

Wayne County

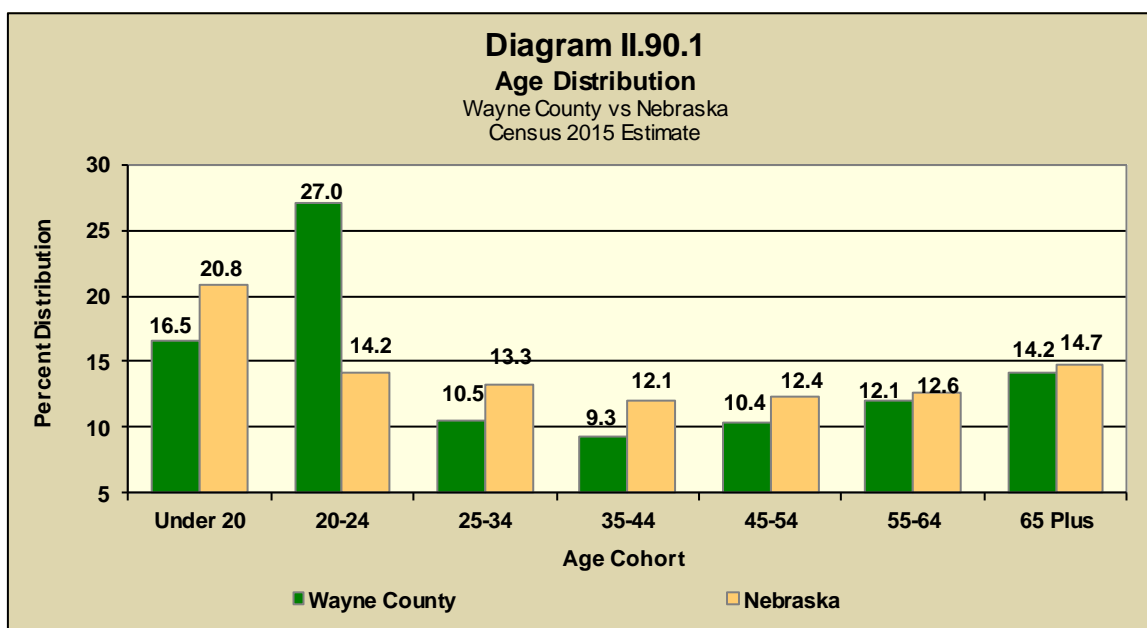
Summary

- Between 2010 and 2015, the county’s population decreased by 2.4 percent or by 228 persons.
- Between 2010 and 2015, the Hispanic population increased by 35.4 percent.
- Between 2014 and 2015, the total number of full- and part-time jobs increased by 54.
- In 2015, average earnings in the county was \$48,922 compared to \$53,754 statewide.
- Between 2014 and 2015, the unemployment rate decreased from 2.8 percent to 2.6 percent.
- Between 2014 and 2015, the number of new housing units permitted decreased by 9 units.
- In 2015, the average real value of new single-family construction was \$213,000.
- In fiscal year 2016, the average price of an existing home was \$114,444.
- In a November 2016 rental survey, the average vacancy rate was 3.53 percent.

DEMOGRAPHICS

Population Characteristics

The Census Bureau’s most recent Census population count indicated that between 2010 and 2015, Wayne County’s population decreased by 2.4 percent, or from 9,595 people to 9,367 people. This figure compared to a statewide population growth rate of 3.8 percent. The number of persons from 15 to 24 years of age changed from 2,855 in 2010 to 2,530 in 2015, a decline of 11.4 percent. The number of people from 25 to 34 years of age increased by 4.4 percent, and those aged between 35 and 44 increased by 3.8 percent. As shown in Diagram II.90.1, people younger than 25 represented 43.5 percent of the population in 2015, while individuals aged 55 and older represented 26.3 percent of the population in Wayne County. This figure compared to statewide numbers of 35.0 percent of the population below the age of 25 and 27.3 percent aged 55 and older.



Between 2010 and 2015, the white population decreased by 4.3 percent, while the black population increased by 54.4 percent. The Hispanic population of any race changed from 401 to 543 or by 35.4 percent. Table II.90.1, below, presents the details of these population variations.

Subject	Nebraska			Wayne County		
	Census 2010	July 2015	% Change	Census 2010	July 2015	% Change
Population	1,826,341	1,896,190	3.8%	9,595	9,367	-2.4%
Age						
Under 14 years	383,542	394,263	2.8%	1,521	1,549	1.8%
15 to 24 years	258,206	268,848	4.1%	2,855	2,530	-11.4%
25 to 34 years	245,176	252,533	3.0%	941	982	4.4%
35 to 44 years	220,838	228,643	3.5%	838	870	3.8%
45 to 54 years	258,726	234,477	-9.4%	1,155	975	-15.6%
55 to 64 years	213,176	238,715	12.0%	970	1,132	16.7%
65 & over	246,677	278,711	13.0%	1,315	1,329	16.7%
Race						
White	1,649,264	1,689,616	2.4%	9,270	8,874	-4.3%
Black	85,971	93,900	9.2%	136	210	54.4%
American Indian or Alaskan Native	23,418	26,492	13.1%	38	70	84.2%
Asian	33,322	44,479	33.5%	50	67	34.0%
Native Hawaiian or Pacific Islander	2,061	2,338	13.4%	15	12	-20.0%
Two or More Races	32,305	39,365	21.9%	86	134	55.8%
Hispanic (of any race)						
Hispanic or Latino	167,405	197,416	17.9%	401	543	35.4%

Population Migration

Total population change is a combination of births, deaths, and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the “natural increase.” As calculated from data shown in Table II.90.2, at right, from April 2000 to July 2009, Wayne County’s natural increase was estimated to be 347 people. Wayne County has been experiencing net out-migration, with 949 persons having left the county during that period.³⁰⁰ The 2015 population estimates showed a natural increase of 227 persons and a net out-migration of 455 persons since the 2010 Census. In total, Wayne County’s population decreased to 9,367 persons.

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 10–15	227
Net Migration 10–15	-455
2015 Population Estimate	9,367

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 changed from -4 persons in 2014 to 5 persons in 2015, with an additional net movement of -10 in the first six months of 2016. The driver’s license total exchanges for the last 15 years are presented on the following page in Table II.90.3.

³⁰⁰ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.90.3			
Driver's Licenses Exchanged and Surrendered			
Wayne County			
2001–First half of 2016 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
First Half of 2016	34	44	-10

Another source of data describing population and migration is the Nebraska Department of Revenue (DOR). Data from the DOR indicate that total income tax returns in the county decreased from 3,760 in 2014 to 3,755 in 2015, as shown in Table II.90.4, at right.

School-Age Children

According to the Nebraska Department of Education (DOE), the total number of school-age children in Wayne County increased by 3.9 percent from 1,367 in 2015 to 1,420 in 2016, as shown below in Table II.90.5. The number of school-age children 5 to 11 years of age increased from 694 in 2015 to 713 in 2016.

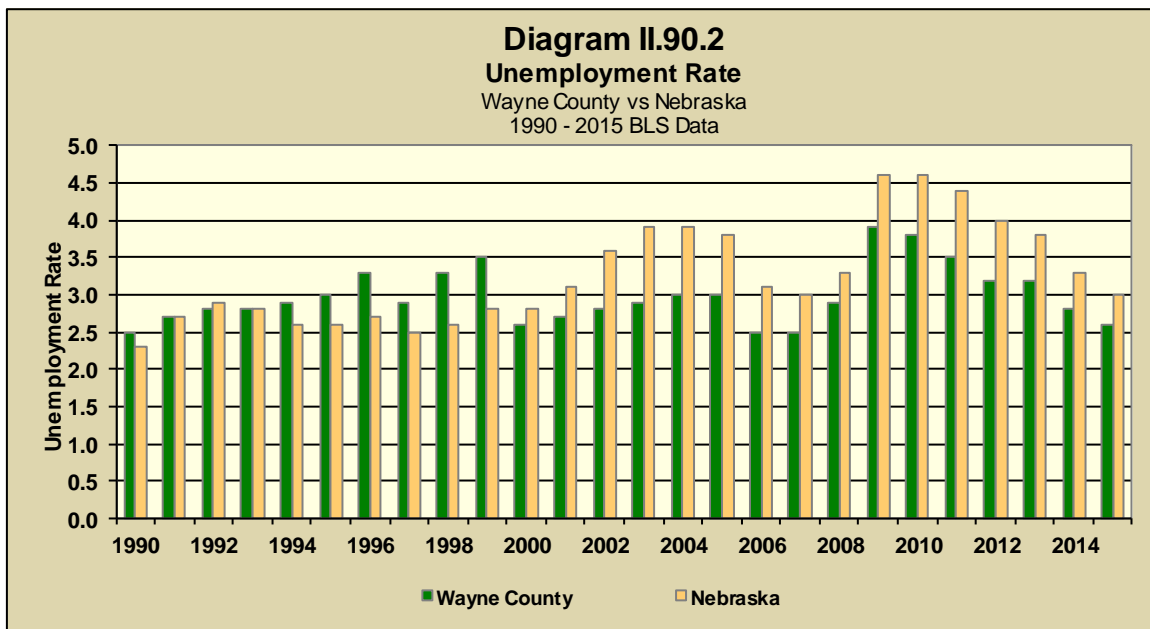
Table II.90.4	
Income Tax Returns	
Wayne County	
1991–2015 DOR Data	
Year	Returns
1991	3,645
1992	3,755
1993	3,716
1994	3,759
1995	3,766
1996	3,804
1997	3,905
1998	3,910
1999	3,886
2000	3,864
2001	3,743
2002	3,713
2003	3,777
2004	3,745
2005	3,501
2006	3,847
2007	3,792
2008	3,770
2009	3,734
2010	3,747
2011	3,746
2012	3,728
2013	3,712
2014	3,760
2015	3,755

Table II.90.5				
School-Age Children				
Wayne County				
Academic Years 1992–2016 DOE Data				
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

ECONOMICS

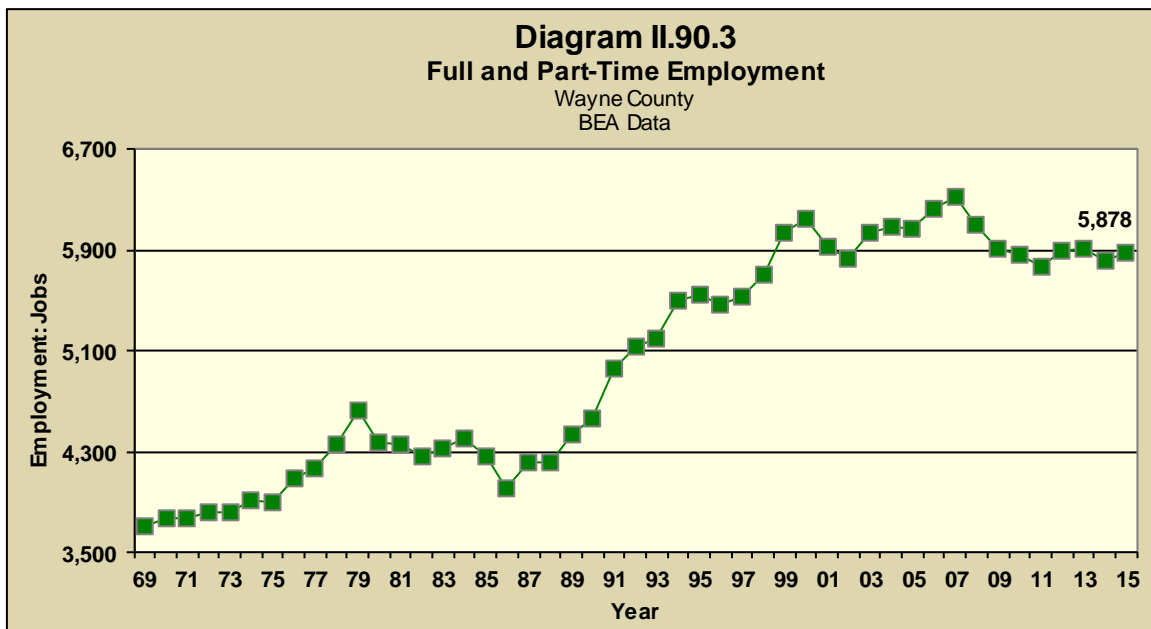
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS) data. The labor force in Wayne County, defined as the number of people working or actively seeking work, decreased from 5,576 in 2014 to 5,575 in 2015. The total number of people employed changed from 5,420 in 2014 to 5,432 in 2015. The unemployment rate for the county was 2.6 percent, compared to the state unemployment rate of 3.0 percent for 2015. Unemployment in the county experienced a decrease of 0.2 percentage points between 2014 and 2015. These unemployment rate data are presented in Diagram II.90.2, below.

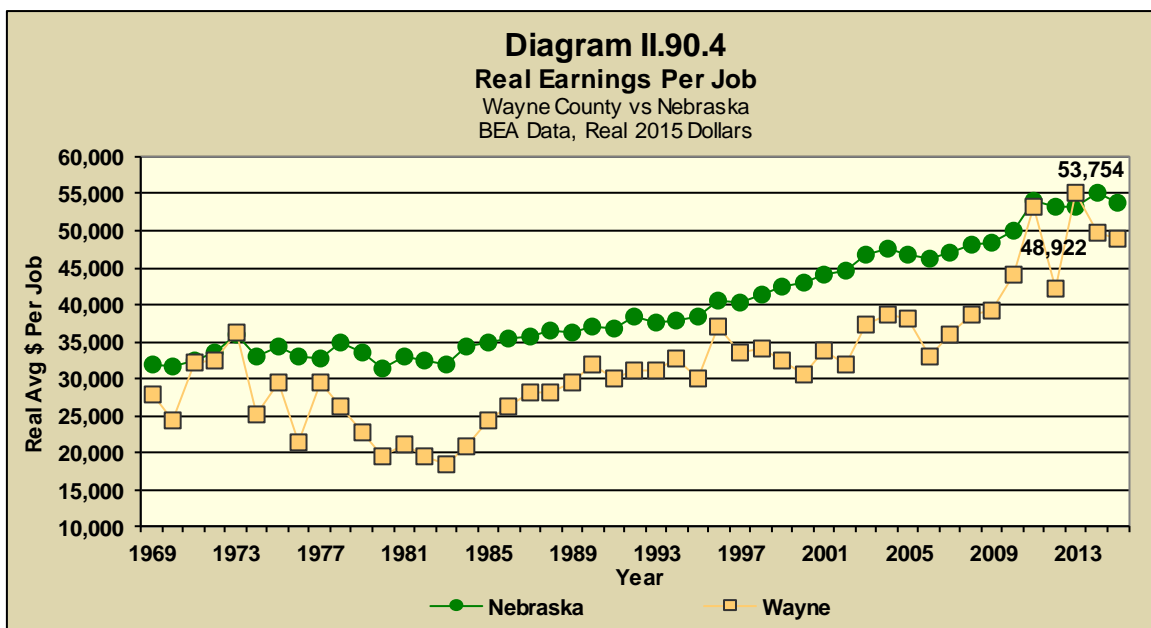


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full and part-time jobs. In 2015, the most recent year for which these data are available, there were 5,878 jobs in Wayne County, an increase of 54 jobs since 2014. Diagram II.90.3 presents total employment for the county from 1969 through 2015.



As shown in Diagram II.90.4, below, real average earnings per job in the county was \$48,922 in 2015, which compared to a statewide average earnings per job of \$53,754. In 2015 the U.S. average earnings per job was \$58,228.



Total real personal income in 2015, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, was \$403,234,000, a decline of 0.7 percent between 2014 and 2015. Table II.90.6, on the following page, shows further annual data for the years 1969 through 2015.

Table II.90.6
Total BEA Employment and Real Personal Income

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

Year	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income	Per Capita Income	Total BEA Employment	Average Real Earnings per Job
1969	102,950	4,428	7,958	24,193	10,590	141,264	13,471	3,705	27,787
1970	91,913	4,577	8,219	26,363	11,611	133,528	12,878	3,765	24,412
1971	121,559	4,787	8,863	26,803	12,613	165,052	16,033	3,774	32,210
1972	124,269	5,027	9,690	29,052	13,113	171,097	17,082	3,815	32,574
1973	138,291	6,168	10,853	30,754	14,425	188,155	20,293	3,822	36,183
1974	98,918	6,708	12,983	31,137	15,438	151,769	16,842	3,915	25,266
1975	114,839	6,573	14,452	32,831	17,382	172,930	18,579	3,893	29,499
1976	87,739	7,104	16,381	33,468	18,892	149,376	15,763	4,083	21,489
1977	122,314	7,051	18,304	35,846	19,142	188,555	19,863	4,163	29,381
1978	114,452	7,835	20,107	37,129	19,935	183,789	19,629	4,352	26,299
1979	105,730	8,958	22,894	40,966	20,599	181,232	18,803	4,629	22,841
1980	84,980	8,365	27,023	44,657	22,754	171,048	17,374	4,371	19,442
1981	92,110	8,273	25,580	48,474	22,191	180,082	18,431	4,352	21,165
1982	83,153	8,084	22,358	58,149	22,665	178,241	18,270	4,266	19,492
1983	79,086	8,185	22,396	58,782	23,568	175,648	18,017	4,322	18,298
1984	91,956	8,743	22,333	59,843	24,332	189,720	19,335	4,411	20,847
1985	103,604	8,488	22,529	56,866	25,885	200,396	20,797	4,256	24,343
1986	105,784	8,605	22,079	54,665	25,416	199,338	20,961	4,017	26,334
1987	118,558	9,112	21,860	49,763	25,735	206,804	21,858	4,222	28,081
1988	118,461	10,066	21,455	44,945	24,689	199,483	20,796	4,215	28,105
1989	130,845	11,358	18,959	49,793	27,268	215,508	22,865	4,440	29,470
1990	145,416	11,788	19,799	47,204	28,153	228,784	24,403	4,564	31,862
1991	148,437	12,836	19,536	48,385	29,187	232,710	24,203	4,955	29,957
1992	159,840	13,585	18,202	51,179	30,574	246,210	25,522	5,140	31,097
1993	160,875	14,131	16,969	49,028	31,580	244,322	24,900	5,192	30,985
1994	179,398	15,595	15,467	49,112	30,881	259,263	25,969	5,500	32,618
1995	166,954	16,231	13,921	51,339	33,632	249,616	25,093	5,547	30,098
1996	202,784	15,775	14,598	51,707	35,588	288,901	28,971	5,464	37,113
1997	186,098	16,593	14,369	54,670	36,797	275,341	27,277	5,533	33,634
1998	194,610	17,480	12,462	58,029	37,468	285,089	28,364	5,710	34,082
1999	195,460	18,326	9,099	54,777	40,486	281,497	28,408	6,038	32,372
2000	187,990	18,682	9,279	59,696	41,345	279,629	28,378	6,144	30,597
2001	200,139	18,676	18,402	58,537	44,543	302,945	30,951	5,931	33,744
2002	186,381	19,435	16,898	55,053	47,568	286,465	29,643	5,835	31,942
2003	224,856	20,661	15,880	53,560	44,241	317,876	32,808	6,040	37,228
2004	235,830	20,874	14,047	53,385	46,779	329,167	34,246	6,087	38,743
2005	230,967	21,486	12,026	48,514	47,618	317,638	32,902	6,065	38,082
2006	205,724	22,642	10,045	51,716	50,166	295,009	30,350	6,226	33,043
2007	227,759	22,186	7,853	57,275	51,109	321,810	33,854	6,328	35,992
2008	235,315	21,913	5,615	62,037	56,943	337,996	35,650	6,097	38,595
2009	231,860	21,949	6,612	58,242	58,686	333,451	34,909	5,906	39,258
2010	257,975	22,371	7,561	59,602	61,368	364,135	37,907	5,867	43,970
2011	306,873	19,534	7,263	65,491	60,900	420,993	44,540	5,762	53,258
2012	249,075	20,141	6,021	76,990	60,980	372,925	39,264	5,897	42,238
2013	326,252	22,638	6,647	66,881	58,234	435,376	46,243	5,919	55,119
2014	289,753	22,975	9,299	70,941	59,029	406,046	43,238	5,824	49,751
2015	287,564	23,658	5,863	73,071	60,394	403,234	43,048	5,878	48,922

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 15.3 percent between 2010 and 2015. Returns from taxpayers with AGIs of \$10,001 to \$25,000 decreased by 9.6 percent over the period. On the other hand, returns for AGIs of \$100,000 or more increased by 61.4 percent over the 2010 to 2015 period. Table II.90.7, on the following page, presents AGI distribution for the years 1991 through 2015.

Table II.90.7										
Income Tax Returns by Adjusted Gross Income										
Wayne County 1991–2015 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	\$100,000–\$250,000	More than \$250,000	Total ³⁰¹
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

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 992 in 2015, with the poverty rate reaching 12.0 percent in 2015. This compared to a state poverty rate of 12.2 percent and a national rate of 14.7 percent in 2015. Table II.90.8, at right, presents poverty data for the county.

Table II.90.8		
Persons in Poverty		
Wayne County 1998–2015 Intercensal Estimates		
Year	Persons in Poverty	Poverty Rate
1998	863	10.5
1999	859	9.8
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	12.0

³⁰¹ Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Business Establishments

The total number of business establishments in Wayne County increased by 21 between 1980 and 2014, at an annual rate of change of 0.3 percent, as reported by the Census Bureau and as presented in Table II.90.9, at right.³⁰² This compared to an average annual rate of change of 1.03 percent statewide. Wayne County lost 4 business establishments between 2013 and 2014, while statewide there was an increase of 406.

HOUSING

Housing Development

The Census Bureau estimates that the total number of housing units increased by 2.4 percent in Wayne County between 2010 and 2015, from 3,776 to 3,868. This compared to an estimated 3.0 percent increase statewide, as shown below in Table II.90.10.

Year	Nebraska	Wayne County
1980	37,727	227
1981	37,582	224
1982	37,500	220
1983	41,889	231
1984	43,151	237
1985	43,115	223
1986	42,538	224
1987	42,691	220
1988	43,134	221
1989	43,302	217
1990	43,749	216
1991	44,405	216
1992	45,269	224
1993	46,059	229
1994	46,640	232
1995	47,128	236
1996	47,607	245
1997	48,588	253
1998	48,655	256
1999	48,968	253
2000	49,623	244
2001	49,710	257
2002	50,259	253
2003	50,394	263
2004	50,928	249
2005	51,440	249
2006	51,906	253
2007	52,517	257
2008	52,152	253
2009	51,633	253
2010	51,886	253
2011	51,553	239
2012	52,294	254
2013	52,585	252
2014	52,991	248

Subject	Nebraska	% Growth Since Census	Wayne County	% Growth Since Census
2000 Census	722,668	-	3,662	-
2010 Census	796,793	10.3%	3,776	3.1%
July 2011 Estimate	801,129	0.5%	3,780	0.1%
July 2012 Estimate	804,659	1.0%	3,786	0.3%
July 2013 Estimate	809,171	1.5%	3,801	0.7%
July 2014 Estimate	814,970	2.3%	3,841	1.7%
July 2015 Estimate	820,913	3.0%	3,868	2.4%

The 2015 five-year ACS released data on the vacancy and tenure of housing units in Wayne County. As shown in Table II.90.11 on the following page, 8.2 percent of housing units, or 311, were vacant in 2015. Of the 3,500 housing units that were occupied in 2015, 61.6 percent, or 2,155, were owner-occupied and the remaining 38.4 percent were renter-occupied.

³⁰² Totals may not add due to rounding-off of county totals.

Table II.90.11				
Housing Units by Tenure				
Wayne County				
2010 Census and 2015 Five-Year ACS Data				
Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,507	92.9%	3,500	91.8%
Owner-Occupied	2,255	64.3%	2,155	61.6%
Renter-Occupied	1,252	35.7%	1,345	38.4%
Vacant Housing Units	269	7.1%	311	8.2%
Total Housing Units	3,776	100.0%	3,811	100.0%

As shown in Table II.90.12, below, there were 2,866 single family dwellings in 2015, which accounted for 75.2 percent of all housing units. Apartment units accounted for 12.8 percent of housing units, with 487 units. Mobile homes also accounted for an additional 3.0 percent of housing with 116 units.

Table II.90.12				
Housing Units by Type				
Wayne County				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS³⁰³		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	3,107	83%	2,866	75.2%
Duplex	127	3%	41	1.1%
Tri- or Four-Plex	107	3%	301	7.9%
Apartment	240	6%	487	12.8%
Mobile Home	181	5%	116	3.0%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	3,762	100.0%	3,811	100.0%

Table II.90.13, below, shows the disposition of vacant housing units in Wayne County. The 2015 five-year ACS shows 16.4 percent of vacant units were for rent, 4.8 percent were for sale, and 5.8 percent were rented or sold but not yet occupied. At the time of the 2010 Census there were 93 "other vacant" units, or 34.6 percent; this compared to 66.6 percent "other vacant" units in 2015.

Table II.90.13				
Disposition of Vacant Housing Units				
Wayne County				
2010 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	104	38.7%	51	16.4%
For Sale	45	16.7%	15	4.8%
Rented or Sold, Not Occupied	13	4.8%	18	5.8%
For Seasonal, Recreational, or Occasional Use	14	5.2%	20	6.4%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	93	34.6%	207	66.6%
Total	269	100.0%	311	100.0%

Annually, the Census Bureau reports for each county the number and valuation of building permits issued by permit-issuing agencies.³⁰⁴ In most years for which data are presented, single-

³⁰³ Data unavailable in 2010 Census

family unit construction represented the majority of residential development in the county. Single-family building permit authorizations in Wayne County decreased from 18 in 2014 to 11 in 2015 and the average value of construction was \$213,000 in 2015. The statewide average in 2015 was about \$200,980. This value excluded the cost of the lot and infrastructure improvements. Total permitted units decreased from 35 in 2014 to 26 in 2015. These changes in residential permit activity in the county compared to a decline in population of 484 people since 2000. Additional details of permit activity and per unit valuations are presented in Table II.90.14.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 \$			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	45	.	12	20	77	90.60	.	74.90	54.40
1981	20	2	.	.	22	86.10	59.90	.	.
1982	20	.	.	.	20	87.90	.	.	.
1983	27	.	.	.	27	93.60	.	.	.
1984	10	2	.	.	12	126.20	74.20	.	.
1985	6	.	.	12	18	101.60	.	.	52.10
1986	2	.	.	15	17	105.50	.	.	43.70
1987	8	2	.	.	10	108.90	54.80	.	.
1988	5	.	.	.	5	78.40	.	.	.
1989	3	.	.	.	3	107.40	.	.	.
1990	5	.	.	.	5	98.60	.	.	.
1991	15	.	.	.	15	108.10	.	.	.
1992	12	.	.	.	12	108.30	.	.	.
1993	10	.	.	.	10	85.50	.	.	.
1994	12	.	.	.	12	98.00	.	.	.
1995	12	2	4	.	18	96.00	43.70	21.90	.
1996	20	.	.	53	73	167.90	.	.	81.70
1997	20	.	.	48	68	165.10	.	.	80.40
1998	7	2	3	16	28	217.30	136.40	139.20	75.60
1999	10	2	.	.	12	148.00	78.10	.	.
2000	13	.	.	.	13	189.10	.	.	.
2001	10	2	.	6	18	222.00	144.20	.	131.10
2002	8	2	.	.	10	121.4	190.7	.	.
2003	5	.	.	.	5	210.1	.	.	.
2004	9	4	.	.	13	183.8	128.7	.	.
2005	12	.	.	.	12	198.4	.	.	.
2006	5	2	.	.	7	230.4	69.5	.	.
2007	5	.	.	.	5	103.3	.	.	.
2008	15	.	.	.	15	156.5	.	.	.
2009	18	.	.	.	18	169.2	.	.	.
2010	9	.	.	.	9	203.8	.	.	.
2011	6	.	8	.	14	158.5	.	59.8	.
2012	17	2	4	.	23	191.5	96.5	50.9	.
2013	15	.	3	30	48	165.7	.	58.2	49.8
2014	18	.	.	17	35	179.3	.	.	56.4
2015	11	.	8	7	26	213.0	.	45.0	42.9

³⁰⁴ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Housing Characteristics

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 18 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2016, there were 1,743 property transactions in Wayne County. Of these, 1,653 were for single-family homes during this 18-year period, as shown in Table II.90.15.

Table II.90.15						
Residential Property Transactions						
Wayne County						
Fiscal Years 1999–2016 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	95	0	1	3	0	99
Total	1,653	25	7	54	4	1,743

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 712 single-family home property transactions for units built before 1930, 7.9 percent of units were of low quality and 47.9 percent were of fair quality. Conversely, of the 53 homes built from 2001 through 2010, 0.0 percent of units were of low quality and 11.3 percent of fair quality. Table II.90.16 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.90.16										
Single-Family Homes by Year Built and Quality of Materials and Workmanship										
Wayne County										
Fiscal Years 1999–2016 PAD Data										
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Low	56	14	0	1	0	0	0	0	0	71
Fair	341	100	25	42	21	5	6	0	5	545
Average	286	157	147	148	73	90	40	10	3	954
Good	25	4	3	10	7	20	7	2	0	78
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	712	275	175	201	101	116	53	12	8	1,653

In regard to the current condition of residential dwellings, of the same 712 single-family homes built before 1930, 9.8 percent of the homes were worn out or badly worn, and 64.9 percent

were in average condition. Table II.90.17 provides details about the condition of single-family residential dwellings by year built.

Table II.90.17										
Single-Family Homes by Year Built and Condition										
Wayne County										
Fiscal Years 1999–2016 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2016	Missing	Total
Worn Out	7	0	0	0	0	0	0	0	0	7
Badly Worn	63	7	1	3	0	0	0	0	1	75
Average	462	192	113	125	75	92	39	9	6	1,113
Good	138	64	34	42	15	15	7	0	1	316
Very Good	30	9	26	30	9	8	3	0	0	115
Excellent	10	2	1	1	1	1	4	3	0	23
Missing	2	1	0	0	1	0	0	0	0	4
Total	712	275	175	201	101	116	53	12	8	1,653

Housing Costs

Between 2010 and 2016, the average price of an existing single-family home changed from \$85,730 to \$114,444, a total increase of 33.5 percent, as shown in Table II.90.18, at right.

Single-family home prices from the PAD database also indicated a general increase in average home prices and average floor area for newer homes. The average home price for single-family homes in Wayne County ranged from \$63,059 for homes built before 1930 to \$150,927 for homes built from 2001 to 2010, and \$175,413 for the newest homes built between 2011 and 2016.³⁰⁵ Homes built from 2011 through 2016 were also larger, averaging 1,370 square feet per unit. Table II.90.19, below, provides additional details about single-family homes.

Table II.90.18	
Average Sales Price of Single-Family Homes	
Wayne County	
Fiscal Years 1999–2016 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	114,444
Average	87,735

Table II.90.19			
Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot			
Wayne County			
Fiscal Years 1999–2016 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. ³⁰⁶ (\$)
Before 1930	63,059	1,321	47.7
1931-1960	76,291	1,233	61.9
1961-1970	95,910	1,352	70.9
1971-1980	104,509	1,402	74.5
1981-1990	107,584	1,242	86.6
1991-2000	142,447	1,520	93.7
2001-2010	150,927	1,423	106.0
2011-2016	175,413	1,370	128
Average	87,898	1,337	66

³⁰⁵ 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.

³⁰⁶ Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.

SURVEY OF RENTAL PROPERTIES

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table II.90.20 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in Wayne County. The number of completed surveys increased from 24 in 2015 to 27 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by .7 percentage points and was at 3.53 percent in 2016.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	2	53	20.8	30.0
2003	10	182	10.4	35.0
2004	11	206	4.4	39.2
2005	15	255	5.1	29.6
2006	16	223	4.9	23.0
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	24.0
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	30.4

Table II.90.21 below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 148 single family units in Wayne County, with 11 of them available. This translates into a vacancy rate of 7.4 percent in Wayne County, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 383 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 1.3 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 3.3 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	148	11	7.4%	5.2%
Apartments	383	5	1.3%	4.8%
Mobile Homes	2	2	100.0%	50.0%
“Other” Units	0	0	.0%	.
Don't Know	34	2	5.9%	2.5%
Total	567	20	3.53%	3.3%

Table II.90.22, reports units by number of bedrooms. Four bedroom units were the most common type of reported single family unit, with 44 units. The most common apartment units were two bedroom units, with 140 units. Details for additional unit types are reported on the following page.

Table II.90.22						
Rental Units by Number of Bedrooms						
Wayne County						
2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	5	0	0	.	5
One	0	87	1	0	.	88
Two	18	140	1	0	.	159
Three	43	20	0	0	.	63
Four	44	18	0	0	.	62
Don’t Know	43	113	0	0	34	190
Total	148	383	2	0	34	567

Table II.90.23, at right, 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 4.5 percent.

Table II.90.23			
Single Family Units by Number of Bedrooms			
Wayne County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	18	2	11.1%
Three	43	4	9.3%
Four	44	2	4.5%
Don’t know	43	3	7.0%
Total	148	11	7.4%

Table II.90.24, below, 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 2.1 percent.

Table II.90.24			
Apartment Units by Number of Bedrooms			
Wayne County			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	5	1	20.0%
One	87	1	1.1%
Two	140	3	2.1%
Three	20	0	.0%
Four	18	0	.0%
Don’t know	113	0	.0%
Total	383	5	1.3%

Average market-rate rents by unit type are shown in Table II.90.25, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table II.90.25					
Average Market Rate Rents by Number of Bedrooms					
Wayne County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$350	\$	\$	\$350
One	\$	\$399	\$	\$	\$399
Two	\$500	\$497	\$	\$	\$498
Three	\$703	\$693	\$	\$	\$699
Four	\$884	\$978	\$	\$	\$915
Don't know	\$758	\$562	\$650	\$	\$656
Total	\$721	\$531	\$650	\$	\$586

Table II.90.26, below, shows the average rental rates for assisted units by number of bedrooms and unit type. Since assistance is often based on income of the resident or other case by case determinations, average assisted rents can vary across bedroom size.

Table II.90.26					
Average Assisted Rate Rents by Number of Bedrooms					
Wayne County 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$	\$350	\$	\$	\$350
Two	\$	\$450	\$	\$	\$450
Three	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$
Total	\$	\$400	\$	\$	\$212

Table II.90.27, on the following page, 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 \$750 dollars and units in this price range had a vacancy rate of 7.3 percent.

Table II.90.27 Single Family Market Rate Rents by Vacancy Status Wayne County 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$750	82	6	7.3%
\$750 to \$1,000	32	2	6.3%
\$1,000 to \$1,250	33	3	9.1%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	1	0	.0%
Total	148	11	7.4%

The average rent and availability of apartment units is displayed in Table II.90.28, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of .9 percent.

Table II.90.28 Apartment Market Rate Rents by Vacancy Status Wayne County 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	116	3	2.6%
\$500 to \$750	231	2	.9%
\$750 to \$1,000	34	0	.0%
\$1,000 to \$1,250	0	0	%
\$1,250 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	2	0	.0%
Total	383	5	1.3%

Respondents were asked if utilities are included in the rent and, as shown in Table II.90.29 below, 12 respondents, or 50.0 percent, included some sort of utility in the rent.

Table II.90.29 Are there any utilities included with the rent? Wayne County 2016 Survey of Rental Properties	
Period	Respondent
Yes	12
No	12
% Offering Utilities	50.0%

The type of utility included in the rent is shown in Table II.90.30, below. There were 5 respondents who included electricity, 5 respondents who included natural gas, 11 respondents who included water and sewer and 8 respondents included trash collection in the rent.

Table II.90.30 Which utilities are included with the rent? Wayne County 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	5
Natural Gas	5
Water/Sewer	11
Trash Collection	8

Table II.90.31, at right, shows the number of survey respondents who keep a waiting list. As can be seen, 11 respondents said they keep a waitlist, with an estimated 25 number of persons on the wait list.

Table II.90.31 Do you keep a waiting list? Wayne County 2016 Survey of Rental Properties	
Period	Respondent
Yes	11
No	14
Waitlist Size	25

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table II.90.32 below, 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.90.32 How would you rate the need for renovation of existing units in the city? Wayne County 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	4	4	
Low Need	3	4	3	
Moderate Need	5	5	5	1
High Need	3	3	3	1
Extreme Need	4	4	4	

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table II.90.33 below, most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table II.90.33				
How would you rate the need for construction of new units in the city?				
Wayne County				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	11	13	12	
Low Need	1	1	1	1
Moderate Need	2	2	2	
High Need	3	2	2	2
Extreme Need	2	2	2	