

**VOLUME II:
WAYNE COUNTY**

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Wayne County

DEMOGRAPHICS

Population Estimates

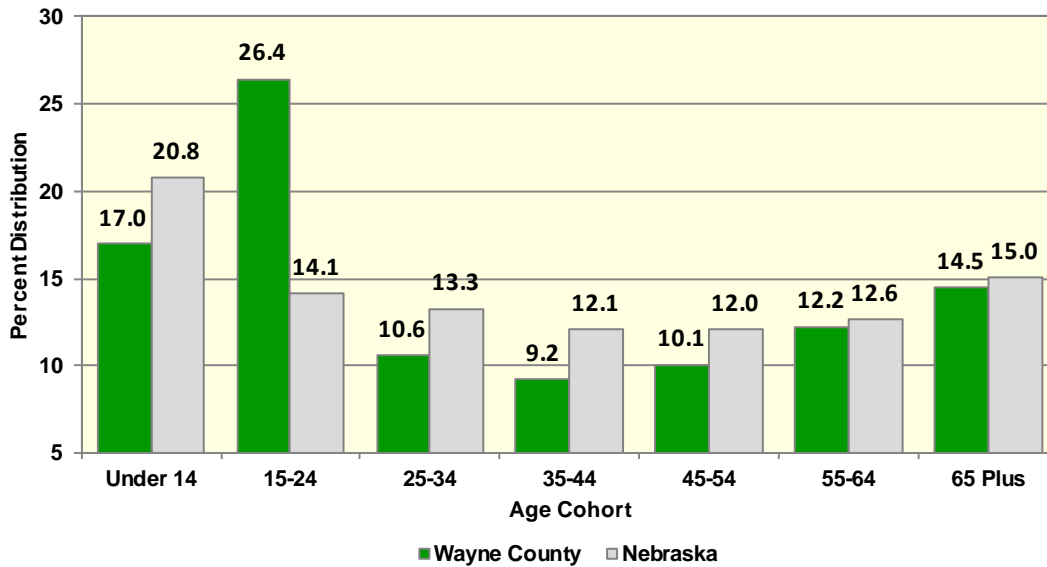
The Census Bureau’s current census estimates indicate that Wayne County’s population decreased from 9,595 in 2010 to 9,365 in 2016, or by 2.4 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age increased by 5.5 percent, and the number of people from 55 to 64 years of age increased by 18 percent. The white population decreased by 4.1 percent, while the black population increased by 40.4 percent. The Hispanic population increased from 401 to 564 people between 2010 and 2016 or by 40.6 percent. These data are presented in Table II.90.1.

Table II.90.1						
Profile of Population Characteristics						
Wayne County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Wayne County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
Population	9,595	9,365	-2.4%	1,826,341	1,907,116	4.4%
Age						
0 to 14 years	1,521	1,588	4.4%	383,542	396,601	3.4%
15 to 24 years	2,855	2,476	-13.3%	258,206	269,442	4.4%
25 to 34 years	941	993	5.5%	245,176	252,946	3.2%
35 to 44 years	838	863	3%	220,838	230,528	4.4%
45 to 54 years	1,155	943	-18.4%	258,726	229,683	-11.2%
55 to 64 years	970	1,145	18%	213,176	241,172	13.1%
65 and Over	1,315	1,357	3.2%	246,677	286,744	16.2%
Race						
White	9,270	8,889	-4.1%	1,649,264	1,694,976	2.8%
Black	136	191	40.4%	85,971	94,620	10.1%
American Indian and Alaskan Native	38	69	81.6%	23,418	27,318	16.7%
Asian	50	62	24%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	15	15	0%	2,061	2,425	17.7%
Two or more races	86	139	61.6%	32,305	40,495	25.4%
Ethnicity (of any race)						
Hispanic or Latino	401	564	40.6%	167,405	203,320	21.5%

Table II.90.2, presents the population of Wayne County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 4,816 males, who accounted for 50.2 percent of the population, and the remaining 49.8 percent, or 4,779 persons, were female. In 2016, the number of males was 4,732 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 4,633 persons being female.

Table II.90.2 Population by Age and Gender Wayne 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	795	726	1,521	858	730	1,588	4.4%
15 to 24 years	1,410	1,445	2,855	1,214	1,262	2,476	-13.3%
25 to 34 years	488	453	941	508	485	993	5.5%
35 to 44 years	431	407	838	439	424	863	3%
45 to 54 years	572	583	1,155	470	473	943	-18.4%
55 to 64 years	517	453	970	615	530	1,145	18%
65 and Over	603	712	1,315	628	729	1,357	-2.4%
Total	4,816	4,779	9,595	4,732	4,633	9,365	-2.4%
% of Total	50.2%	49.8%	.	50.5%	49.5%	.	

Diagram II.90.1
Age Distribution
 Wayne 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.90.3, from April 2000 to July 2009, Wayne County natural increase was estimated to be 347 people. Wayne County has been experiencing net out-migration, with 949 persons leaving the county in the last nine years.¹⁶⁷ The 2016 population estimates showed a natural increase of 255 persons. Between 2010 and 2016, Wayne County’s population decreased to 9,365 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 Wayne County decreased from 5 persons in 2015 to -15 persons in 2016, with an additional net movement of -4 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.90.4.

Table II.90.3	
Population Change	
Wayne County	
1980–2010 Census and Intercensal Data	
1980 Population	9,858
Natural Increase 80–90	628
Net Migration 80–90	-1,122
1990 Population	9,364
Natural Increase 90–00	365
Net Migration 90–00	122
2000 Population	9,851
Natural Increase 00–09	347
Net Migration 00–09	-949
2009 Population Estimate	9,249
2010 Population	9,595
Natural Increase 10–16	255
Net Migration 10–16	-485
2016 Population Estimate	9,365

Table II.90.4			
Driver's Licenses Exchanged and Surrendered			
Wayne County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	155	150	5
Calendar 2002	128	147	-19
Calendar 2003	115	128	-13
Calendar 2004	103	135	-32
Calendar 2005	110	117	-7
Calendar 2006	63	128	-65
Calendar 2007	83	113	-30
Calendar 2008	99	80	19
Calendar 2009	109	83	26
Calendar 2010	134	113	21
Calendar 2011	101	86	15
Calendar 2012	94	100	-6
Calendar 2013	80	78	2
Calendar 2014	74	78	-4
Calendar 2015	88	83	5
Calendar 2016	92	107	-15
First Half of 2017	43	47	-4

¹⁶⁷ 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 Wayne County decreased by 1 percent from 1,420 in 2016 to 1,406 in 2017, as shown in Table II.90.5. The number of school-age children 5 to 11 years of age decreased from 713 in 2016 to 689 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.90.6, shows population by age for the 2000 and 2010 Census. The population changed by -2.6 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -2.7 percent to a total of 1,315 persons in 2010. Those aged 25 to 34 changed by 4.9 percent, and those aged under 5 changed by -0.6 percent.

Year	Age Group			Total
	5–11	11–13	14–18	
1992	968	245	567	1,780
1993	963	235	561	1,759
1994	890	239	544	1,673
1995	949	265	513	1,727
1996	888	276	571	1,735
1997	860	272	578	1,710
1998	816	267	614	1,697
1999	806	275	633	1,714
2000	795	272	671	1,738
2001	778	250	693	1,721
2002	745	224	684	1,653
2003	778	260	684	1,722
2004	784	263	685	1,732
2005	672	233	606	1,511
2006	667	212	593	1,472
2007	681	211	603	1,495
2008	638	206	580	1,424
2009	649	196	560	1,405
2010	661	165	554	1,380
2011	647	176	514	1,337
2012	647	202	491	1,340
2013	679	204	494	1,377
2014	695	189	491	1,375
2015	694	193	480	1,367
2016	713	197	510	1,420
2017	689	210	507	1,406

Table II.90.6					
Population by Age					
Wayne County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Under 5	523	5.3%	520	5.4%	-0.6%
5 to 19	2,478	25.2%	2,209	23%	-10.9%
20 to 24	1,637	16.6%	1,647	17.2%	0.6%
25 to 34	897	9.1%	941	9.8%	4.9%
35 to 54	2,257	22.9%	1,993	20.8%	-11.7%
55 to 64	707	7.2%	970	10.1%	37.2%
65 or Older	1,352	13.7%	1,315	13.7%	-2.7%
Total	9,851	100.0%	9,595	100.0%	-2.6%

The elderly population is further explored in Table II.90.7. Those aged 65 to 66 changed by 9.8 percent between 2000 and 2010, resulting in a population of 134 persons. Those aged 85 or older changed by -7.3 percent during the same time period, and resulted in 216 persons over age 85 in 2010.

Table II.90.7					
Elderly Population by Age					
Wayne County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
65 to 66	122	9%	134	10.2%	9.8%
67 to 69	227	16.8%	188	14.3%	-17.2%
70 to 74	330	24.4%	288	21.9%	-12.7%
75 to 79	268	19.8%	267	20.3%	-0.4%
80 to 84	172	12.7%	222	16.9%	29.1%
85 or Older	233	17.2%	216	16.4%	-7.3%
Total	1,352	100.0%	1,315	100.0%	-2.7%

Population by race and ethnicity is shown in Table II.90.8, with the white population representing 94.7 percent in 2010. The black population changed by 38.7 percent, representing 1.3 percent of the population in 2010. The American Indian and Asian populations represented 0.3 and 0.5 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 174.7 percent between 2000 and 2010, compared to the -5.3 percent growth rate for non-Hispanics.

Table II.90.8					
Population by Race and Ethnicity					
Wayne County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	9,534	96.8%	9,091	94.7%	-4.6%
Black	93	0.9%	129	1.3%	38.7%
American Indian	34	0.3%	32	0.3%	-5.9%
Asian	34	0.3%	48	0.5%	41.2%
Native Hawaiian/ Pacific Islander	1	0%	15	0.2%	1,400%
Other	84	0.9%	173	1.8%	106%
Two or More Races	71	0.7%	107	1.1%	50.7%
Total	9,851	100.0%	9,595	100.0%	-2.6%
Hispanic	146	1.5%	401	4.2%	174.7%
Non-Hispanic	9,705	98.5%	9,194	95.8%	-5.3%

Population by race and ethnicity through 2016 is shown in Table II.90.9. The white population represented 95.3 percent of the population in 2016, compared with the black population accounting for 3.3 percent of the population. Hispanic population represented 5.4 percent of the population in 2016.

Table II.90.9				
Population by Race and Ethnicity				
Wayne County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	9,091	94.7%	8,969	95.3%
Black	129	1.3%	309	3.3%
American Indian	32	0.3%	29	0.3%
Asian	48	0.5%	36	0.4%
Native Hawaiian/ Pacific Islander	15	0.2%	0	0%
Other	173	1.8%	54	0.6%
Two or More Races	107	1.1%	17	0.2%
Total	9,595	100.0%	9,414	100.0%
Non-Hispanic	9,194	95.8%	8,902	94.6%
Hispanic	401	4.2%	512	5.4%

The population by race is broken down further by ethnicity in Table II.90.10. While the white non-Hispanic population changed by -6.1 percent between 2000 and 2010, the white Hispanic population changed by 235.6 percent. The black non-Hispanic population changed by 39.6 percent.

Table II.90.10					
Population by Race and Ethnicity					
Wayne County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	9,475	97.6%	8,893	96.7%	-6.1%
Black	91	0.9%	127	1.4%	39.6%
American Indian	34	0.4%	26	0.3%	-23.5%
Asian	33	0.3%	48	0.5%	45.5%
Native Hawaiian/ Pacific Islander	1	0%	12	0.1%	1100%
Other	6	0.1%	11	0.1%	83.3%
Two or More Races	65	0.7%	77	0.8%	18.5%
Total Non-Hispanic	9,705	100.0%	9,194	100.0%	-5.3%
Hispanic					
White	59	40.4%	198	49.4%	235.6%
Black	2	1.4%	2	0.5%	0%
American Indian	0	0%	6	1.5%	%
Asian	1	0.7%	0	0%	-100%
Native Hawaiian/ Pacific Islander	0	0%	3	0.7%	%
Other	78	53.4%	162	40.4%	107.7%
Two or More Races	6	4.1%	30	7.5%	400%
Total Hispanic	146	100.0%	401	100.0%	174.7%
Total Population	9,851	100.0%	9,595	100.0%	-2.6%

The change in race and ethnicity between 2010 and 2016 is shown in Table II.90.11. During this time, the total non-Hispanic population was 8,902 persons in 2016. The Hispanic population was 512.

Table II.90.11				
Population by Race and Ethnicity				
Wayne County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	8,893	96.7%	8,501	95.5%
Black	127	1.4%	309	3.5%
American Indian	26	0.3%	29	0.3%
Asian	48	0.5%	36	0.4%
Native Hawaiian/ Pacific Islander	12	0.1%	0	0%
Other	11	0.1%	10	0.1%
Two or More Races	77	0.8%	17	0.2%
Total Non-Hispanic	9,194	100.0%	8,902	100.0%
Hispanic				
White	198	49.4%	468	91.4%
Black	2	0.5%	0	0%
American Indian	6	1.5%	0	0%
Asian	0	0%	0	0%
Native Hawaiian/ Pacific Islander	3	0.7%	0	0%
Other	162	40.4%	44	8.6%
Two or More Races	30	7.5%	0	0%
Total Hispanic	401	100.0	512	100.0%
Total Population	9,595	100.0%	9,414	100.0%

Households by type and tenure are shown in Table II.90.12. Family households represented 66.2 percent of households, while non-family households accounted for 33.8 percent. These changed from 61.4 and 38.6 percent, respectively.

Table II.90.12				
Household Type by Tenure				
Wayne County				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,155	61.4%	2,360	66.2%
Married-Couple Family	1,845	85.6%	2,093	88.7%
Owner-Occupied	1,563	84.7%	1,691	80.8%
Renter-Occupied	282	15.3%	402	19.2%
Other Family	310	14.4%	267	13.1%
Male Householder, No Spouse Present	112	36.1%	60	41.9%
Owner-Occupied	63	56.2%	23	38.3%
Renter-Occupied	49	43.8%	37	61.7%
Female Householder, No Spouse Present	198	63.9%	207	74.2%
Owner-Occupied	90	45.5%	85	41.1%
Renter-Occupied	108	54.5%	122	58.9%
Non-Family Households	1,352	38.6%	1,207	33.8%
Owner-Occupied	539	39.9%	442	36.6%
Renter-Occupied	813	60.1%	765	63.4%
Total	3,507	100.0%	3,567	100.0%

The group quarters population was 1,262 in 2010, compared to 1,225 in 2000. Institutionalized populations experienced a -27.9 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 4.6 percent change during this same time period.

Table II.90.13					
Group Quarters Population					
Wayne 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%	0	0%	%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	61	100%	44	100%	-27.9%
Other Institutions	0	0%	0	0%	%
Total	61	100.0%	44	100.0%	-27.9%
Non-Institutionalized					
College Dormitories	1,070	91.9%	1,198	98.4%	12%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	94	8.1%	20	1.6%	-78.7%
Total	1,164	100.0%	1,218	100.0%	4.6%
Group Quarters Population	1,225	100.0%	1,262	100.0%	3%

The number of foreign born persons are shown in Table II.90.14. An estimated 2.2 percent of the population was born in Mexico with 0.2 percent born in Ethiopia and another 0.1 percent were born in Netherlands.

Table II.90.14			
Place of Birth for the Foreign-Born Population			
Wayne County			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	208	2.2%
#2 country of origin	Ethiopia	15	0.2%
#3 country of origin	Netherlands	8	0.1%
#4 country of origin	Other Eastern Africa	6	0.1%
#5 country of origin	Philippines	4	0%
#6 country of origin	Other Eastern Europe	1	0%
#7 country of origin	Thailand	1	0%
#8 country of origin	Afghanistan	0	0%
#9 country of origin	Africa n.e.c	0	0%
#10 country of origin	Albania	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.90.15. An estimated 2.1 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Other and unspecified languages.

Table II.90.15 Limited English Proficiency and Language Spoken at Home Wayne County 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	187	2.1%
#2 LEP Language	Other and unspecified languages	15	0.2%
#3 LEP Language	Other Indo-European languages	13	0.1%
#4 LEP Language	French, Haitian, or Cajun	9	0.1%
#5 LEP Language	German or other West Germanic languages	1	0%
#6 LEP Language	Other Asian and Pacific Island languages	1	0%
#7 LEP Language	Arabic	0	0%
#8 LEP Language	Chinese	0	0%
#9 LEP Language	Korean	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.90.16. Some 12.5 percent of the population was disabled in 2000, or a total of 1,153 persons. The disability rate was highest for those over 65, with 40.5 percent disabled.

Table II.90.16 Disability by Age Wayne County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	58	4.3%
16 to 64	581	8.8%
65 and older	514	40.5%
Total	1,153	12.5%

Table II.90.17 shows disability by type in 2000. There were 660 physical disabilities in 2000, some 376 employment disabilities, and 398 go-outside-home disabilities.

Table II.90.17 Total Disabilities Tallied: Aged 5 and Older Wayne County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	352
Physical disability	660
Mental disability	256
Self-care disability	159
Employment disability	376
Go-outside-home disability	398
Total	2,201



Disability by age, as estimated by the 2016 ACS, is shown in Table II.90.18. The disability rate for females was 9.3 percent, compared to 11.6 percent for males. The disability rate changed precipitously higher with age, with 58.1 percent of those over 75 experiencing a disability.

Table II.90.18						
Disability by Age						
Wayne 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	50	7%	7	1.1%	57	4.3%
18 to 34	77	4.3%	43	2.8%	120	3.6%
35 to 64	187	12.8%	73	4.8%	260	8.7%
65 to 74	90	29%	80	26.9%	170	28%
75 or Older	153	56%	223	59.6%	376	58.1%
Total	557	11.6%	426	9.3%	983	10.5%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.90.19. Some 6 percent have an ambulatory disability, 3.7 have an independent living disability, and 1.9 percent have a self-care disability.

Table II.90.19		
Total Disabilities Tallied: Aged 5 and Older		
Wayne County		
2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	275	2.9%
Vision disability	236	2.5%
Cognitive disability	265	3%
Ambulatory disability	531	6%
Self-Care disability	165	1.9%
Independent living disability	280	3.7%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.90.20 and Table II.90.21. In 2016, some 5,177 persons were employed and 121 were unemployed. This totaled a labor force of 5,298 persons. The unemployment rate for Wayne County was estimated to be 2.3 in 2016.

Table II.90.20	
Employment, Labor Force and Unemployment	
Wayne County	
2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	5,177
Unemployed	121
Labor Force	5,298
Unemployment Rate	2.3%

In 2016, 96 percent of households in Wayne County had a high school education or greater.

Table II.90.21	
High School or Greater Education	
Wayne County 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	3,423
Total Households	3,567
Percent High School or Above	96%

As seen in Table II.90.22, 19.9 percent of the population had a high school diploma or equivalent, another 50 percent have some college, 19.2 percent have a Bachelor's Degree, and 6.5 percent of the population had a graduate or professional degree.

Table II.90.22		
Educational Attainment		
Wayne County 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	332	4.4%
High School or Equivalent	1,510	19.9%
Some College or Associates Degree	3,797	50%
Bachelor's Degree	1,455	19.2%
Graduate or Professional Degree	494	6.5%
Total Population Above 18 years	7,588	100.0%

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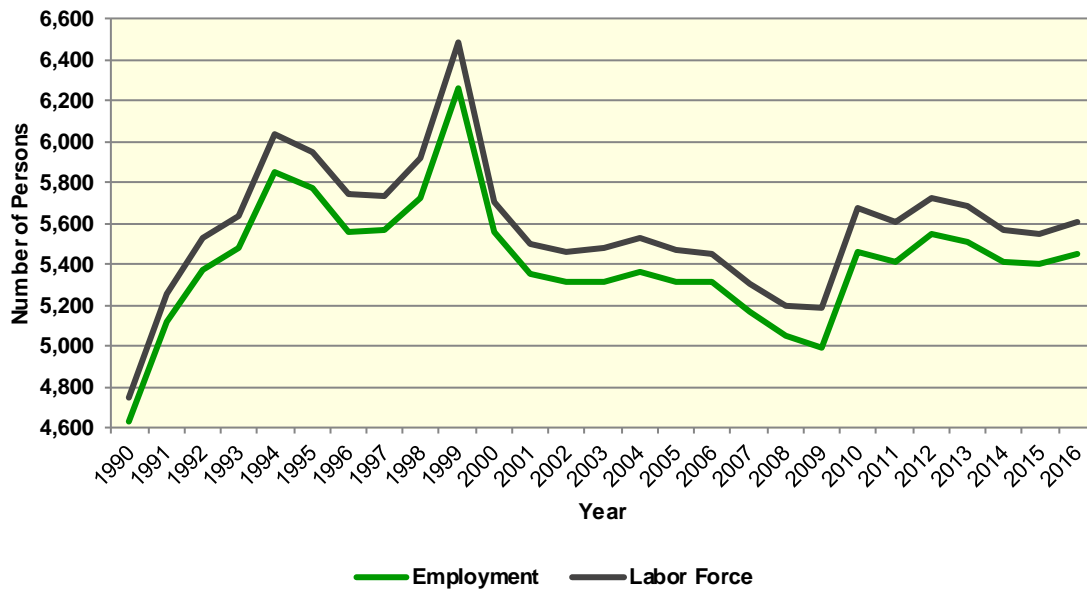
Labor Force

Table II.90.23, shows the labor force statistics for Wayne County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 2.5. The highest level of unemployment occurred during 2009 rising to a rate of 3.9. 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 Wayne County increased from 2.6 percent in 2015 to 2.8 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.90.23 Labor Force Statistics Wayne County 1990 - 2016 BLS Data					
Year	Wayne County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	121	4,630	4,751	2.5%	2.3%
1991	142	5,117	5,259	2.7%	2.7%
1992	156	5,371	5,527	2.8%	2.9%
1993	159	5,481	5,640	2.8%	2.8%
1994	177	5,854	6,031	2.9%	2.6%
1995	176	5,776	5,952	3%	2.6%
1996	190	5,557	5,747	3.3%	2.7%
1997	166	5,569	5,735	2.9%	2.5%
1998	194	5,728	5,922	3.3%	2.6%
1999	226	6,257	6,483	3.5%	2.8%
2000	147	5,556	5,703	2.6%	2.8%
2001	151	5,350	5,501	2.7%	3.1%
2002	155	5,309	5,464	2.8%	3.6%
2003	157	5,318	5,475	2.9%	3.9%
2004	166	5,359	5,525	3%	3.9%
2005	165	5,309	5,474	3%	3.8%
2006	139	5,312	5,451	2.5%	3.1%
2007	135	5,169	5,304	2.5%	3%
2008	150	5,051	5,201	2.9%	3.3%
2009	203	4,987	5,190	3.9%	4.6%
2010	215	5,456	5,671	3.8%	4.6%
2011	194	5,414	5,608	3.5%	4.4%
2012	184	5,543	5,727	3.2%	4%
2013	182	5,507	5,689	3.2%	3.8%
2014	156	5,409	5,565	2.8%	3.3%
2015	143	5,400	5,543	2.6%	3%
2016	159	5,451	5,610	2.8%	3.2%

Diagram II.90.2, shows the employment and labor force for Wayne County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 5,451 persons, with the labor force reaching 5,610, indicating there were a total of 159 unemployed persons.

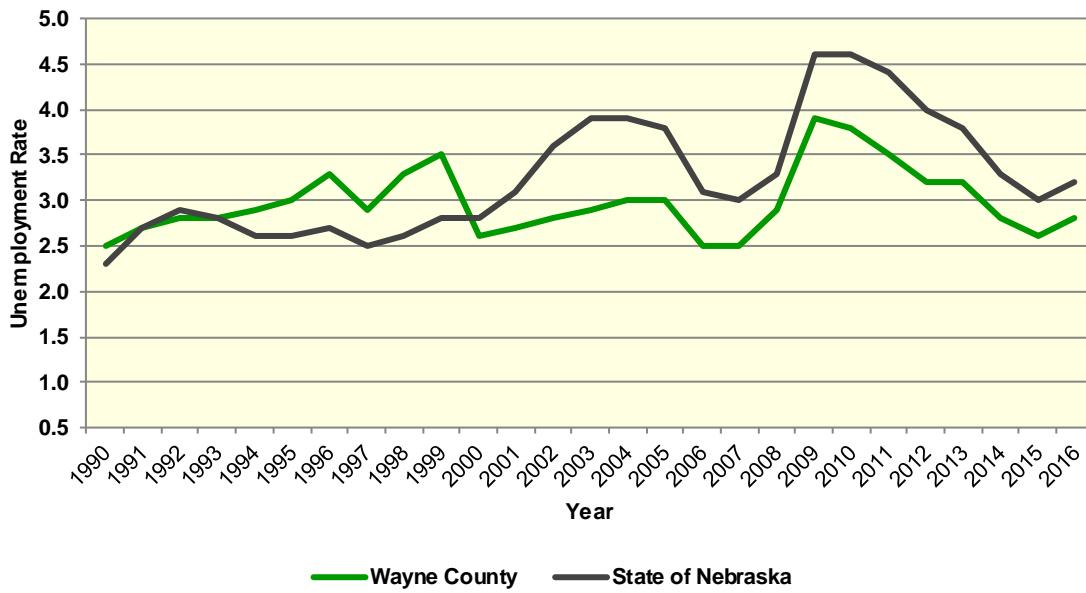
Diagram II.90.2
Employment and Labor Force
 Wayne County
 1990 – 2016 BLS Data



Unemployment

Diagram II.90.3, shows the unemployment rate for both the State and Wayne County. During the 1990’s the average rate for Wayne County was 3, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 2.9, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.1. Over the course of the entire period Wayne County had an average unemployment rate lower than the state, 3 percent for Wayne County, versus 3.3 statewide.

Diagram II.90.3
Annual Unemployment Rate
 Wayne 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.90.24, shows total real earnings by industry for Wayne County. In the most recent 2016 estimate, the government and government enterprises industry had the largest total real earnings, with total real earnings reaching 68,410,000 dollars. Between 2015 and 2016 the utilities industry saw the largest percentage increase, rising by 105.9 percent.

Table II.90.24
Real Earnings by Industry
 Wayne 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	41,623	72,807	121,960	52,239	133,970	81,491	75,119	65,692	-12.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	65	0	107	82	0	0	0	0
Utilities	0	96	126	145	90	69	118	242	105.9
Construction	10,868	5,889	5,941	6,850	5,985	5,412	4,526	3,579	-20.9
Manufacturing	25,006	35,421	38,228	42,470	40,019	39,323	39,942	40,522	1.5
Wholesale trade	6,693	9,876	9,766	10,243	11,115	11,815	12,303	13,320	8.3
Retail trade	9,320	8,680	8,519	9,425	10,683	10,309	10,919	12,163	11.4
Transportation and warehousing	6,551	7,385	9,553	11,280	9,552	9,883	10,875	12,194	12.1
Information	1,417	1,255	1,094	1,170	1,228	1,305	1,261	1,463	16
Finance and insurance	12,675	14,464	13,447	14,386	13,622	15,272	17,028	17,564	3.1
Real estate and rental and leasing	1,380	472	619	768	816	1,133	2,136	2,380	11.4
Professional and technical services	2,321	0	0	3,760	4,242	3,992	3,965	4,046	2.1
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	794	3,377	1,835	0	0	0	0	0	0
Educational services	0	335	309	319	325	359	356	362	1.8
Health care and social assistance	0	20,501	20,650	22,000	22,645	22,178	23,451	22,912	-2.3
Arts, entertainment, and recreation	476	317	272	294	348	295	303	323	6.6
Accommodation and food services	6,238	3,954	3,876	4,681	4,741	4,981	4,553	4,965	9
Other services, except public administration	7,281	6,211	5,964	5,902	5,792	5,754	5,835	5,836	0
Government and government enterprises	54,105	66,803	65,184	64,414	63,670	65,609	67,791	68,410	0.9
Total	203,206	261,907	311,569	252,880	331,301	281,415	282,748	278,338	-1.6



Table II.90.25, shows the total employment by industry for Wayne County. The most recent estimates show the government and government enterprises industry was the largest employer in Wayne County, with employment reaching 1,060 jobs in 2016. Between 2015 and 2016 the transportation and warehousing industry saw the largest percentage increase, rising by 17.5 percent.

Table II.90.25
Employment by Industry
Wayne County
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	812	629	627	590	589	584	620	599	-3.4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	10	10	12	17	12	18	18	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	343	195	190	203	195	196	198	193	-2.5
Manufacturing	627	849	914	1,001	953	846	829	844	1.8
Wholesale trade	163	212	200	198	213	222	236	245	3.8
Retail trade	484	444	426	450	450	486	490	538	9.8
Transportation and warehousing	182	238	226	223	212	211	217	255	17.5
Information	58	42	35	35	36	39	40	44	10
Finance and insurance	340	358	376	361	388	417	421	435	3.3
Real estate and rental and leasing	153	117	121	127	163	180	190	197	3.7
Professional and technical services	158	0	0	126	141	149	152	151	-0.7
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	73	159	91	0	0	0	0	0	0
Educational services	0	43	23	20	24	49	24	25	4.2
Health care and social assistance	0	527	518	550	560	556	546	550	0.7
Arts, entertainment, and recreation	44	36	33	34	41	37	36	35	-2.8
Accommodation and food services	525	349	356	406	386	361	359	341	-5
Other services, except public administration	296	250	240	237	247	236	247	246	-0.4
Government and government enterprises	1,135	1,224	1,195	1,179	1,159	1,126	1,093	1,060	-3
Total	5,931	5,867	5,762	5,897	5,919	5,836	5,843	5,898	0.9

Table II.90.26, shows the real average earnings per job by industry for Wayne County. These figures are calculated by dividing the Total Real Earning displayed in Table II.90.24 and Table II.90.25, by Industry. In 2016, the farm industry had the highest average earnings reaching 109,669 dollars. Between 2015 and 2016 the accommodation and food services industry saw the largest percentage increase, rising by 14.8 percent to 14,560 dollars.

Table II.90.26
Real Earnings Per Job by Industry
 Wayne County
 BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	51,260	115,751	194,514	88,541	227,453	139,539	121,159	109,669	-9.5
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	6,496	0	8,915	4,844	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	31,684	30,200	31,267	33,743	30,690	27,613	22,858	18,544	-18.9
Manufacturing	39,882	41,721	41,825	42,428	41,992	46,481	48,181	48,012	-0.4
Wholesale trade	41,063	46,583	48,830	51,730	52,185	53,219	52,131	54,367	4.3
Retail trade	19,256	19,549	19,997	20,944	23,740	21,212	22,284	22,608	1.5
Transportation and warehousing	35,994	31,030	42,272	50,581	45,055	46,840	50,117	47,820	-4.6
Information	24,434	29,883	31,253	33,441	34,111	33,453	31,535	33,250	5.4
Finance and insurance	37,278	40,403	35,762	39,851	35,109	36,623	40,447	40,377	-0.2
Real estate and rental and leasing	9,019	4,037	5,117	6,047	5,007	6,292	11,241	12,081	7.5
Professional and technical services	14,688	0	0	29,843	30,083	26,791	26,082	26,795	2.7
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	10,882	21,237	20,164	0	0	0	0	0	0
Educational services	0	7,784	13,414	15,941	13,552	7,336	14,818	14,480	-2.3
Health care and social assistance	0	38,901	39,866	40,000	40,437	39,889	42,950	41,658	-3
Arts, entertainment, and recreation	10,827	8,808	8,238	8,661	8,492	7,971	8,415	9,229	9.7
Accommodation and food services	11,882	11,328	10,887	11,529	12,282	13,798	12,683	14,560	14.8
Other services, except public administration	24,599	24,842	24,852	24,903	23,448	24,382	23,623	23,724	0.4
Government and government enterprises	47,670	54,577	54,548	54,634	54,936	58,267	62,023	64,538	4.1
Total	34,262	44,641	54,073	42,883	55,972	48,221	48,391	47,192	-2.5

Table II.90.27 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 \$403,948,000 a -0.7 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 5,867 and 5,898 in 2016.



Table II.90.27
Total Employment and Real Personal Income
 Wayne 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	104,521	4,495	8,079	24,562	10,752	143,419	13,677	3,705	28,213
1970	93,337	4,648	8,346	26,771	11,791	135,597	13,077	3,765	24,790
1971	123,431	4,860	8,999	27,216	12,807	167,593	16,280	3,774	32,705
1972	126,185	5,105	9,839	29,500	13,315	173,735	17,345	3,815	33,075
1973	140,419	6,263	11,020	31,227	14,647	191,050	20,605	3,822	36,741
1974	100,411	6,809	13,179	31,607	15,672	154,061	17,096	3,915	25,648
1975	116,596	6,674	14,673	33,333	17,647	175,576	18,863	3,893	29,950
1976	89,067	7,211	16,628	33,974	19,178	151,637	16,002	4,083	21,815
1977	124,171	7,158	18,582	36,391	19,432	191,418	20,165	4,163	29,829
1978	116,203	7,955	20,415	37,697	20,240	186,600	19,929	4,352	26,701
1979	107,334	9,094	23,241	41,588	20,912	183,980	19,088	4,629	23,186
1980	86,278	8,493	27,436	45,339	23,101	173,661	17,639	4,371	19,739
1981	93,512	8,399	25,969	49,212	22,529	182,823	18,712	4,352	21,486
1982	84,420	8,207	22,699	59,035	23,010	180,958	18,549	4,266	19,788
1983	80,302	8,310	22,740	59,686	23,931	178,348	18,294	4,322	18,579
1984	93,361	8,877	22,674	60,757	24,704	192,620	19,630	4,411	21,165
1985	105,191	8,618	22,874	57,738	26,281	203,466	21,116	4,256	24,716
1986	107,397	8,737	22,416	55,498	25,803	202,378	21,281	4,017	26,735
1987	120,382	9,252	22,196	50,529	26,131	209,985	22,194	4,222	28,513
1988	120,264	10,219	21,782	45,629	25,065	202,521	21,113	4,215	28,533
1989	132,844	11,532	19,249	50,554	27,684	218,799	23,214	4,440	29,920
1990	147,629	11,968	20,100	47,922	28,581	232,265	24,775	4,564	32,346
1991	150,707	13,032	19,835	49,125	29,633	236,269	24,573	4,955	30,415
1992	162,288	13,793	18,481	51,963	31,042	249,981	25,913	5,140	31,573
1993	163,330	14,347	17,228	49,776	32,062	248,050	25,280	5,192	31,458
1994	182,134	15,833	15,703	49,861	31,352	263,217	26,365	5,500	33,116
1995	169,503	16,479	14,134	52,123	34,146	253,427	25,476	5,547	30,558
1996	205,891	16,017	14,821	52,499	36,133	293,328	29,414	5,464	37,681
1997	188,944	16,847	14,589	55,506	37,360	279,551	27,694	5,533	34,149
1998	197,586	17,747	12,653	58,916	38,041	289,449	28,797	5,710	34,603
1999	198,455	18,607	9,239	55,617	41,107	285,810	28,843	6,038	32,867
2000	190,857	18,967	9,420	60,607	41,976	283,894	28,811	6,144	31,064
2001	203,206	18,962	18,684	59,434	45,226	307,587	31,425	5,931	34,262
2002	189,220	19,731	17,155	55,892	48,292	290,828	30,094	5,835	32,428
2003	228,286	20,976	16,122	54,377	44,916	322,725	33,308	6,040	37,795
2004	239,429	21,193	14,262	54,199	47,493	334,189	34,768	6,087	39,335
2005	234,501	21,815	12,210	49,256	48,346	322,498	33,406	6,065	38,665
2006	208,861	22,988	10,199	52,505	50,931	299,508	30,813	6,226	33,546
2007	231,243	22,526	7,973	58,151	51,890	326,732	34,371	6,328	36,543
2008	238,922	22,249	5,701	62,988	57,816	343,178	36,197	6,097	39,187
2009	235,405	22,285	6,713	59,133	59,583	338,550	35,443	5,906	39,858
2010	261,907	22,712	7,676	60,511	62,303	369,685	38,473	5,867	44,641
2011	311,569	19,833	7,374	66,493	61,832	427,435	45,183	5,762	54,073
2012	252,880	20,449	6,113	78,167	61,912	378,622	39,801	5,897	42,883
2013	331,301	22,989	6,750	67,916	59,135	442,113	46,894	5,919	55,972
2014	281,415	23,126	9,374	72,916	59,988	400,566	42,627	5,836	48,220
2015	282,748	23,867	5,943	80,309	61,516	406,648	43,422	5,843	48,391
2016	278,338	24,553	5,849	81,356	62,958	403,948	43,134	5,898	47,192



Diagram II.90.4, shows real average earnings per job for Wayne County from 1990 to 2016. Over this period the average earning per job for Wayne County was 38,253 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram II.90.4
Real Average Earnings Per Job
 Wayne County
 BEA Data 1990 - 2016

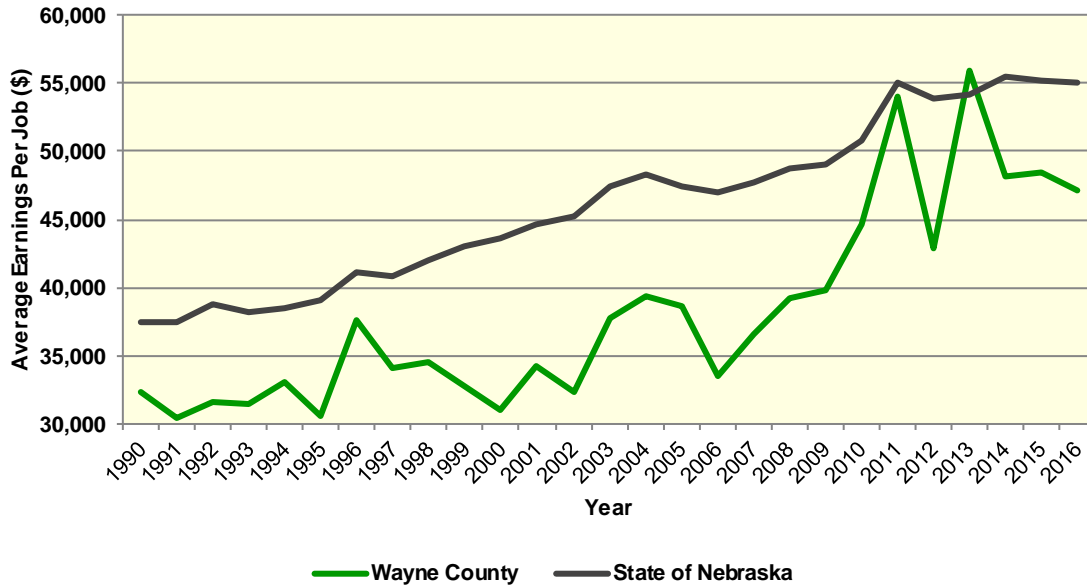
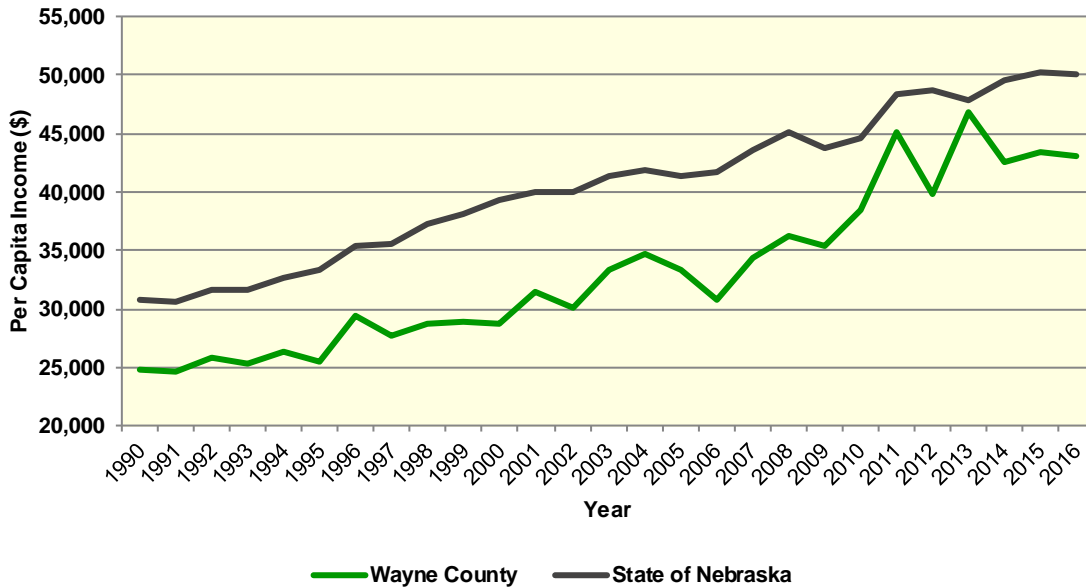


Diagram II.90.5, shows real per capita income in Wayne County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Wayne County was 33,159 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram II.90.5
Real Per Capita Income
 Wayne 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.90.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment increased from 4,080 persons in 2015 to 4,122 in 2016, a change of 1 percent.

Table II.90.28
Total Monthly Employment

Wayne County
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	4,439	4,340	4,110	3,925	4,137	4,003	4,146	4,203	4,063	4,049	4,026
Feb	4,460	4,346	4,162	3,997	4,223	4,031	4,170	4,217	4,106	4,065	4,060
Mar	4,472	4,412	4,174	3,951	4,227	4,055	4,204	4,213	4,108	4,071	4,084
Apr	4,462	4,483	4,226	4,002	4,271	4,113	4,284	4,252	4,140	4,131	4,125
May	4,452	4,363	4,185	4,086	4,230	4,077	4,337	4,266	4,172	4,160	4,222
Jun	4,379	4,291	4,121	3,997	4,049	3,937	4,199	4,158	3,969	3,990	4,039
Jul	4,235	4,077	3,919	3,836	3,899	3,776	4,008	3,939	3,871	3,885	3,993
Aug	4,220	4,058	3,977	3,854	3,883	3,845	4,052	4,090	3,985	3,964	4,026
Sep	4,507	4,213	4,099	4,062	4,043	4,075	4,262	4,205	4,149	4,095	4,187
Oct	4,617	4,291	4,147	4,182	4,167	4,162	4,336	4,255	4,163	4,233	4,231
Nov	4,578	4,291	4,111	4,205	4,127	4,229	4,321	4,274	4,146	4,178	4,233
Dec	4,500	4,200	4,074	4,217	4,124	4,243	4,340	4,256	4,113	4,141	4,241
Annual	4,443	4,280	4,109	4,026	4,115	4,046	4,222	4,194	4,082	4,080	4,122
% Change	2%	-4%	-4%	-2%	2%	-2%	4%	-1%	-3%	(ND)%	1%

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$653 in 2015. In 2016, average weekly wages saw a increase of 2 percent over the prior year, rising to 669 dollars, or by 16 dollars. These data are shown in Table II.90.29.

Table II.90.29						
Average Weekly Wages						
Wayne County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	384	390	399	418	398	
2002	398	413	429	431	418	5%
2003	404	415	435	437	423	1%
2004	416	425	450	467	439	4%
2005	434	461	468	479	461	5%
2006	453	470	465	480	467	1%
2007	465	476	490	505	484	4%
2008	476	501	515	538	507	5%
2009	494	520	521	557	523	3%
2010	489	523	539	562	528	1%
2011	519	547	569	570	551	4%
2012	555	543	562	576	559	1%
2013	559	557	590	613	580	4%
2014	599	598	617	634	612	6%
2015	639	627	658	686	653	7%
2016(p)	648	660	684	684	669	2%

Total business establishments reported by the QCEW are displayed in Table II.90.28. Between 2015 and 2016, the total number of business establishments in Wayne County remained unchanged from 286 to 286 establishments.

Table II.90.30						
Number of Business Establishments						
Wayne County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	277	276	271	266	273	
2002	271	272	268	266	269	-1%
2003	269	270	268	268	269	(ND)%
2004	270	271	270	261	268	(ND)%
2005	267	271	274	279	273	2%
2006	280	284	284	282	283	4%
2007	285	288	286	277	284	(ND)%
2008	279	282	279	278	280	-1%
2009	276	275	277	276	276	-1%
2010	280	284	281	278	281	2%
2011	266	266	264	267	266	-5%
2012	282	285	284	289	285	7%
2013	289	291	287	289	289	1%
2014	289	289	281	285	286	-1%
2015	285	290	282	286	286	(ND)%
2016	286	285	285	287	286	(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 21.4 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 5.4 percent over the period. On the other hand, by 2016 there were 548 returns for AGIs of \$100,000 or more. Table II.90.31 presents AGI distribution for the years 1991 through 2016.

Table II.90.31 Income Tax Returns by Adjusted Gross Income Wayne 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 ¹⁶⁸
1991	1,205	435	763	480	430	256	12	31	0	3,645
1992	1,267	397	745	493	481	281	42	31	0	3,755
1993	1,172	409	722	504	496	307	48	39	0	3,716
1994	1,190	427	718	526	478	307	64	36	0	3,759
1995	1,163	365	776	492	510	317	88	40	0	3,766
1996	1,205	334	716	504	494	371	102	63	0	3,804
1997	1,216	320	672	502	540	430	138	75	12	3,905
1998	1,209	305	646	515	543	451	144	85	12	3,910
1999	1,185	295	645	463	545	491	154	98	10	3,886
2000	1,139	279	650	457	539	511	158	102	0	3,864
2001	1,070	252	580	491	535	522	187	89	17	3,743
2002	1,014	284	586	493	528	525	183	87	13	3,713
2003	989	297	580	496	513	543	227	114	18	3,777
2004	955	278	553	478	514	571	234	145	17	3,745
2005	857	267	487	433	487	536	244	174	16	3,501
2006	864	301	597	487	509	584	278	208	19	3,847
2007	832	307	525	435	499	601	311	256	26	3,792
2008	785	274	519	427	490	624	342	280	29	3,770
2009	778	307	530	393	480	622	343	252	29	3,734
2010	732	297	501	430	443	656	356	297	35	3,747
2011	687	281	509	418	445	611	404	346	45	3,746
2012	669	251	480	384	471	580	436	395	62	3,728
2013	619	283	441	397	439	614	401	464	54	3,712
2014	613	235	461	400	460	594	441	500	56	3,760
2015	620	269	452	411	458	592	417	481	55	3,755
2016	575	266	464	415	467	590	396	503	45	3,721

¹⁶⁸ 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 1,186 in 2010 to 997 in 2016, with the poverty rate reaching 12 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.90.32 presents poverty data for the county.

Table II.90.32 Persons in Poverty Wayne County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	927	10.8%
2001	978	11.5%
2002	1,043	12.4%
2003	938	11.3%
2004	886	10.7%
2005	1,053	12.9%
2006	1,117	13.6%
2007	1,166	14.2%
2008	983	12.1%
2009	1,121	14.1%
2010	1,186	14.2%
2011	1,187	14.4%
2012	1,010	12.2%
2013	1,092	13.2%
2014	1,132	13.6%
2015	992	12%
2016	997	12%

The rate of poverty for Wayne County is shown in Table II.90.33. In 2016, there were an estimated 990 persons living in poverty. This represented a 12.1 percent poverty rate, compared to 14.5 percent poverty in 2000. In 2016, some 6.4 percent of those in poverty were under age 6, and 3.2 percent were 65 or older.

Table II.90.33 Poverty by Age Wayne 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	87	6.9%	63	6.4%
6 to 17	136	10.8%	68	6.9%
18 to 64	942	74.9%	827	83.5%
65 or Older	92	7.3%	32	3.2%
Total	1,257	100.0%	990	100.0%
Poverty Rate	14.5%	.	12.1%	.

HOUSING

The Census Bureau estimates that the total number of housing units increased by 2.9 percent in Wayne County between 2010 and 2016, from 3,776 to 3,887. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.90.34.

Table II.90.34 Housing Units State of Nebraska vs. Wayne County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Wayne County	% Growth Since Census
2000 Census Base	722,656	.	3,673	.
2010 Census	796,793	10.3	3,776	2.8
July 2011 Estimate	801,068	0.5	3,780	0.1
July 2012 Estimate	804,586	1	3,787	0.3
July 2013 Estimate	809,062	1.5	3,802	0.7
July 2014 Estimate	814,835	2.3	3,842	1.7
July 2015 Estimate	820,725	3	3,870	2.5
July 2016 Estimate	827,156	3.8	3,887	2.9

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 Wayne County increased from 11 authorizations in 2015 to 15 in 2016.

The real value of single-family building permits decreased from \$215,805 in 2015 to \$206,227 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.90.35.

Table II.90.35 Building Permits and Valuation Wayne 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	45	0	12	20	77	91,989	55,249
1981	20	2	0	0	22	87,445	0
1982	20	0	0	0	20	89,192	0
1983	27	0	0	0	27	95,022	0
1984	10	2	0	0	12	128,164	0
1985	6	0	0	12	18	103,118	52,862
1986	2	0	0	15	17	107,061	44,410
1987	8	2	0	0	10	110,537	0
1988	5	0	0	0	5	79,581	0
1989	3	0	0	0	3	109,034	0
1990	5	0	0	0	5	100,100	0
1991	15	0	0	0	15	109,756	0
1992	12	0	0	0	12	109,984	0
1993	10	0	0	0	10	86,796	0
1994	12	0	0	0	12	99,540	0
1995	12	2	4	0	18	97,507	0
1996	20	0	0	53	73	170,504	82,988
1997	20	0	0	48	68	167,630	81,589
1998	7	2	3	16	28	220,665	76,756
1999	10	2	0	0	12	150,283	0
2000	13	0	0	0	13	191,971	0
2001	10	2	0	6	18	225,427	133,067
2002	8	2	0	0	10	123,223	0
2003	5	0	0	0	5	213,334	0
2004	9	4	0	0	13	186,604	0
2005	12	0	0	0	12	201,417	0
2006	5	2	0	0	7	233,898	0
2007	5	0	0	0	5	104,877	0
2008	15	0	0	0	15	158,913	0
2009	18	0	0	0	18	171,781	0
2010	9	0	0	0	9	206,881	0
2011	6	0	8	0	14	160,913	0
2012	17	2	4	0	23	194,472	0
2013	15	0	3	30	48	168,277	50,558
2014	18	0	0	17	35	181,766	57,227
2015	11	0	8	7	26	215,805	43,422
2016	15	4	3	16	38	206,227	52,500

Diagram II.90.6
Single-Family Permits
 Wayne County
 Census Bureau Data, 1980–2016

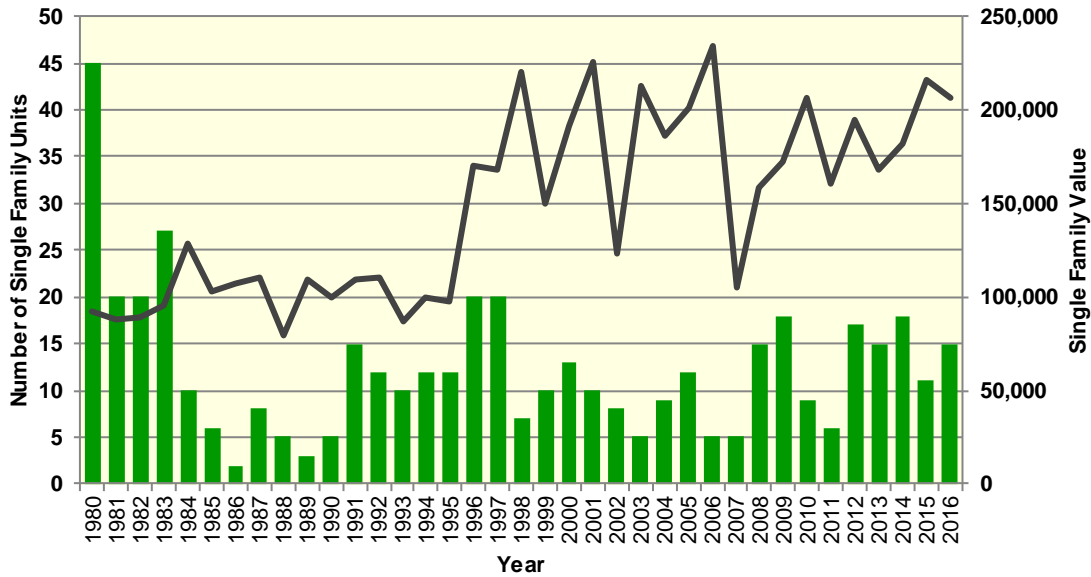
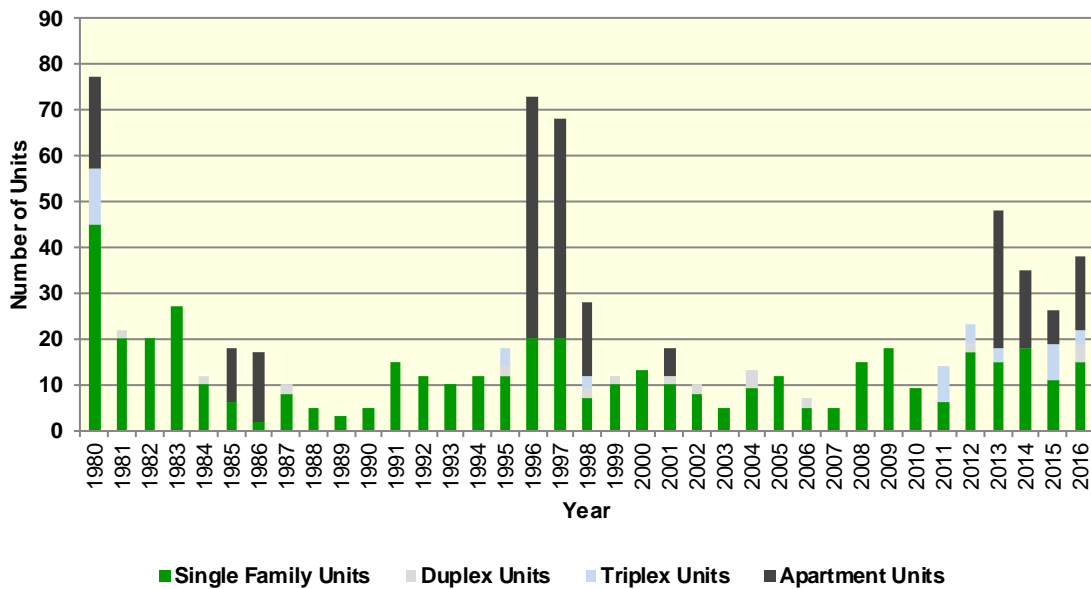


Diagram II.90.7
Total Permits by Unit Type
 Wayne County
 Census Bureau Data, 1980–2016



Housing Characteristics

Housing types by unit are shown in Table II.90.36. In 2016, there were 3,833 housing units, up from 3,662 in 2000. Single-family units accounted for 74.8 percent of units in 2016, compared to 80.1 in 2000. Apartment units accounted for 11.9 percent in 2016, compared to 7.6 percent in 2000.

Table II.90.36 Housing Units by Type Wayne 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	2,932	80.1%	2,867	74.8%
Duplex	130	3.5%	53	1.4%
Tri- or Four-Plex	174	4.8%	357	9.3%
Apartment	277	7.6%	456	11.9%
Mobile Home	149	4.1%	100	2.6%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	3,662	100.0%	3,833	100.0%

Some 92.9 percent of housing was occupied in 2010, compared to 93.9 percent in 2000. Owner-occupied housing changed 1.2 percent between 2000 and 2010, ending with owner-occupied units representing 64.3 percent of units. Vacant units changed by 19.6 percent, resulting in 269 vacant units in 2010.

Table II.90.37 Housing Units by Tenure Wayne County 2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	3,437	93.9%	3,507	92.9%	2%
Owner-Occupied	2,229	64.9%	2,255	64.3%	1.2%
Renter-Occupied	1,208	35.1%	1,252	35.7%	3.6%
Vacant Housing Units	225	6.1%	269	7.1%	19.6%
Total Housing Units	3,662	100.0%	3,776	100.0%	3.1%

Table II.90.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 3,833 housing units. An estimated 62.8 percent were owner-occupied, and 6.9 percent were vacant.

Table II.90.38 Housing Units by Tenure Wayne County 2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,507	92.9%	3,567	93.1%
Owner-Occupied	2,255	64.3%	2,241	62.8%
Renter-Occupied	1,252	35.7%	1,326	37.2%
Vacant Housing Units	269	7.1%	266	6.9%
Total Housing Units	3,776	100.0%	3,833	100.0%



Households by household size are shown in Table II.90.39. There were a total of 3,507 households in 2010, up from 3,437 in 2000. One person households changed by 13.4 percent between 2000 and 2010, while two person households changed by 7.5 percent. Three and four person households changed by -5.7 and -14.1 respectively, representing 13.6 percent and 11.8 percent of the population in 2010.

Table II.90.39					
Households by Household Size					
Wayne County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	861	25.1%	976	27.8%	13.4%
Two Persons	1,256	36.5%	1,350	38.5%	7.5%
Three Persons	507	14.8%	478	13.6%	-5.7%
Four Persons	483	14.1%	415	11.8%	-14.1%
Five Persons	230	6.7%	198	5.6%	-13.9%
Six Persons	72	2.1%	64	1.8%	-11.1%
Seven Persons or More	28	0.8%	26	0.7%	-7.1%
Total	3,437	100.0%	3,507	100.0%	2%

Households by income is shown in Table II.90.40. Households earning more than \$100,000 per year represented 21.4 percent of households in 2016, compared to 4.7 percent in 2000. Households earning between \$50,000 and \$74,999 represented 18.4 percent of households in 2016, compared to 19.4 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 12.6 percent of households in 2016, compared to 18.4 percent in 2000.

Table II.90.40				
Households by Income				
Wayne 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	635	18.4%	449	12.6%
\$15,000 to \$19,999	335	9.7%	200	5.6%
\$20,000 to \$24,999	383	11.1%	169	4.7%
\$25,000 to \$34,999	520	15%	356	10%
\$35,000 to \$49,999	569	16.5%	485	13.6%
\$50,000 to \$74,999	670	19.4%	657	18.4%
\$75,000 to \$99,999	184	5.3%	487	13.7%
\$100,000 or More	162	4.7%	764	21.4%
Total	3,458	100.0%	3,567	100.0%

Table II.90.41 shows households by year home built. Housing units built between 2000 and 2009, account for 10 percent and those built in 2010 or later accounted for 4.6 percent of households. Households built in the 1970's, 1980's, and 1990's account for 17.2 percent, 6.4 percent, and 6.9, respectively. Housing units built prior to 1939 represented 28 percent of households in 2016.



Table II.90.41				
Households by Year Home Built				
Wayne 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	1,286	37.4%	997	28%
1940 to 1949	248	7.2%	131	3.7%
1950 to 1959	454	13.2%	463	13%
1960 to 1969	307	8.9%	366	10.3%
1970 to 1979	494	14.4%	615	17.2%
1980 to 1989	288	8.4%	229	6.4%
1990 to 1999	360	10.5%	246	6.9%
2000 to 2009	.	.	356	10%
2010 or Later	.	.	164	4.6%
Total	3,437	100.0%	3,567	100.0%

The distribution of unit types by race are shown in Table II.90.42. An estimated 81.5 percent of white households occupy single-family homes. Some 8.8 percent of white households occupy apartments, while 14.4 percent of black households do. An estimated 100 percent of Asian households occupy single-family homes.

Table II.90.42							
Distribution of Units in Structure by Race							
Wayne County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	81.5%	0%	0%	100%	%	100%	100%
Duplex	1.6%	0%	0%	0%	%	0%	0%
Tri- or Four-Plex	5.8%	85.6%	0%	0%	%	0%	0%
Apartment	8.8%	14.4%	0%	0%	%	0%	0%
Mobile Home	2.2%	0%	100%	0%	%	0%	0%
Boat, RV, Van, Etc.	0%	0%	0%	0%	%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.90.43. An estimated 38.7 percent of vacant units were for rent in 2010, a 48.6 percent change since 2000. In addition, some 16.7 percent of vacant units were for sale, a change of -11.8 percent between 2000 and 2010. "Other" vacant units represented 34.6 percent of vacant units in 2010. This is a change of 97.9 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.90.43					
Disposition of Vacant Housing Units					
Wayne County					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	70	31.1%	104	38.7%	48.6%
For Sale	51	22.7%	45	16.7%	-11.8%
Rented or Sold, Not Occupied	40	17.8%	13	4.8%	-67.5%
For Seasonal, Recreational, or Occasional Use	16	7.1%	14	5.2%	-12.5%
For Migrant Workers	1	0.4%	0	0%	-100%
Other Vacant	47	20.9%	93	34.6%	97.9%
Total	225	100.0%	269	100.0%	19.6%

The disposition of vacant units between 2010 and 2016 are shown in Table II.90.44. By 2016, for rent units accounted for 17.3 percent of vacant units, while for sale units accounted for 6 percent. “Other” vacant units accounted for 62.8 percent of vacant units, representing a total of 167 “other” vacant units.

Table II.90.44				
Disposition of Vacant Housing Units				
Wayne County				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	104	38.7%	46	17.3%
For Sale	45	16.7%	16	6%
Rented Not Occupied	6	2.2%	0	0%
Sold Not Occupied	7	2.6%	19	7.1%
For Seasonal, Recreational, or Occasional Use	14	5.2%	18	6.8%
For Migrant Workers	0	0%	0	0%
Other Vacant	93	34.6%	167	62.8%
Total	269	100.0%	266	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 1,839 property transactions in Wayne County. Of these, 1,748 were for single-family homes during this 19-year period, as shown in Table II.90.45.

Table II.90.45						
Residential Property Transactions						
Wayne County						
Fiscal Years 1999–2017 PAD Data						
Year	Single-Family	Mobile Home	Duplex	Townhome	Missing	Total
1999	116	2	1	3	1	123
2000	129	4	1	8	0	142
2001	104	3	0	0	0	107
2002	108	4	0	5	1	118
2003	86	1	0	1	1	89
2004	100	1	0	2	0	103
2005	97	1	0	5	0	103
2006	94	2	0	3	0	99
2007	90	1	0	1	0	92
2008	87	1	0	3	0	91
2009	86	1	0	1	1	89
2010	110	1	4	1	0	116
2011	79	1	0	1	0	81
2012	3	0	0	0	0	3
2013	93	0	0	2	0	95
2014	80	2	0	8	0	90
2015	96	0	0	7	0	103
2016	103	0	1	2	0	106
2017	87	0	1	1	0	89
Total	1,748	25	8	54	4	1,839

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 750 single-family home property transactions for units built before 1930, 7.7 percent of units were of low quality and 46.8 percent were of fair quality. Conversely, of the 58 homes built from 2001 through 2010, 0 percent of units were of low quality and 10.3 percent of fair quality. Table II.90.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.90.46										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Wayne 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	58	14	0	1	0	0	0	0	0	73
Fair	351	102	26	45	21	6	6	0	5	562
Average	310	166	160	157	78	92	43	10	3	1,019
Good	27	8	3	10	8	22	9	2	0	89
Very Good	1	0	0	0	0	1	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	3	0	0	0	0	0	0	0	0	3
Total	750	290	189	213	107	121	58	12	8	1,748

In regard to the current condition of residential dwellings, of the same 750 single-family homes built before 1930, 10.7 percent of the homes were worn out or badly worn, and 63.6 percent were in average condition. Table II.90.47 provides details about the condition of single-family residential dwellings by year built.

Table II.90.47 Single-Family Homes by Year Built and Condition Wayne 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	8	0	0	0	0	0	0	0	0	8
Badly Worn	72	8	2	3	0	0	0	0	1	86
Average	477	199	115	128	77	96	42	8	6	1,148
Good	147	70	40	49	17	16	7	0	1	347
Very Good	35	10	30	32	11	8	3	0	0	129
Excellent	9	2	2	1	1	1	6	4	0	26
Missing	2	1	0	0	1	0	0	0	0	4
Total	750	290	189	213	107	121	58	12	8	1,748

Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$85,730 to \$122,444, a total increase of 42.8 percent, as shown in Table II.90.48.

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 Wayne County ranged from \$64,373 for homes built before 1930 to \$161,490 for homes built from 2001 to 2010, and \$167,507 for the newest homes built between 2011 and 2017.¹⁶⁹ Homes built from 2001 through 2010 were also larger, averaging 1,461 square feet per unit. Table II.90.49, provides additional details about single-family homes.

Table II.90.48 Average Sales Price of Single-Family Homes Wayne County Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	68,621
2000	74,106
2001	82,291
2002	77,736
2003	77,600
2004	78,676
2005	86,416
2006	89,106
2007	94,232
2008	88,072
2009	88,188
2010	85,730
2011	89,453
2012	104,667
2013	91,039
2014	110,789
2015	109,513
2016	111,167
2017	122,444
Average	89,392

Table II.90.49 Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot Wayne County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ¹⁷⁰ (\$)
Before 1931	64,373	1,331	48.35
1931-1960	78,244	1,238	63.2
1961-1970	99,411	1,370	72.58
1971-1980	110,405	1,429	77.26
1981-1990	117,079	1,277	91.71
1991-2000	153,981	1,582	97.3
2001-2010	161,490	1,461	110.54
2011-2017	167,507	1,358	123.34
Average	89,392	1,350	66.2

¹⁶⁹ 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.

¹⁷⁰ 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.90.50. In 2016, an estimated 2.2 percent of households were overcrowded, and an additional 0.9 percent were severely overcrowded.

Table II.90.50 Overcrowding and Severe Overcrowding Wayne 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	2,208	99.1%	15	0.7%	5	0.2%	2,228
2016 Five-Year ACS	2,208	98.5%	7	0.3%	26	1.2%	2,241
Renter							
2000 Census	1,193	98.7%	7	0.6%	9	0.7%	1,209
2016 Five-Year ACS	1,248	94.1%	73	5.5%	5	0.4%	3,567
Total							
2000 Census	3,401	99%	22	0.6%	14	0.4%	3,437
2016 Five-Year ACS	3,456	96.9%	80	2.2%	31	0.9%	3,567

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 was a total of 1 household with incomplete plumbing facilities in 2016, representing 0 percent of households in Wayne County. This is compared to 0 percent of households lacking complete plumbing facilities in 2000.

Table II.90.51 Households with Incomplete Plumbing Facilities Wayne County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	3,427	3,566
Lacking Complete Plumbing Facilities	10	1
Total Households	3,437	3,567
Percent Lacking	0%	0%

There were 29 households lacking complete kitchen facilities in 2016, compared to 4 households in 2000. This was a change from 0.1 percent of households in 2000 to 0.8 percent in 2016.



Table II.90.52		
Households with Incomplete Kitchen Facilities		
Wayne County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	3,433	3,538
Lacking Complete Kitchen Facilities	4	29
Total Households	3,437	3,567
Percent Lacking	0.1%	0.8%

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 Wayne County, 9 percent of households had a cost burden and 10 percent had a severe cost burden. Some 13.7 percent of renters were cost burdened, and 24.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 3.4 percent and a severe cost burden rate of 2.6 percent. Owner occupied households with a mortgage had a cost burden rate of 8.9 percent, and severe cost burden at 0.6 percent.

Table II.90.53									
Cost Burden and Severe Cost Burden by Tenure									
Wayne 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	772	84.3%	72	7.9%	68	7.4%	4	0.4%	916
2016 Five-Year ACS	1,033	90.5%	101	8.9%	7	0.6%	0	0%	1,141
Owner Without a Mortgage									
2000 Census	667	90.9%	48	6.5%	19	2.6%	0	0%	734
2016 Five-Year ACS	1,031	93.7%	37	3.4%	29	2.6%	3	0.3%	1,100
Renter									
2000 Census	618	57.4%	172	16%	182	16.9%	105	9.7%	1,077
2016 Five-Year ACS	723	54.5%	182	13.7%	321	24.2%	100	7.5%	1,326
Total									
2000 Census	2,057	75.4%	292	10.7%	269	9.9%	109	4%	2,727
2016 Five-Year ACS	2,787	78.1%	320	9%	357	10%	103	2.9%	3,567

Housing Problems by Income

Table II.90.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Wayne County. As can be seen in 2017 the MFI was \$75,800, which compared to \$68,200 for the State of Nebraska.

Table II.90.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 72 owner-occupied and 290 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 79 owner-occupied and 149 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 2,775 households without a housing problem.

Table II.90.54 Median Family Income Wayne County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	41,000	50,400
2001	44,500	53,400
2002	44,500	55,100
2003	49,100	55,400
2004	50,500	56,300
2005	52,450	57,400
2006	54,000	59,400
2007	53,100	58,200
2008	54,300	59,800
2009	56,600	62,000
2010	57,100	62,600
2011	58,300	63,500
2012	59,100	64,400
2013	59,800	64,600
2014	61,400	66,000
2015	66,500	66,800
2016	71,500	66,500
2017	75,800	68,200

Table II.90.55
Housing Problems by Income and Tenure

Wayne 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	4	0	0	4
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	20	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	15	4	0	0	19
Housing cost burden greater than 50% of income (and none of the above problems)	25	25	25	4	0	79
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	50	10	4	4	72
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	20	105	290	205	1,430	2,050
Total	64	195	333	213	1,454	2,259
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	20	0	15	0	0	35
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	35	40	0	0	85
Housing cost burden greater than 50% of income (and none of the above problems)	100	45	0	4	0	149
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	85	175	15	0	15	290
Zero/negative income (and none of the above problems)	4	0	0	0	0	4
Has none of the 4 housing problems	255	45	165	50	210	725
Total	478	300	235	54	225	1,292
Total						
Lacking complete plumbing or kitchen facilities	20	0	19	0	0	39
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	0	0	20	24
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	50	44	0	0	104
Housing cost burden greater than 50% of income (and none of the above problems)	125	70	25	8	0	228
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	89	225	25	4	19	362
Zero/negative income (and none of the above problems)	19	0	0	0	0	19
Has none of the 4 housing problems	275	150	455	255	1,640	2,775
Total	542	495	568	267	1,679	3,551

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.90.56, of the 89 loans in 2016, 42 loans were for Home Purchases, 11 were for Home Improvement and 36 were for refinancing.



Table II.90.56				
Owner-Occupied Single-Family Home Loans by Loan Type				
Wayne County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	31	4	48	83
2009	39	4	70	113
2010	31	4	61	96
2011	35	7	63	105
2012	24	7	82	113
2013	23	4	57	84
2014	34	1	31	66
2015	30	8	37	75
2016	42	11	36	89

Table II.90.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$90,129 and \$133,250 in 2012 and \$157,476 in 2016. Overall, average loans were \$120,181 in 2008 and \$146,461 in 2016.

Table II.90.57				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Wayne County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$90,129	\$39,000	\$146,354	\$120,181
2009	\$110,231	\$48,000	\$115,700	\$111,416
2010	\$95,677	\$41,000	\$106,738	\$100,427
2011	\$117,086	\$39,857	\$111,429	\$108,543
2012	\$133,250	\$77,857	\$136,232	\$131,982
2013	\$121,826	\$53,750	\$103,754	\$106,321
2014	\$123,059	\$20,000	\$107,516	\$114,197
2015	\$107,167	\$82,375	\$205,595	\$153,080
2016	\$157,476	\$48,182	\$163,639	\$146,461

Table II.90.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$2,794,000 and \$3,198,000 in 2012 and \$6,614,000 in 2016. Overall, average loans were \$9,975,000 in 2008 and \$13,035,000 in 2016.

Table II.90.58				
Total Volume of Owner-Occupied Single-Family Loans				
Wayne County				
2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	2,794,000	156,000	7,025,000	9,975,000
2009	4,299,000	192,000	8,099,000	12,590,000
2010	2,966,000	164,000	6,511,000	9,641,000
2011	4,098,000	279,000	7,020,000	11,397,000
2012	3,198,000	545,000	11,171,000	14,914,000
2013	2,802,000	215,000	5,914,000	8,931,000
2014	4,184,000	20,000	3,333,000	7,537,000
2015	3,215,000	659,000	7,607,000	11,481,000
2016	6,614,000	530,000	5,891,000	13,035,000

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.90.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Wayne County. The number of completed surveys decreased from 27 in 2016 to 24 in 2017. Between 2016 and 2017 the vacancy rate for all units increased by 2.2 percentage points and was at 5.7 percent in 2017.

Table II.90.60 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 59 single-family units in Wayne County, with 4 of them available. This

translates into a vacancy rate of 6.8 percent in Wayne County, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 336 apartment units reported in the survey, with 20 of them available, which resulted in a vacancy rate of 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 3.8 percent.

Table II.90.59				
Survey of Rental Properties				
Wayne County				
2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	53	20.8	30
2003	10	182	10.4	35
2004	11	206	4.4	39.2
2005	15	255	5.1	29.6
2006	16	223	4.9	23
2007	18	270	8.9	61.8
2008	20	262	5.3	28.3
2009	20	273	3.7	20.6
2010	19	283	2.5	19.7
2011	23	333	7.8	26.3
2012	22	354	2.3	24
2013	30	384	5.5	60.1
2014	27	505	2.6	92.3
2015	24	540	2.8	48
2016	27	567	3.5	37.8
2017	24	435	5.7	55.4

Table II.90.60 Rental Vacancy Survey by Type Wayne County 2017 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	59	4	6.8%	5.1%
Apartments	336	20	6%	5.7%
Mobile Homes	0	0	%	0%
"Other" Units	40	1	2.5%	.
Don't Know	0	0	%	1.7%
Total	435	25	5.7%	3.8%

Table II.90.61, reports units by number of bedrooms. Four bedroom units were the most common type of reported single-family unit, with 24 units. The most common apartment units were two bedroom units, with 65 units.

Table II.90.61 Rental Units by Number of Bedrooms Wayne County 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	40	0	0	.	40
Two	9	65	0	0	.	74
Three	5	46	0	0	.	51
Four	24	10	0	0	.	34
Don't Know	21	175	0	40	0	236
Total	59	336	0	40	0	435

Table II.90.62 displays the vacancy rate of single-family units by the number of bedrooms. Four bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table II.90.62 Single-Family Units by Number of Bedrooms Wayne County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	9	0	0%
Three	5	0	0%
Four	24	0	0%
Don't know	21	4	19%
Total	59	4	6.8%

Table II.90.63 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 7.7 percent.



Table II.90.63 Apartment Units by Number of Bedrooms Wayne County 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	40	2	5%
Two	65	5	7.7%
Three	46	7	15.2%
Four	10	4	40%
Don't know	175	2	1.1%
Total	336	20	6%

Average market-rate rents by unit type are shown in Table II.90.64. 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.90.64 Average Market Rate Rents by Number of Bedrooms Wayne County 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$399	\$	\$	\$399
Two	\$575	\$496.6	\$	\$	\$519.6
Three	\$681.3	\$691.2	\$	\$	\$688.2
Four	\$960.7	\$1,026.00	\$	\$	\$987.9
Don't know	\$875	\$437.5	\$	\$	
Total	\$784	\$571	\$	\$	\$657.8

Table II.90.65 shows vacancy rates for single-family units by average rental rates for Wayne County. The most common rent for single-family units was \$500 to \$749 dollars and units in this price range had a vacancy rate of 0 percent.

Table II.90.65 Single-Family Market Rate Rents by Vacancy Status Wayne County 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	3	0	0%
\$500 to \$749	25	0	0%
\$750 to \$999	23	4	17.4%
\$1,000 to \$1,249	8	0	0%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	59	4	6.8%



The average rent and availability of apartment units is displayed in Table II.90.66. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 7.4 percent.

Table II.90.66			
Apartment Market Rate Rents by Vacancy Status			
Wayne County 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	29	2	6.9%
\$500 to \$749	203	15	7.4%
\$750 to \$999	63	1	1.6%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	41	2	4.9%
Total	336	20	6%

Respondents were asked if utilities are included in the rent and, as shown in Table II.90.67, 14 respondents, or 73.7 percent, included some sort of utility in the rent.

Table II.90.67	
Are there any utilities included with the rent?	
Wayne County 2017 Survey of Rental Properties	
Period	Respondent
Yes	14
No	5
% Offering Utilities	73.7%

The type of utility included in the rent is shown in Table II.90.68. There were 6 respondents who included electricity, 6 respondents who included natural gas, 13 respondents who included water and sewer and 10 respondents included trash collection in the rent.

Table II.90.68	
Which utilities are included with the rent?	
Wayne County 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	6
Natural Gas	6
Water/Sewer	13
Trash Collection	10

Table II.90.69 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 7 persons on the wait list.

Table II.90.69 Do you keep a waiting list? Wayne County 2017 Survey of Rental Properties	
Period	Respondent
Yes	9
No	12
Waitlist Size	7

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.90.70 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table II.90.70 How would you rate the need for renovation of existing units in the city? Wayne County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	1	2	1	1
Low Need	3	3	2	2
Moderate Need	7	7	7	7
High Need	1	1	1	1
Extreme Need	0	0		

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.90.71 most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.90.71 How would you rate the need for construction of new units in the city? Wayne County 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	10	11	10	10
Low Need	1	1	1	1
Moderate Need	2	2	2	2
High Need	0	0		
Extreme Need	2	2	2	2

