1.8. The highest level of unemployment occurred during 2009 rising to a rate of 4.6. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Washington County increased from 3 percent in 2015 to 3.3 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.89.23 Labor Force Statistics Washington County 1990 - 2016 BLS Data					
Year	Washington County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	211	8,925	9,136	2.3%	2.3%
1991	251	8,882	9,133	2.7%	2.7%
1992	225	8,986	9,211	2.4%	2.9%
1993	228	9,346	9,574	2.4%	2.8%
1994	212	9,656	9,868	2.1%	2.6%
1995	214	9,981	10,195	2.1%	2.6%
1996	203	10,287	10,490	1.9%	2.7%
1997	193	10,542	10,735	1.8%	2.5%
1998	210	10,799	11,009	1.9%	2.6%
1999	231	10,884	11,115	2.1%	2.8%
2000	264	10,615	10,879	2.4%	2.8%
2001	309	10,736	11,045	2.8%	3.1%
2002	318	10,734	11,052	2.9%	3.6%
2003	344	10,766	11,110	3.1%	3.9%
2004	359	10,735	11,094	3.2%	3.9%
2005	370	10,798	11,168	3.3%	3.8%
2006	322	10,911	11,233	2.9%	3.1%
2007	320	10,948	11,268	2.8%	3%
2008	353	10,903	11,256	3.1%	3.3%
2009	508	10,537	11,045	4.6%	4.6%
2010	516	10,716	11,232	4.6%	4.6%
2011	489	10,751	11,240	4.4%	4.4%
2012	424	10,806	11,230	3.8%	4%
2013	412	10,728	11,140	3.7%	3.8%
2014	357	10,682	11,039	3.2%	3.3%
2015	333	10,611	10,944	3%	3%
2016	368	10,649	11,017	3.3%	3.2%

Diagram II.89.2, shows the employment and labor force for Washington County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 10,649 persons, with the labor force reaching 11,017, indicating there were a total of 368 unemployed persons.



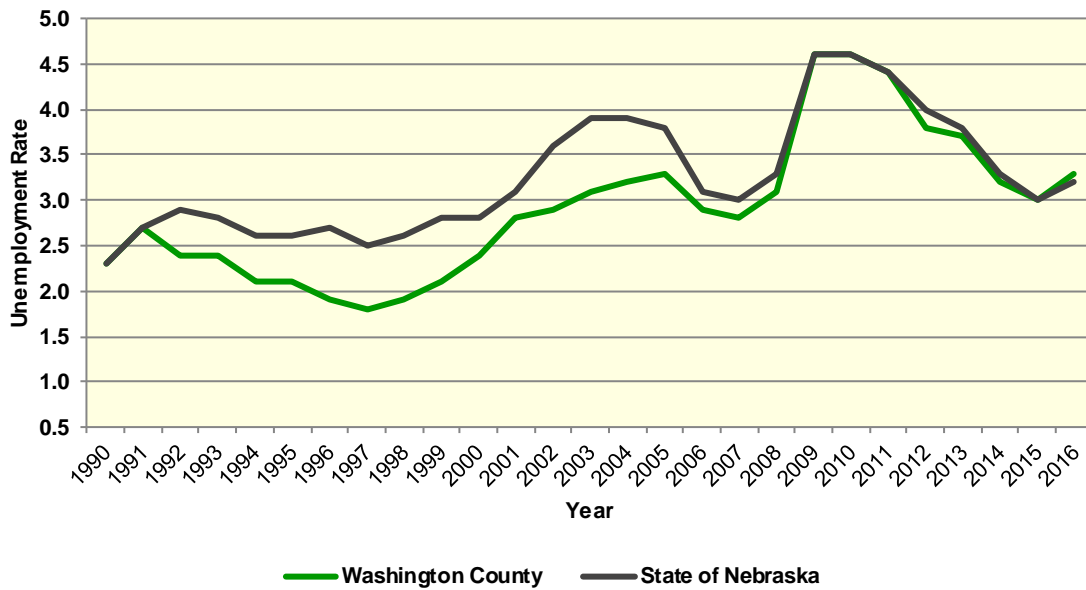
Diagram II.89.2
Employment and Labor Force
 Washington County
 1990 – 2016 BLS Data



Unemployment

Diagram II.89.3, shows the unemployment rate for both the State and Washington County. During the 1990’s the average rate for Washington County was 2.2, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.1, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.7. Over the course of the entire period Washington County had an average unemployment rate lower than the state, 3 percent for Washington County, versus 3.3 statewide.

Diagram II.89.3
Annual Unemployment Rate
 Washington 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.89.24, shows total real earnings by industry for Washington County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching 146,908,000 dollars. Between 2015 and 2016 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 11.2 percent to 693,000 dollars.

Table II.89.24
Real Earnings by Industry
 Washington 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	17,980	39,272	58,704	25,761	80,310	48,003	46,680	36,729	-21.3
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	57,831	54,463	56,650	69,742	74,901	66,756	75,308	59,461	-21
Manufacturing	63,715	98,912	101,179	111,763	112,049	117,462	119,730	114,427	-4.4
Wholesale trade	12,106	0	0	0	0	0	0	0	0
Retail trade	41,831	50,586	51,635	59,217	65,984	67,865	65,786	57,153	-13.1
Transportation and warehousing	0	17,569	19,440	19,087	18,566	18,084	20,343	19,365	-4.8
Information	25,838	19,489	18,444	17,849	17,520	18,353	18,492	17,460	-5.6
Finance and insurance	11,079	21,617	20,126	23,119	18,787	18,544	20,618	20,689	0.3
Real estate and rental and leasing	2,031	2,696	4,400	6,803	7,594	6,981	6,390	5,497	-14
Professional and technical services	0	12,922	13,507	24,987	21,018	14,466	12,061	12,606	4.5
Management of companies and enterprises	0	12,276	12,478	12,985	20,751	19,023	24,503	22,325	-8.9
Administrative and waste services	20,244	21,310	20,728	21,617	22,265	22,751	22,745	23,052	1.4
Educational services	0	0	531	0	0	0	0	0	0
Health care and social assistance	0	0	44,408	0	0	0	0	0	0
Arts, entertainment, and recreation	1,490	637	649	498	511	619	623	693	11.2
Accommodation and food services	5,834	6,162	5,695	6,298	6,557	6,638	7,409	8,089	9.2
Other services, except public administration	13,650	0	18,054	19,262	18,739	18,903	18,488	19,178	3.7
Government and government enterprises	110,918	145,537	156,164	147,729	156,658	136,159	154,494	146,908	-4.9
Total	455,111	581,611	622,045	635,085	707,685	640,375	671,172	622,169	-7.3



Table II.89.25, shows the total employment by industry for Washington County. The most recent estimates show the government and government enterprises industry was the largest employer in Washington County, with employment reaching 1,682 jobs in 2016. Between 2015 and 2016 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 9.6 percent to 389 jobs.

Table II.89.25									
Employment by Industry									
Washington County BEA Table CA25 Data									
NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	868	783	804	796	796	788	823	801	-2.7
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	1,126	1,063	1,079	1,183	1,232	1,137	1,172	1,113	-5
Manufacturing	988	1,177	1,209	1,315	1,312	1,313	1,313	1,249	-4.9
Wholesale trade	207	0	0	0	0	0	0	0	0
Retail trade	990	1,215	1,275	1,314	1,301	1,327	1,385	1,378	-0.5
Transportation and warehousing	0	360	345	363	387	369	355	346	-2.5
Information	436	328	317	300	304	294	296	287	-3
Finance and insurance	285	605	644	619	587	526	545	552	1.3
Real estate and rental and leasing	186	326	362	357	369	396	410	428	4.4
Professional and technical services	0	363	353	415	411	386	355	389	9.6
Management of companies and enterprises	0	142	146	134	155	149	164	167	1.8
Administrative and waste services	739	558	532	513	566	540	547	561	2.6
Educational services	0	0	50	0	0	0	0	0	0
Health care and social assistance	0	0	1,031	0	0	0	0	0	0
Arts, entertainment, and recreation	87	108	109	103	109	92	94	92	-2.1
Accommodation and food services	483	396	403	457	494	485	488	497	1.8
Other services, except public administration	474	0	609	621	607	596	597	620	3.9
Government and government enterprises	1,655	1,773	1,750	1,776	1,727	1,696	1,718	1,682	-2.1
Total	10,370	11,280	11,378	11,773	11,855	11,498	11,643	11,558	-0.7



Table II.89.26, shows the real average earnings per job by industry for Washington County. These figures are calculated by dividing the Total Real Earning displayed in Table II.89.24 and Table II.89.25, by Industry. In 2016, the management of companies and enterprises industry had the highest average earnings reaching 133,683 dollars. Between 2015 and 2016 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 13.6 percent to 7,533 dollars.

Table II.89.26
Real Earnings Per Job by Industry
 Washington County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	20,714	50,156	73,015	32,363	100,891	60,918	56,719	45,854	-19.2
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	51,360	51,235	52,503	58,953	60,797	58,712	64,256	53,424	-16.9
Manufacturing	64,489	84,038	83,688	84,991	85,404	89,461	91,188	91,615	0.5
Wholesale trade	58,485	0	0	0	0	0	0	0	0
Retail trade	42,254	41,634	40,498	45,066	50,718	51,142	47,499	41,475	-12.7
Transportation and warehousing	0	48,803	56,348	52,581	47,973	49,008	57,306	55,968	-2.3
Information	59,261	59,418	58,184	59,496	57,632	62,426	62,474	60,836	-2.6
Finance and insurance	38,874	35,731	31,252	37,350	32,004	35,254	37,831	37,480	-0.9
Real estate and rental and leasing	10,917	8,271	12,155	19,057	20,580	17,629	15,586	12,843	-17.6
Professional and technical services	0	35,598	38,263	60,209	51,140	37,477	33,974	32,406	-4.6
Management of companies and enterprises	0	86,448	85,465	96,902	133,874	127,671	149,406	133,683	-10.5
Administrative and waste services	27,393	38,190	38,963	42,139	39,338	42,131	41,581	41,091	-1.2
Educational services	0	0	10,615	0	0	0	0	0	0
Health care and social assistance	0	0	43,073	0	0	0	0	0	0
Arts, entertainment, and recreation	17,130	5,902	5,958	4,833	4,686	6,723	6,629	7,533	13.6
Accommodation and food services	12,078	15,561	14,131	13,781	13,273	13,687	15,183	16,276	7.2
Other services, except public administration	28,798	0	29,645	31,017	30,871	31,717	30,969	30,932	-0.1
Government and government enterprises	67,020	82,085	89,237	83,181	90,711	80,282	89,927	87,341	-2.9
Total	43,887	51,561	54,671	53,944	59,695	55,694	57,646	53,830	-6.6

Table II.89.27 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 \$1,039,738,000 a -0.2 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 11,280 and 11,558 in 2016, which was a percentage change of -0.7 over this period.



Table II.89.27
Total Employment and Real Personal Income
 Washington 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	188,852	9,809	27,817	36,740	16,040	259,640	19,912	5,766	32,755
1970	168,792	9,477	35,558	40,000	17,505	252,378	18,762	5,982	28,214
1971	201,127	10,642	37,286	41,778	19,595	289,143	20,521	6,100	32,970
1972	197,501	10,808	52,883	45,698	21,557	306,832	21,423	5,991	32,967
1973	198,146	11,689	68,989	50,186	23,013	328,646	22,806	5,885	33,669
1974	166,859	11,576	77,279	52,364	24,864	309,790	21,432	5,786	28,839
1975	170,750	10,746	82,235	55,657	29,797	327,694	22,420	5,501	31,041
1976	142,381	11,361	91,219	56,066	30,098	308,404	20,859	5,638	25,254
1977	181,786	11,608	99,052	59,918	30,530	359,676	23,657	5,703	31,874
1978	163,471	12,430	109,090	62,650	31,565	354,345	23,207	5,754	28,411
1979	155,543	13,742	116,811	63,934	33,728	356,274	23,088	5,930	26,230
1980	146,231	14,319	119,555	74,530	36,544	362,541	23,325	6,159	23,742
1981	173,891	14,858	118,801	84,424	37,706	399,963	25,558	6,116	28,431
1982	180,357	15,037	118,177	94,862	39,490	417,848	26,499	6,173	29,217
1983	173,700	15,291	121,721	96,848	41,450	418,427	26,400	6,389	27,187
1984	173,181	16,502	130,936	97,378	42,373	427,366	26,986	6,352	27,263
1985	204,807	17,187	136,945	101,706	43,226	469,498	29,461	6,225	32,901
1986	193,903	17,786	141,450	97,073	43,735	458,374	28,647	6,233	31,109
1987	196,542	18,431	144,370	92,924	42,581	457,986	28,411	6,450	30,471
1988	201,854	20,577	149,180	90,428	42,638	463,522	28,375	6,430	31,392
1989	231,848	23,737	148,089	106,106	45,858	508,165	30,850	6,773	34,232
1990	249,606	26,954	146,641	97,029	48,697	515,018	30,955	7,190	34,716
1991	243,386	25,968	148,031	95,896	51,984	513,327	30,724	7,136	34,106
1992	279,654	28,895	144,394	100,648	56,507	552,307	32,639	7,478	37,397
1993	277,133	30,586	143,808	105,666	58,482	554,503	32,195	7,551	36,702
1994	301,399	33,270	139,156	114,196	59,630	581,110	33,415	8,290	36,357
1995	323,594	37,835	127,698	120,738	63,156	597,350	33,759	8,496	38,088
1996	351,122	38,467	146,668	128,570	66,094	653,987	36,305	8,775	40,015
1997	351,466	40,199	161,099	137,283	67,224	676,873	37,116	9,100	38,623
1998	373,298	43,485	162,120	149,066	71,073	712,072	38,380	9,430	39,586
1999	412,217	48,110	153,630	151,729	74,120	743,587	39,755	9,936	41,487
2000	426,296	48,710	169,916	153,911	78,525	779,937	41,479	10,259	41,553
2001	455,111	51,019	156,760	137,685	83,818	782,354	40,888	10,370	43,887
2002	477,928	54,703	156,994	137,411	87,535	805,164	41,797	10,559	45,263
2003	501,308	55,671	151,501	137,189	90,985	825,312	42,302	10,543	47,549
2004	524,038	56,520	146,943	130,483	96,456	841,399	42,952	10,744	48,775
2005	535,124	59,165	144,214	130,987	96,771	847,931	42,693	11,082	48,288
2006	545,384	63,222	140,938	144,864	105,002	872,967	43,526	11,099	49,138
2007	549,991	61,912	132,615	162,836	109,128	892,657	44,185	11,329	48,547
2008	591,004	66,432	133,133	176,353	120,175	954,232	47,472	11,680	50,600
2009	593,000	65,385	130,600	159,157	126,891	944,263	46,922	11,540	51,386
2010	581,611	64,732	122,453	151,709	136,707	927,747	45,754	11,280	51,561
2011	622,045	58,813	117,362	178,872	138,676	998,142	49,274	11,378	54,671
2012	635,085	61,826	92,661	217,989	134,019	1,017,927	50,161	11,773	53,944
2013	707,685	72,498	70,934	170,370	136,070	1,012,561	50,070	11,855	59,695
2014	640,375	67,840	112,692	178,920	140,739	1,004,886	49,509	11,498	55,695
2015	671,172	71,921	99,834	195,271	146,951	1,041,307	51,364	11,643	57,646
2016	622,169	68,582	142,033	192,941	151,177	1,039,738	50,465	11,558	53,830



Diagram II.89.4, shows real average earnings per job for Washington County from 1990 to 2016. Over this period the average earning per job for Washington County was 45,893 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.89.4
Real Average Earnings Per Job
 Washington County
 BEA Data 1990 - 2016

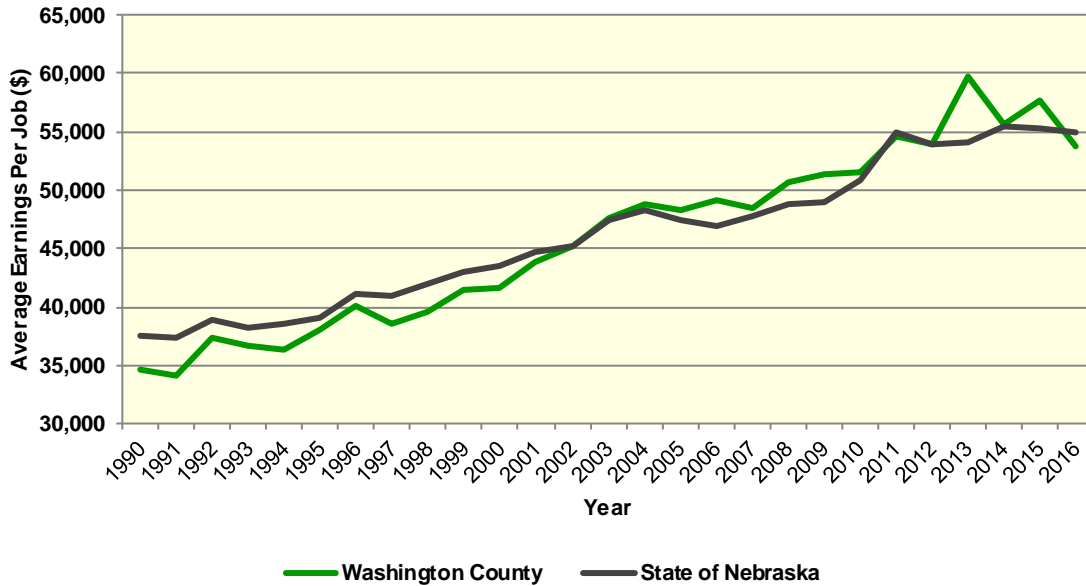
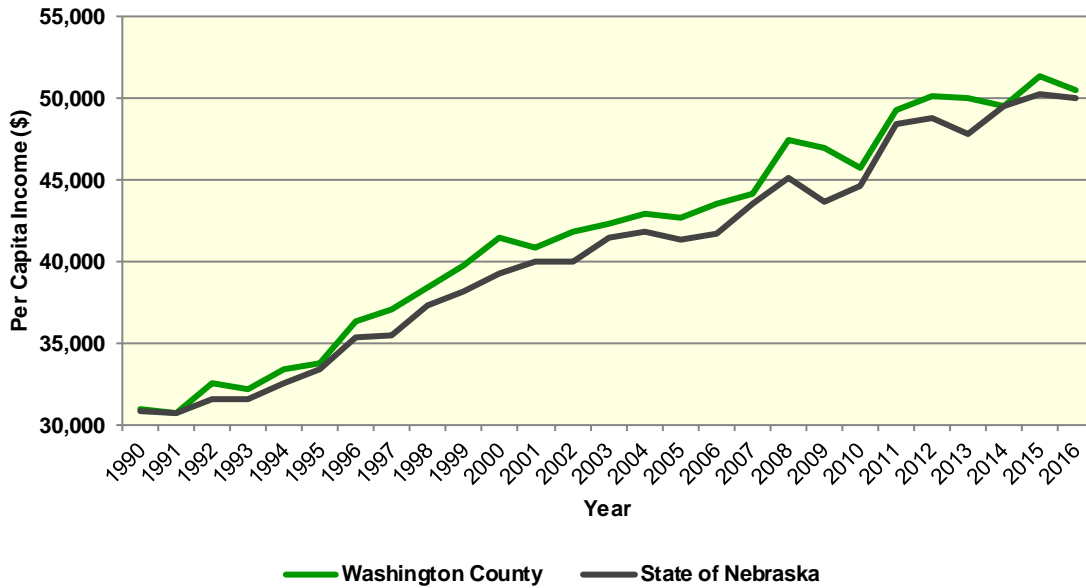


Diagram II.89.5, shows real per capita income in Washington County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Washington County was 41,706 dollars, which was higher than the statewide average of 40,548 dollars over the same period.

Diagram II.89.5
Real Per Capita Income
 Washington 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.89.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 8,171 persons in 2015 to 8,069 in 2016, a change of -1 percent.

Table II.89.28
Total Monthly Employment
 Washington County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	7,457	7,587	7,940	7,936	7,749	7,602	7,886	8,286	7,913	7,894	7,970
Feb	7,473	7,612	8,056	7,805	7,694	7,546	7,935	8,243	7,991	8,004	7,921
Mar	7,549	7,688	8,158	7,785	7,761	7,618	8,045	8,254	8,037	8,126	8,052
Apr	7,627	7,794	8,283	8,025	7,941	7,704	8,176	8,439	8,193	8,501	8,117
May	7,871	8,025	8,314	8,158	8,067	7,843	8,425	8,447	8,175	8,543	8,242
Jun	8,007	8,119	8,417	8,080	8,045	7,948	8,514	8,500	8,208	8,316	8,200
Jul	7,957	8,051	8,233	8,007	7,742	7,785	8,420	8,373	8,066	8,241	8,047
Aug	8,148	8,131	8,248	8,035	7,702	7,796	8,342	8,320	8,017	8,067	8,058
Sep	8,393	8,114	8,445	8,022	7,739	7,879	8,425	8,419	8,119	8,116	8,109
Oct	8,182	8,161	8,487	8,005	7,742	7,890	8,461	8,372	8,246	8,106	8,110
Nov	8,201	8,159	8,458	7,973	7,745	7,873	8,483	8,258	8,121	8,154	8,089
Dec	7,975	8,187	8,306	7,900	7,778	7,849	8,433	8,178	8,171	7,988	7,912
Annual	7,903	7,969	8,279	7,978	7,809	7,778	8,295	8,341	8,105	8,171	8,069
% Change	-1%	1%	4%	-4%	-2%	(ND)%	7%	1%	-3%	1%	-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 \$1,008 in 2015. In 2016, average weekly wages saw a decreased of 3 percent over the prior year, rising to 979 dollars, or by 29 dollars. These data are shown in Table II.89.29.

Table II.89.29						
Average Weekly Wages						
Washington County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	571	602	605	628	602	
2002	606	633	610	655	626	4%
2003	633	644	642	696	654	4%
2004	651	664	679	702	674	3%
2005	692	733	723	703	713	6%
2006	716	736	761	863	770	8%
2007	770	752	777	814	778	1%
2008	801	826	795	851	819	5%
2009	825	811	813	911	840	3%
2010	782	826	856	930	849	1%
2011	835	922	916	922	899	6%
2012	893	882	931	987	924	3%
2013	965	953	987	989	973	5%
2014	934	916	950	957	939	-3%
2015	993	1,054	975	1,008	1,008	7%
2016(p)	942	939	1,000	1,033	979	-3%

Total business establishments reported by the QCEW are displayed in Table II.89.28. Between 2015 and 2016, the total number of business establishments in Washington County increased from 633 to 660 establishments.

Table II.89.30						
Number of Business Establishments						
Washington County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	516	520	521	515	518	
2002	542	550	554	537	546	5%
2003	535	539	540	534	537	-2%
2004	546	551	551	548	549	2%
2005	551	555	563	562	558	2%
2006	559	574	574	562	567	2%
2007	562	568	568	570	567	(ND)%
2008	584	590	598	589	590	4%
2009	588	593	595	586	591	(ND)%
2010	590	594	596	582	591	(ND)%
2011	577	577	557	576	572	-3%
2012	609	631	639	641	630	10%
2013	651	657	640	646	649	3%
2014	650	656	631	630	642	-1%
2015	630	641	626	635	633	-1%
2016	651	655	664	671	660	4%

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 1.3 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 decreased by 9.0 percent over the period. On the other hand, by 2016 there were 2,119 returns for AGIs of \$100,000 or more. Table II.89.31 presents AGI distribution for the years 1991 through 2016.

Table II.89.31										
Income Tax Returns by Adjusted Gross Income										
Washington 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	Total¹⁶⁴
1991	2,148	717	1,264	982	1,151	720	145	99	18	7,244
1992	2,087	698	1,292	966	1,190	859	197	118	20	7,427
1993	2,058	715	1,219	977	1,168	902	225	129	22	7,415
1994	2,140	671	1,219	945	1,172	985	270	157	27	7,586
1995	2,070	643	1,217	930	1,137	1,127	343	197	30	7,694
1996	2,044	552	1,273	908	1,175	1,243	376	261	38	7,870
1997	2,004	539	1,236	904	1,169	1,339	481	309	48	8,029
1998	2,029	538	1,186	934	1,179	1,388	546	415	55	8,270
1999	1,963	488	1,182	911	1,134	1,461	608	471	65	8,283
2000	1,971	461	1,110	911	1,130	1,480	684	517	78	8,342
2001	1,896	436	1,118	928	1,081	1,465	728	528	69	8,249
2002	1,820	525	1,081	924	1,093	1,394	795	545	70	8,247
2003	1,764	529	1,055	903	1,112	1,372	830	628	81	8,274
2004	1,706	526	1,017	882	1,090	1,450	857	737	91	8,356
2005	1,521	461	849	828	1,000	1,396	870	834	95	7,854
2006	1,480	568	991	906	1,102	1,408	964	994	118	8,531
2007	1,535	522	989	894	1,018	1,426	1,052	1,160	156	8,752
2008	1,479	514	992	851	1,053	1,440	1,058	1,266	144	8,797
2009	1,387	537	974	884	1,045	1,404	1,047	1,239	132	8,649
2010	1,364	528	964	882	1,079	1,372	1,047	1,320	136	8,692
2011	1,376	569	1,004	799	1,090	1,351	1,058	1,449	161	8,857
2012	1,371	560	900	795	1,063	1,388	1,047	1,560	205	8,889
2013	1,304	545	933	794	1,036	1,385	1,060	1,630	213	8,900
2014	1,312	542	906	805	1,023	1,389	1,084	1,720	212	8,993
2015	1,298	569	909	796	1,024	1,378	1,065	1,789	255	9,083
2016	1,346	537	880	845	982	1,437	1,013	1,881	238	9,159

¹⁶⁴ 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 1,300 in 2010 to 1,405 in 2016, with the poverty rate reaching 7 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.89.32 presents poverty data for the county.

Year	Persons in Poverty	Poverty Rate
2000	1,021	5.5%
2001	1,136	6%
2002	1,231	6.4%
2003	1,168	6.1%
2004	1,212	6.2%
2005	1,152	6%
2006	1,276	6.6%
2007	1,268	6.6%
2008	1,296	6.7%
2009	1,278	6.7%
2010	1,300	6.6%
2011	1,433	7.3%
2012	1,451	7.4%
2013	1,512	7.7%
2014	1,450	7.4%
2015	1,328	6.7%
2016	1,405	7%

The rate of poverty for Washington County is shown in Table II.89.33. In 2016, there were an estimated 1,834 persons living in poverty. This represented a 9.2 percent poverty rate, compared to 6 percent poverty in 2000. In 2016, some 12.8 percent of those in poverty were under age 6, and 14.9 percent were 65 or older.

Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	160	14.8%	235	12.8%
6 to 17	262	24.2%	412	22.5%
18 to 64	494	45.6%	914	49.8%
65 or Older	168	15.5%	273	14.9%
Total	1,084	100.0%	1,834	100.0%
Poverty Rate	6%	.	9.2%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 2.7 percent in Washington County between 2010 and 2016, from 8,301 to 8,528. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.89.34.

Subject	Nebraska	% Growth Since Census	Washington County	% Growth Since Census
2000 Census Base	722,656	.	7,412	.
2010 Census	796,793	10.3	8,301	12
July 2011 Estimate	801,068	0.5	8,322	0.3
July 2012 Estimate	804,586	1	8,344	0.5
July 2013 Estimate	809,062	1.5	8,363	0.7
July 2014 Estimate	814,835	2.3	8,408	1.3
July 2015 Estimate	820,725	3	8,460	1.9
July 2016 Estimate	827,156	3.8	8,528	2.7

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 Washington County decreased from 86 authorizations in 2015 to 56 in 2016.

The real value of single-family building permits increased from \$273,213 in 2015 to \$284,840 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.89.35.

Table II.89.35 Building Permits and Valuation Washington 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	48	0	0	6	54	117,299	35,577
1981	37	0	8	6	51	97,792	32,537
1982	46	2	8	0	56	104,347	0
1983	50	0	0	0	50	95,893	0
1984	55	2	4	0	61	102,036	0
1985	50	0	0	0	50	97,772	0
1986	52	0	0	8	60	109,637	67,987
1987	45	0	0	68	113	112,062	64,292
1988	44	0	0	12	56	128,811	47,345
1989	61	0	0	0	61	110,609	0
1990	76	2	4	12	94	130,232	47,981
1991	85	2	8	12	107	132,023	37,689
1992	107	0	0	40	147	145,831	50,203
1993	103	6	0	48	157	150,791	53,993
1994	118	0	0	0	118	165,345	0
1995	137	4	0	48	189	177,957	52,399
1996	117	2	4	40	163	214,476	34,147
1997	91	0	3	0	94	191,222	0
1998	117	0	0	48	165	209,351	35,331
1999	131	0	0	72	203	248,622	66,158
2000	102	6	4	0	112	242,515	0
2001	117	2	4	0	123	203,121	0
2002	95	4	0	0	99	182,583	0
2003	110	2	0	0	112	197,981	0
2004	125	0	0	0	125	191,432	0
2005	115	0	4	0	119	192,776	0
2006	84	0	0	0	84	184,173	0
2007	61	0	0	0	61	204,510	0
2008	65	0	0	0	65	168,646	0
2009	37	0	0	0	37	193,239	0
2010	37	0	0	0	37	214,831	0
2011	40	0	0	0	40	190,234	0
2012	36	0	0	0	36	202,144	0
2013	65	0	0	0	65	195,225	0
2014	71	0	0	0	71	208,453	0
2015	86	0	0	0	86	273,213	0
2016	56	0	0	0	56	284,840	0



Diagram II.89.6
Single-Family Permits
 Washington County
 Census Bureau Data, 1980–2016

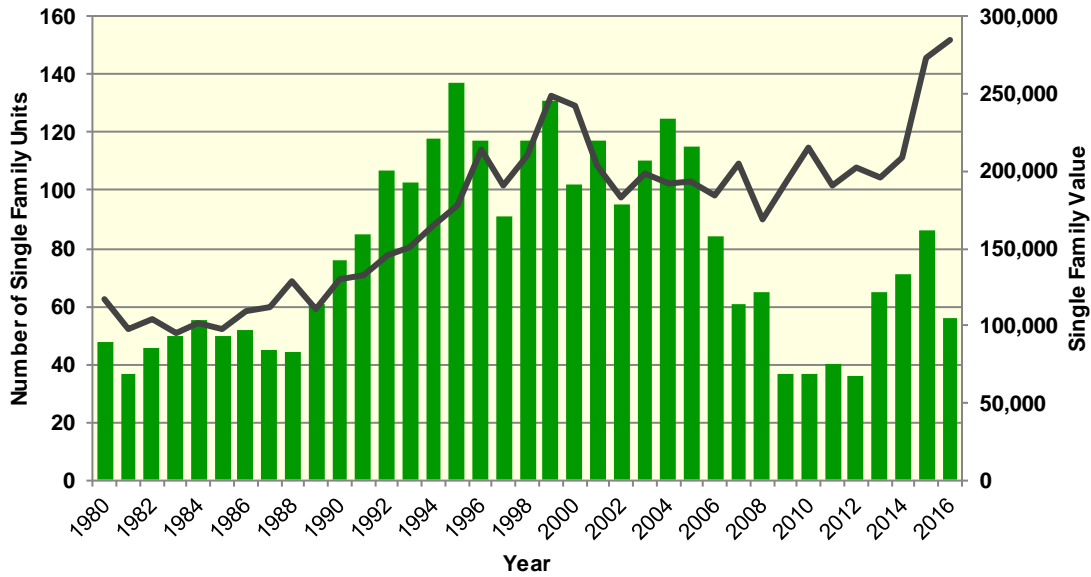
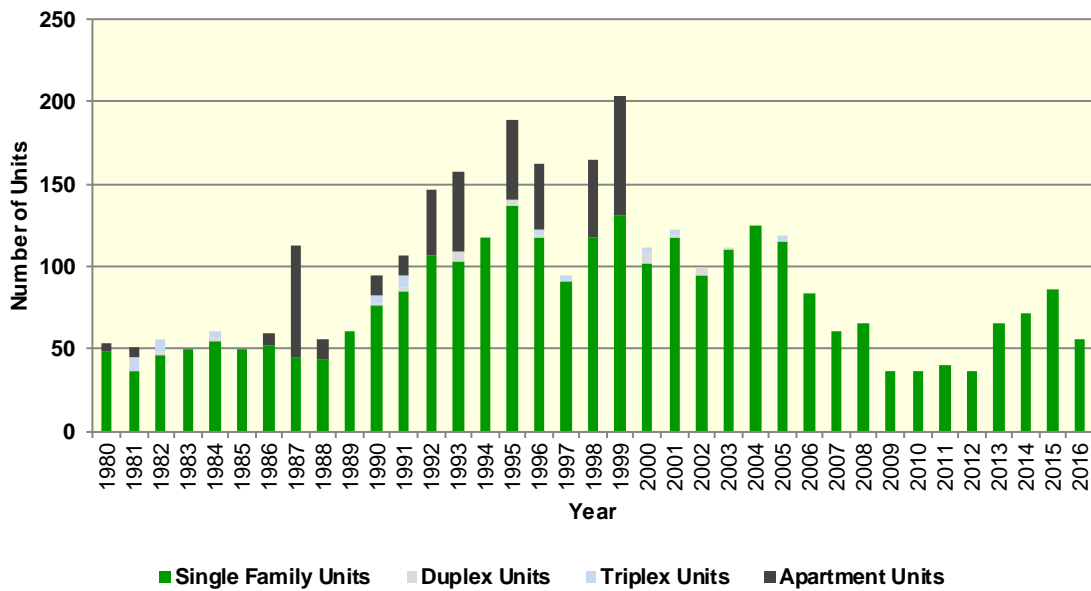


Diagram II.89.7
Total Permits by Unit Type
 Washington County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.89.36. In 2016, there were 8,419 housing units, up from 7,408 in 2000. Single-family units accounted for 85.3 percent of units in 2016, compared to 80.2 in 2000. Apartment units accounted for 9.2 percent in 2016, compared to 8.5 percent in 2000.

Table II.89.36 Housing Units by Type Washington 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	5,943	80.2%	7,183	85.3%
Duplex	117	1.6%	144	1.7%
Tri- or Four-Plex	239	3.2%	122	1.4%
Apartment	626	8.5%	772	9.2%
Mobile Home	435	5.9%	181	2.1%
Boat, RV, Van, Etc.	48	0.6%	17	0.2%
Total	7,408	100.0%	8,419	100.0%

Some 93.5 percent of housing was occupied in 2010, compared to 93.7 percent in 2000. Owner-occupied housing changed 13.5 percent between 2000 and 2010, ending with owner-occupied units representing 78.4 percent of units. Vacant units changed by 15.4 percent, resulting in 540 vacant units in 2010.

Table II.89.37 Housing Units by Tenure Washington County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	6,940	93.7%	7,761	93.5%	11.8%
Owner-Occupied	5,360	77.2%	6,081	78.4%	13.5%
Renter-Occupied	1,580	22.8%	1,680	21.6%	6.3%
Vacant Housing Units	468	6.3%	540	6.5%	15.4%
Total Housing Units	7,408	100.0%	8,301	100.0%	12.1%

Table II.89.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 8,419 housing units. An estimated 78.3 percent were owner-occupied, and 4.7 percent were vacant.

Table II.89.38 Housing Units by Tenure Washington County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,761	93.5%	8,022	95.3%
Owner-Occupied	6,081	78.4%	6,279	78.3%
Renter-Occupied	1,680	21.6%	1,743	21.7%
Vacant Housing Units	540	6.5%	397	4.7%
Total Housing Units	8,301	100.0%	8,419	100.0%



Households by household size are shown in Table II.89.39. There were a total of 7,761 households in 2010, up from 6,940 in 2000. One person households changed by 18.1 percent between 2000 and 2010, while two person households changed by 20.9 percent. Three and four person households changed by 3.9 and -4.2 respectively, representing 15 percent and 13.6 percent of the population in 2010.

Table II.89.39					
Households by Household Size					
Washington County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	1,513	21.8%	1,787	23%	18.1%
Two Persons	2,469	35.6%	2,986	38.5%	20.9%
Three Persons	1,123	16.2%	1,167	15%	3.9%
Four Persons	1,099	15.8%	1,053	13.6%	-4.2%
Five Persons	493	7.1%	514	6.6%	4.3%
Six Persons	190	2.7%	182	2.3%	-4.2%
Seven Persons or More	53	0.8%	72	0.9%	35.8%
Total	6,940	100.0%	7,761	100.0%	11.8%

Households by income is shown in Table II.89.40. Households earning more than \$100,000 per year represented 30.7 percent of households in 2016, compared to 11.5 percent in 2000. Households earning between \$50,000 and \$74,999 represented 17.8 percent of households in 2016, compared to 25.2 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 8.2 percent of households in 2016, compared to 10.1 percent in 2000.

Table II.89.40				
Households by Income				
Washington 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	703	10.1%	659	8.2%
\$15,000 to \$19,999	404	5.8%	303	3.8%
\$20,000 to \$24,999	427	6.1%	289	3.6%
\$25,000 to \$34,999	903	13%	626	7.8%
\$35,000 to \$49,999	1,130	16.2%	1,172	14.6%
\$50,000 to \$74,999	1,749	25.2%	1,426	17.8%
\$75,000 to \$99,999	835	12%	1,083	13.5%
\$100,000 or More	803	11.5%	2,464	30.7%
Total	6,954	100.0%	8,022	100.0%

Table II.89.41 shows households by year home built. Housing units built between 2000 and 2009, account for 16.4 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 14.5 percent, 12.3 percent, and 16.9, respectively. Housing units built prior to 1939 represented 21.3 percent of households in 2016.



Table II.89.41				
Households by Year Home Built				
Washington 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	1,902	27.4%	1,710	21.3%
1940 to 1949	329	4.7%	256	3.2%
1950 to 1959	522	7.5%	527	6.6%
1960 to 1969	755	10.9%	564	7%
1970 to 1979	1,404	20.2%	1,162	14.5%
1980 to 1989	768	11.1%	990	12.3%
1990 to 1999	1,260	18.2%	1,356	16.9%
2000 to 2009	.	.	1,316	16.4%
2010 or Later	.	.	141	1.8%
Total	6,940	100.0%	8,022	100.0%

The distribution of unit types by race are shown in Table II.89.42. An estimated 87.4 percent of white households occupy single-family homes, while 100 percent of black households do. Some 8.9 percent of white households occupy apartments.

Table II.89.42							
Distribution of Units in Structure by Race							
Washington County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	87.4%	100%	%	%	%	100%	53.5%
Duplex	1.2%	0%	%	%	%	0%	46.5%
Tri- or Four-Plex	0.9%	0%	%	%	%	0%	0%
Apartment	8.9%	0%	%	%	%	0%	0%
Mobile Home	1.5%	0%	%	%	%	0%	0%
Boat, RV, Van, Etc.	0.2%	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.89.43. An estimated 29.8 percent of vacant units were for rent in 2010, a 10.3 percent change since 2000. In addition, some 17.4 percent of vacant units were for sale, a change of 67.9 percent between 2000 and 2010. "Other" vacant units represented 30.7 percent of vacant units in 2010. This is a change of 50.9 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.89.43 Disposition of Vacant Housing Units Washington County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
For Rent	146	31.2%	161	29.8%	10.3%
For Sale	56	12%	94	17.4%	67.9%
Rented or Sold, Not Occupied	30	6.4%	34	6.3%	13.3%
For Seasonal, Recreational, or Occasional Use	125	26.7%	84	15.6%	-32.8%
For Migrant Workers	1	0.2%	1	0.2%	0%
Other Vacant	110	23.5%	166	30.7%	50.9%
Total	468	100.0%	540	100.0%	15.4%

The disposition of vacant units between 2010 and 2016 are shown in Table II.89.44. By 2016, for rent units accounted for 33.5 percent of vacant units, while for sale units accounted for 2 percent. “Other” vacant units accounted for 29.7 percent of vacant units, representing a total of 118 “other” vacant units.

Table II.89.44 Disposition of Vacant Housing Units Washington County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	161	29.8%	133	33.5%
For Sale	94	17.4%	8	2%
Rented Not Occupied	5	0.9%	0	0%
Sold Not Occupied	29	5.4%	41	10.3%
For Seasonal, Recreational, or Occasional Use	84	15.6%	97	24.4%
For Migrant Workers	1	0.2%	0	0%
Other Vacant	166	30.7%	118	29.7%
Total	540	100.0%	397	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 4,182 property transactions in Washington County. Of these, 4,079 were for single-family homes during this 19-year period, as shown in Table II.89.45.



Table II.89.45						
Residential Property Transactions						
Washington County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	280	1	2	4	0	287
2000	233	4	1	2	0	240
2001	199	5	1	10	0	215
2002	206	1	1	3	0	211
2003	188	0	0	6	0	194
2004	206	5	0	7	3	221
2005	247	3	0	9	3	262
2006	260	3	1	10	0	274
2007	203	0	0	13	0	216
2008	192	0	1	1	0	194
2009	153	0	0	1	0	154
2010	152	0	0	1	0	153
2011	143	0	0	0	0	143
2012	179	0	0	0	0	179
2013	199	0	0	0	0	199
2014	190	0	0	0	0	190
2015	254	0	0	0	0	254
2016	285	0	0	0	0	285
2017	310	0	0	1	0	311
Total	4,079	22	7	68	6	4,182

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 1,052 single-family home property transactions for units built before 1930, 0.6 percent of units were of low quality and 18.4 percent were of fair quality. Conversely, of the 465 homes built from 2001 through 2010, 0 percent of units were of low quality and 3.4 percent of fair quality. Table II.89.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.89.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Washington County										
Fiscal Years 1999–2017 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Low	6	2	3	0	0	6	0	0	0	17
Fair	194	108	21	59	36	48	16	0	1	483
Average	789	355	234	557	171	391	216	16	12	2,741
Good	59	15	25	68	65	295	194	17	2	740
Very Good	2	2	0	2	2	35	28	4	0	75
Excellent	0	0	0	0	0	3	8	0	0	11
Missing	2	0	1	4	1	1	3	0	0	12
Total	1,052	482	284	690	275	779	465	37	15	4,079

In regard to the current condition of residential dwellings, of the same 1,052 single-family homes built before 1930, 8.9 percent of the homes were worn out or badly worn, and 45.9 percent were in average condition. Table II.89.47 provides details about the condition of single-family residential dwellings by year built.

Table II.89.47										
Single-Family Homes by Year Built and Condition										
Washington County										
Fiscal Years 1999–2017 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	11	1	1	0	0	0	0	0	0	13
Badly Worn	83	27	8	17	5	8	0	0	1	149
Average	483	236	153	327	132	236	22	0	4	1,593
Good	469	217	122	344	137	534	441	37	10	2,311
Very Good	6	1	0	1	1	1	1	0	0	11
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	1	0	0	1	0	0	2
Total	1,052	482	284	690	275	779	465	37	15	4,079

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$164,202 to \$214,513, a total increase of 30.6 percent, as shown in Table II.89.48.

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 Washington County ranged from \$110,757 for homes built before 1930 to \$257,516 for homes built from 2001 to 2010, and \$239,948 for the newest homes built between 2011 and 2017.¹⁶⁵ Homes built from 2001 through 2010 were also larger, averaging 1,838 square feet per unit. Table II.89.49, provides additional details about single-family homes.

Table II.89.48	
Average Sales Price of Single-Family Homes	
Washington County	
Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	115,827
2000	119,580
2001	132,513
2002	126,780
2003	144,893
2004	156,511
2005	151,079
2006	165,282
2007	161,495
2008	169,619
2009	169,653
2010	164,202
2011	176,707
2012	181,938
2013	183,382
2014	184,154
2015	194,549
2016	205,443
2017	214,513
Average	164,894

Table II.89.49			
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot			
Washington County			
Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁶⁶ (\$)
Before 1930	110,757	1,470	75.34
1931-1960	115,089	1,253	91.88
1961-1970	133,782	1,333	100.34
1971-1980	157,545	1,434	109.84
1981-1990	179,022	1,529	117.12
1991-2000	223,692	1,821	122.87
2001-2010	257,516	1,838	140.14
2011-2017	239,948	1,674	143.35
Average	164,894	1,543	106.84

¹⁶⁵ 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.

¹⁶⁶ 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.89.50. In 2016, an estimated 0.8 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.89.50 Overcrowding and Severe Overcrowding Washington 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	5,296	98.7%	31	0.6%	40	0.7%	5,367
2016 Five-Year ACS	6,250	99.5%	29	0.5%	0	0%	6,279
Renter							
2000 Census	1,511	96.1%	52	3.3%	10	0.6%	1,573
2016 Five-Year ACS	1,708	98%	35	2%	0	0%	8,022
Total							
2000 Census	6,807	98.1%	83	1.2%	50	0.7%	6,940
2016 Five-Year ACS	7,958	99.2%	64	0.8%	0	0%	8,022

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 9 households with incomplete plumbing facilities in 2016, representing 0.1 percent of households in Washington County. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2000.

Table II.89.51 Households with Incomplete Plumbing Facilities Washington County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	6,925	8,013
Lacking Complete Plumbing Facilities	15	9
Total Households	6,940	8,022
Percent Lacking	0.2%	0.1%

There were 96 households lacking complete kitchen facilities in 2016, compared to 24 households in 2000. This was a change from 0.3 percent of households in 2000 to 1.2 percent in 2016.

Table II.89.52		
Households with Incomplete Kitchen Facilities		
Washington County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	6,916	7,926
Lacking Complete Kitchen Facilities	24	96
Total Households	6,940	8,022
Percent Lacking	0.3%	1.2%

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 Washington County, 14.6 percent of households had a cost burden and 9 percent had a severe cost burden. Some 18.8 percent of renters were cost burdened, and 15.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 9.3 percent and a severe cost burden rate of 3.2 percent. Owner occupied households with a mortgage had a cost burden rate of 15.5 percent, and severe cost burden at 9.2 percent.

Table II.89.53									
Cost Burden and Severe Cost Burden by Tenure									
Washington County									
2000 Census & 2016 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	2,043	78.1%	454	17.3%	118	4.5%	2	0.1%	2,617
2016 Five-Year ACS	3,205	75.1%	660	15.5%	392	9.2%	12	0.3%	4,269
Owner Without a Mortgage									
2000 Census	1,096	90.4%	66	5.4%	48	4%	3	0.2%	1,213
2016 Five-Year ACS	1,745	86.8%	187	9.3%	65	3.2%	13	0.6%	2,010
Renter									
2000 Census	852	62%	185	13.5%	166	12.1%	171	12.4%	1,374
2016 Five-Year ACS	932	53.5%	328	18.8%	267	15.3%	216	12.4%	1,743
Total									
2000 Census	3,991	76.7%	705	13.5%	332	6.4%	176	3.4%	5,204
2016 Five-Year ACS	5,882	73.3%	1,175	14.6%	724	9%	241	3%	8,022

Housing Problems by Income

Table II.89.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Washington County. As can be seen in 2017 the MFI was \$75,000, which compared to \$68,200 for the State of Nebraska.

Table II.89.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 910 owner-occupied and 194 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 399 owner-occupied and 150 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 5,950 households without a housing problem.

Table II.89.54 Median Family Income Washington County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	58,600	50,400
2001	62,400	53,400
2002	64,400	55,100
2003	63,300	55,400
2004	64,000	56,300
2005	65,250	57,400
2006	66,500	59,400
2007	64,800	58,200
2008	67,100	59,800
2009	69,900	62,000
2010	70,300	62,600
2011	70,600	63,500
2012	71,500	64,400
2013	72,700	64,600
2014	73,000	66,000
2015	72,800	66,800
2016	72,100	66,500
2017	75,000	68,200

Table II.89.55
Housing Problems by Income and Tenure
 Washington 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	4	0	4	0	4	12
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	35	35
Housing cost burden greater than 50% of income (and none of the above problems)	105	165	110	15	4	399
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	115	155	215	65	360	910
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
has none of the 4 housing problems	65	85	535	325	3,820	4,830
Total	314	405	864	405	4,223	6,211
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	30	40	15	0	4	89
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)	35	4	0	0	0	39
Housing cost burden greater than 50% of income (and none of the above problems)	120	15	15	0	0	150
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	45	120	25	4	0	194
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
has none of the 4 housing problems	210	70	275	260	305	1,120
Total	444	249	330	264	309	1,596
Total						
Lacking complete plumbing or kitchen facilities	34	40	19	0	8	101
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)	35	4	0	0	35	74
Housing cost burden greater than 50% of income (and none of the above problems)	225	180	125	15	4	549
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	160	275	240	69	360	1,104
Zero/negative income (and none of the above problems)	29	0	0	0	0	29
has none of the 4 housing problems	275	155	810	585	4,125	5,950
Total	758	654	1,194	669	4,532	7,807

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.89.56, of the 740 loans in 2016, 328 loans were for Home Purchases, 73 were for Home Improvement and 339 were for refinancing.

Table II.89.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Washington County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	211	44	303	558
2009	210	40	676	926
2010	164	34	609	807
2011	181	29	464	674
2012	205	54	718	977
2013	232	50	419	701
2014	217	59	176	452
2015	318	60	277	655
2016	328	73	339	740

Table II.89.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$167,844 and \$167,566 in 2012 and \$200,000 in 2016. Overall, average loans were \$158,133 in 2008 and \$186,712 in 2016.

Table II.89.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Washington County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$167,844	\$52,818	\$166,663	\$158,133
2009	\$153,719	\$94,625	\$174,358	\$166,233
2010	\$166,207	\$63,824	\$172,220	\$166,431
2011	\$169,182	\$45,345	\$163,584	\$160,000
2012	\$167,566	\$107,944	\$167,908	\$164,522
2013	\$170,655	\$65,060	\$159,957	\$156,729
2014	\$182,700	\$60,678	\$154,517	\$155,799
2015	\$190,025	\$56,783	\$170,866	\$169,718
2016	\$200,000	\$80,795	\$196,664	\$186,712

Table II.89.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$35,415,000 and \$34,351,000 in 2012 and \$65,600,000 in 2016. Overall, average loans were \$88,238,000 in 2008 and \$138,167,000 in 2016.

Table II.89.58				
Total Volume of Owner-Occupied Single-Family Loans				
Washington County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	35,415,000	2,324,000	50,499,000	88,238,000
2009	32,281,000	3,785,000	117,866,000	153,932,000
2010	27,258,000	2,170,000	104,882,000	134,310,000
2011	30,622,000	1,315,000	75,903,000	107,840,000
2012	34,351,000	5,829,000	120,558,000	160,738,000
2013	39,592,000	3,253,000	67,022,000	109,867,000
2014	39,646,000	3,580,000	27,195,000	70,421,000
2015	60,428,000	3,407,000	47,330,000	111,165,000
2016	65,600,000	5,898,000	66,669,000	138,167,000

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.89.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Washington County. The number of completed surveys remained unchanged from 20 in 2016 to 20 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 3.5 percentage points and was at 0.8 percent in 2017.

Table II.89.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 35 single-family units in Washington County, with 0 of them available. This

translates into a vacancy rate of 0 percent in Washington County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 540 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 0.6 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 3.1 percent.

Table II.89.59				
Survey of Rental Properties				
Washington County				
2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	3	180	14.4	54
2003	8	492	11.2	25.6
2004	7	306	12.4	65.7
2005	6	119	1.7	38.5
2006	6	273	2.6	29.9
2007	7	303	12.2	39.8
2008	13	509	8.4	23.1
2009	17	722	5.5	21.8
2010	14	434	3.9	27.3
2011	17	413	2.7	22.5
2012	13	334	1.5	25.9
2013	18	412	4.9	23
2014	17	502	5.8	29.8
2015	18	581	2.4	25.3
2016	20	535	4.3	6
2017	20	594	0.8	8.1

Table II.89.60 Rental Vacancy Survey by Type Washington County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	35	0	0%	3.6%
Apartments	540	3	0.6%	3.4%
Mobile Homes	0	0	%	0%
"Other" Units	1	0	0%	.
Don't Know	18	2	11.1%	3.2%
Total	594	5	0.8%	3.1%

Table II.89.61, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 17 units. The most common apartment units were two bedroom units, with 183 units.

Table II.89.61 Rental Units by Number of Bedrooms Washington County 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	1	0	0	.	1
One	3	53	0	0	.	56
Two	17	183	0	0	.	200
Three	15	30	0	0	.	45
Four	0	0	0	0	.	0
Don't Know	0	273	0	1	18	292
Total	35	540	0	1	18	594

Table II.89.62 displays the vacancy rate of single-family units by the number of bedrooms. Two bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table II.89.62 Single-Family Units by Number of Bedrooms Washington County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	3	0	0%
Two	17	0	0%
Three	15	0	0%
Four	0	0	%
Don't know	0	0	%
Total	35	0	0%

Table II.89.63 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 1.1 percent.



Table II.89.63 Apartment Units by Number of Bedrooms Washington County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1	0	0%
One	53	0	0%
Two	183	2	1.1%
Three	30	0	0%
Four	0	0	%
Don't know	273	1	0.4%
Total	540	3	0.6%

Average market-rate rents by unit type are shown in Table II.89.64. 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.

Table II.89.64 Average Market Rate Rents by Number of Bedrooms Washington County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$325	\$	\$	\$325
One	\$500	\$613.7	\$	\$	\$597.4
Two	\$771.7	\$679.4	\$	\$	\$702.5
Three	\$881	\$868.8	\$	\$	\$871.2
Four	\$	\$	\$	\$	\$
Don't know	\$575	\$	\$	\$	
Total	\$694.6	\$667.7	\$	\$	\$676.6

Table II.89.65 shows vacancy rates for single-family units by average rental rates for Washington County. The most common rent for single-family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 0 percent.

Table II.89.65 Single-Family Market Rate Rents by Vacancy Status Washington County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	6	0	0%
\$500 to \$750	3	0	0%
\$750 to \$1,000	9	0	0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	17	0	0%
Total	35	0	0%



The average rent and availability of apartment units is displayed in Table II.89.66. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 1 percent.

Table II.89.66 Apartment Market Rate Rents by Vacancy Status Washington County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	114	1	0.9%
\$750 to \$1,000	203	2	1%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	223	0	0%
Total	540	3	0.6%

Respondents were asked if utilities are included in the rent and, as shown in Table II.89.67, 11 respondents, or 73.3 percent, included some sort of utility in the rent.

Table II.89.67 Are there any utilities included with the rent? Washington County 2017 Survey of Rental Properties	
Period	Respondent
Yes	11
No	4
% Offering Utilities	73.3%

The type of utility included in the rent is shown in Table II.89.68. There were 2 respondents who included electricity, 3 respondents who included natural gas, 8 respondents who included water and sewer and 11 respondents included trash collection in the rent.

Table II.89.68 Which utilities are included with the rent? Washington County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	3
Water/Sewer	8
Trash Collection	11

Table II.89.69 shows the number of survey respondents who keep a waiting list. As can be seen, 9 respondents said they keep a waitlist, with an estimated 31 persons on the wait list.

Table II.89.69 Do you keep a waiting list? Washington County 2017 Survey of Rental Properties	
Period	Respondent
Yes	9
No	5
Waitlist Size	31

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.89.70 most respondents indicated there was low need for the renovation of existing family units and low need for the renovation of existing apartment units.

Table II.89.70 How would you rate the need for renovation of existing units in the city? Washington County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	4	4	3	3
Low Need	5	5	5	5
Moderate Need	2	2	2	2
High Need	0	0		
Extreme Need	1	1	1	1

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table II.89.71 most respondents indicated there was high need for the construction of new family units and high need for the construction of new apartment units.

Table II.89.71 How would you rate the need for construction of new units in the city? Washington County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	4	4	3	3
Low Need	2	2	2	2
Moderate Need	3	3	3	3
High Need	5	5	5	5
Extreme Need	0	0		



