

**VOLUME II:  
WHEELER COUNTY**

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## Wheeler County

### DEMOGRAPHICS

#### Population Estimates

The Census Bureau's current census estimates indicate that Wheeler County's population decreased from 818 in 2010 to 776 in 2016, or by 5.1 percent. This compares to a statewide population change of 4.4 percent over the period. The number of people from 25 to 34 years of age decreased by 14.3 percent, and the number of people from 55 to 64 years of age increased by 10.7 percent. The white population decreased by 6.1 percent. The Hispanic population increased from 6 to 9 people between 2010 and 2016 or by 50 percent. These data are presented in Table II.92.1.

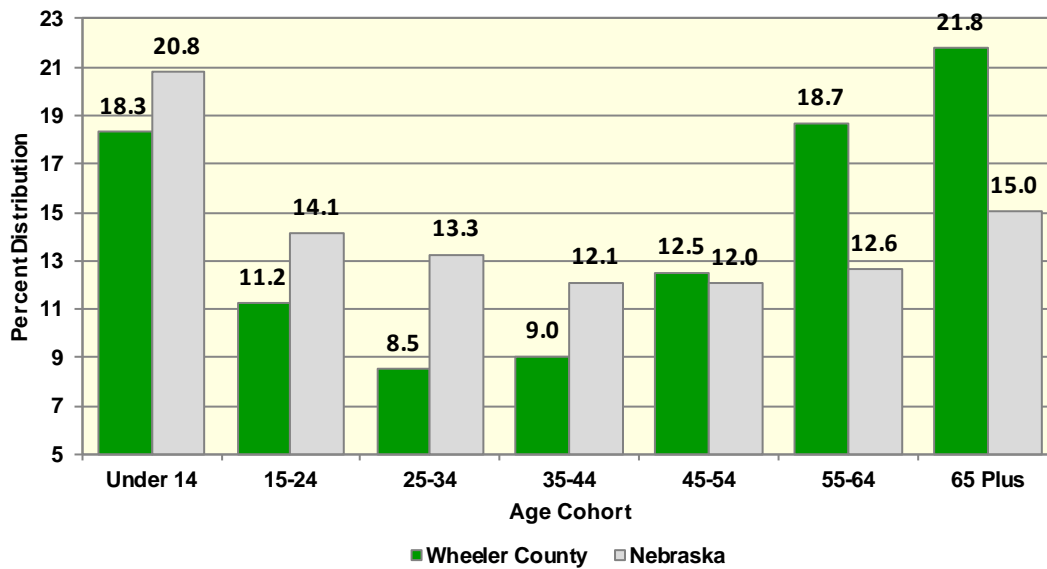
<b>Table II.92.1</b>						
<b>Profile of Population Characteristics</b>						
Wheeler County vs. State of Nebraska						
2010 Census and 2016 Current Census Estimates						
Subject	Wheeler County			Nebraska		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>818</b>	<b>776</b>	<b>-5.1%</b>	<b>1,826,341</b>	<b>1,907,116</b>	<b>4.4%</b>
<b>Age</b>						
0 to 14 years	155	142	-8.4%	383,542	396,601	3.4%
15 to 24 years	89	87	-2.2%	258,206	269,442	4.4%
25 to 34 years	77	66	-14.3%	245,176	252,946	3.2%
35 to 44 years	77	70	-9.1%	220,838	230,528	4.4%
45 to 54 years	134	97	-27.6%	258,726	229,683	-11.2%
55 to 64 years	131	145	10.7%	213,176	241,172	13.1%
65 and Over	155	169	9%	246,677	286,744	16.2%
<b>Race</b>						
White	808	759	-6.1%	1,649,264	1,694,976	2.8%
Black	0	1	%	85,971	94,620	10.1%
American Indian and Alaskan Native	1	4	300%	23,418	27,318	16.7%
Asian	4	3	-25%	33,322	47,282	41.9%
Native Hawaiian or Pacific Islander	0	0	0%	2,061	2,425	17.7%
Two or more races	5	9	80%	32,305	40,495	25.4%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	6	9	50%	167,405	203,320	21.5%

Table II.92.2, presents the population of Wheeler County by age and gender from the 2010 Census and 2016 current census estimates. The 2010 Census count showed a total of 412 males, who accounted for 50.4 percent of the population, and the remaining 49.6 percent, or 406 persons, were female. In 2016, the number of males was 391 persons, and accounted for 50.4 percent of the population, with the remaining 49.6 percent, or 385 persons being female.



Table II.92.2 Population by Age and Gender Wheeler 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	77	78	155	78	64	142	-8.4%
15 to 24 years	46	43	89	38	49	87	-2.2%
25 to 34 years	42	35	77	36	30	66	-14.3%
35 to 44 years	38	39	77	32	38	70	-9.1%
45 to 54 years	72	62	134	53	44	97	-27.6%
55 to 64 years	70	61	131	82	63	145	10.7%
65 and Over	67	88	155	72	97	169	-5.1%
<b>Total</b>	<b>412</b>	<b>406</b>	<b>818</b>	<b>391</b>	<b>385</b>	<b>776</b>	<b>-5.1%</b>
<b>% of Total</b>	50.4%	49.6%	.	50.4%	49.6%	.	

**Diagram II.92.1  
Age Distribution**  
Wheeler 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.92.3, from April 2000 to July 2009, Wheeler County natural increase was estimated to be 7 people. Wheeler County has been experiencing net out-migration, with 130 persons leaving the county in the last nine years.<sup>175</sup> The 2016 population estimates showed a natural increase of 17 persons. Between 2010 and 2016, Wheeler County’s population decreased to 776 persons.

<b>Table II.92.3 Population Change Wheeler County 1980–2010 Census and Intercensal Data</b>	
<b>1980 Population</b>	<b>1,060</b>
Natural Increase 80–90	134
Net Migration 80–90	-246
<b>1990 Population</b>	<b>948</b>
Natural Increase 90–00	53
Net Migration 90–00	-115
<b>2000 Population</b>	<b>886</b>
Natural Increase 00–09	7
Net Migration 00–09	-130
2009 Population Estimate	763
<b>2010 Population</b>	<b>818</b>
Natural Increase 10–16	17
Net Migration 10–16	-59
<b>2016 Population Estimate</b>	<b>776</b>

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 Wheeler County increased from -1 persons in 2015 to 0 persons in 2016, with an additional net movement of 3 in the first six months of 2017. The driver’s license total exchanges for the last 16 years are presented in Table II.92.4.

<b>Table II.92.4 Driver's Licenses Exchanged and Surrendered Wheeler County 2001–First half of 2017 DOT Data</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	7	5	2
Calendar 2002	9	5	4
Calendar 2003	6	7	-1
Calendar 2004	5	10	-5
Calendar 2005	9	9	0
Calendar 2006	2	5	-3
Calendar 2007	4	4	0
Calendar 2008	8	6	2
Calendar 2009	5	5	0
Calendar 2010	13	12	1
Calendar 2011	8	5	3
Calendar 2012	5	8	-3
Calendar 2013	6	5	1
Calendar 2014	5	5	0
Calendar 2015	5	6	-1
Calendar 2016	5	5	0
First Half of 2017	7	4	3

<sup>175</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

### School Age Enrollment

According to the Nebraska Department of Education (DOE), the total number of school-age children in Wheeler County increased by 9.6 percent from 115 in 2016 to 126 in 2017, as shown in Table II.92.5. The number of school-age children 5 to 11 years of age increased from 60 in 2016 to 60 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.92.6, shows population by age for the 2000 and 2010 Census. The population changed by -7.7 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 4 percent to a total of 155 persons in 2010. Those aged 25 to 34 changed by 13.2 percent, and those aged under 5 changed by -30.4 percent.

Table II.92.5 School-Age Children Wheeler County Academic Years 1992–2017 DOE Data				
Year	Age Group			Total
	5–11	11–13	14–18	
1992	107	37	81	225
1993	114	40	89	243
1994	105	33	93	231
1995	86	31	96	213
1996	100	31	88	219
1997	90	32	83	205
1998	91	31	85	207
1999	93	32	84	209
2000	91	25	84	200
2001	104	14	88	206
2002	101	29	82	212
2003	88	25	71	184
2004	80	25	69	174
2005	74	28	75	177
2006	77	29	77	183
2007	73	24	77	174
2008	60	32	67	159
2009	61	31	68	160
2010	51	28	73	152
2011	50	26	63	139
2012	43	19	66	128
2013	48	15	60	123
2014	56	10	56	122
2015	65	14	49	128
2016	60	14	41	115
2017	60	16	50	126



<b>Table II.92.6</b>					
<b>Population by Age</b>					
Wheeler County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	69	7.8%	48	5.9%	-30.4%
5 to 19	211	23.8%	162	19.8%	-23.2%
20 to 24	35	4%	34	4.2%	-2.9%
25 to 34	68	7.7%	77	9.4%	13.2%
35 to 54	259	29.2%	211	25.8%	-18.5%
55 to 64	95	10.7%	131	16%	37.9%
65 or Older	149	16.8%	155	18.9%	4%
<b>Total</b>	<b>886</b>	<b>100.0%</b>	<b>818</b>	<b>100.0%</b>	<b>-7.7%</b>

The elderly population is further explored in Table II.92.7. Those aged 65 to 66 changed by -23.8 percent between 2000 and 2010, resulting in a population of 16 persons. Those aged 85 or older changed by -7.7 percent during the same time period, and resulted in 12 persons over age 85 in 2010.

<b>Table II.92.7</b>					
<b>Elderly Population by Age</b>					
Wheeler County					
2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	21	14.1%	16	10.3%	-23.8%
67 to 69	24	16.1%	27	17.4%	12.5%
70 to 74	44	29.5%	48	31%	9.1%
75 to 79	29	19.5%	35	22.6%	20.7%
80 to 84	18	12.1%	17	11%	-5.6%
85 or Older	13	8.7%	12	7.7%	-7.7%
<b>Total</b>	<b>149</b>	<b>100.0%</b>	<b>155</b>	<b>100.0%</b>	<b>4%</b>

Population by race and ethnicity is shown in Table II.92.8 representing 98.3 percent of the white population in 2010. The American Indian and Asian populations represented 0.1 and 0.5 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 20 percent between 2000 and 2010, compared to the -7.8 percent growth rate for non-Hispanics.

<b>Table II.92.8</b>					
<b>Population by Race and Ethnicity</b>					
Wheeler County					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	878	99.1%	804	98.3%	-8.4%
Black	0	0%	0	0%	%
American Indian	2	0.2%	1	0.1%	-50%
Asian	0	0%	4	0.5%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	5	0.6%	2	0.2%	-60%
Two or More Races	1	0.1%	7	0.9%	600%
<b>Total</b>	<b>886</b>	<b>100.0%</b>	<b>818</b>	<b>100.0%</b>	<b>-7.7%</b>
<b>Hispanic</b>	5	0.6%	6	0.7%	20%
<b>Non-Hispanic</b>	881	99.4%	812	99.3%	-7.8%

Population by race and ethnicity through 2016 is shown in Table II.92.9. The white population represented 99.6 percent of the population in 2016, compared with the black population accounting for 0 percent of the population. Hispanic population represented 0 percent of the population in 2016.

<b>Table II.92.9</b>				
<b>Population by Race and Ethnicity</b>				
Wheeler County				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	804	98.3%	802	99.6%
Black	0	0%	0	0%
American Indian	1	0.1%	0	0%
Asian	4	0.5%	1	0.1%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	2	0.2%	0	0%
Two or More Races	7	0.9%	2	0.2%
<b>Total</b>	<b>818</b>	<b>100.0%</b>	<b>805</b>	<b>100.0%</b>
<b>Non-Hispanic</b>	<b>812</b>	<b>99.3%</b>	<b>805</b>	<b>100%</b>
<b>Hispanic</b>	<b>6</b>	<b>0.7%</b>	<b>0</b>	<b>0%</b>

The population by race is broken down further by ethnicity in Table II.92.10. While the white non-Hispanic population changed by -8.7 percent between 2000 and 2010.

<b>Table II.92.10</b>					
<b>Population by Race and Ethnicity</b>					
Wheeler County					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
<b>Non-Hispanic</b>					
White	878	99.7%	802	98.8%	-8.7%
Black	0	0%	0	0%	%
American Indian	2	0.2%	1	0.1%	-50%
Asian	0	0%	4	0.5%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	0	0%	0	0%	%
Two or More Races	1	0.1%	5	0.6%	400%
<b>Total Non-Hispanic</b>	<b>881</b>	<b>100.0%</b>	<b>812</b>	<b>100.0%</b>	<b>-7.8%</b>
<b>Hispanic</b>					
White	0	0%	2	33.3%	%
Black	0	0%	0	0%	%
American Indian	0	0%	0	0%	%
Asian	0	0%	0	0%	%
Native Hawaiian/ Pacific Islander	0	0%	0	0%	%
Other	5	100%	2	33.3%	-60%
Two or More Races	0	0%	2	33.3%	%
<b>Total Hispanic</b>	<b>5</b>	<b>100.0%</b>	<b>6</b>	<b>100.0%</b>	<b>20.0%</b>
<b>Total Population</b>	<b>886</b>	<b>100.0%</b>	<b>818</b>	<b>100.0%</b>	<b>-7.7%</b>

The change in race and ethnicity between 2010 and 2016 is shown in Table II.92.11. During this time, the total non-Hispanic population was 805 persons in 2016. The Hispanic population was 0.



<b>Table II.92.11</b>				
<b>Population by Race and Ethnicity</b>				
Wheeler County				
2010 Census & 2016 Five-Year ACS				
<b>Race</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>
<b>Non-Hispanic</b>				
White	802	98.8%	802	99.6%
Black	0	0%	0	0%
American Indian	1	0.1%	0	0%
Asian	4	0.5%	1	0.1%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	0	0%	0	0%
Two or More Races	5	0.6%	2	0.2%
<b>Total Non-Hispanic</b>	<b>812</b>	<b>100.0%</b>	<b>805</b>	<b>100.0%</b>
<b>Hispanic</b>				
White	2	33.3%	0	%
Black	0	0%	0	%
American Indian	0	0%	0	%
Asian	0	0%	0	%
Native Hawaiian/ Pacific Islander	0	0%	0	%
Other	2	33.3%	0	%
Two or More Races	2	33.3%	0	%
<b>Total Hispanic</b>	<b>6</b>	<b>100.0</b>	<b>0</b>	<b>100.0%</b>
<b>Total Population</b>	<b>818</b>	<b>100.0%</b>	<b>805</b>	<b>100.0%</b>

Households by type and tenure are shown in Table II.92.12. Family households represented 62.5 percent of households, while non-family households accounted for 37.5 percent. These changed from 67.7 and 32.3 percent, respectively.

<b>Table II.92.12</b>				
<b>Household Type by Tenure</b>				
Wheeler County				
2010 Census SF1 & 2016 Five-Year ACS Data				
<b>Household Type</b>	<b>2010 Census</b>		<b>2016 Five-Year ACS</b>	
	<b>Households</b>	<b>Households</b>	<b>Households</b>	<b>% of Total</b>
Family Households	237	67.7%	233	62.5%
Married-Couple Family	217	91.6%	207	88.8%
Owner-Occupied	169	77.9%	153	73.9%
Renter-Occupied	48	22.1%	54	26.1%
Other Family	20	8.4%	26	8.6%
Male Householder, No Spouse Present	12	60%	2	46.2%
Owner-Occupied	5	41.7%	2	100%
Renter-Occupied	7	58.3%	0	0%
Female Householder, No Spouse Present	8	40%	24	30.8%
Owner-Occupied	6	75%	17	70.8%
Renter-Occupied	2	25%	7	29.2%
Non-Family Households	113	32.3%	140	37.5%
Owner-Occupied	74	65.5%	108	77.1%
Renter-Occupied	39	34.5%	32	22.9%
<b>Total</b>	<b>350</b>	<b>100.0%</b>	<b>373</b>	<b>100.0%</b>

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

<b>Table II.92.13</b> <b>Group Quarters Population</b> Wheeler County 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
<b>Institutionalized</b>					
Correctional Institutions	0	%	0	%	%
Juvenile Facilities	.	.	0	%	.
Nursing Homes	0	%	0	%	%
Other Institutions	0	%	0	%	%
<b>Total</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>0.0%</b>
<b>Noninstitutionalized</b>					
College Dormitories	0	%	0	%	%
Military Quarters	0	%	0	%	%
Other Noninstitutionalized	0	%	0	%	%
<b>Total</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>%</b>
<b>Group Quarters Population</b>	<b>0</b>	<b>0.0%</b>	<b>0</b>	<b>0.0%</b>	<b>%</b>

The number of foreign born persons are shown in Table II.92.14.

<b>Table II.92.14</b> <b>Place of Birth for the Foreign-Born Population</b> Wheeler County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Afghanistan	0	0%
#2 country of origin	Africa n.e.c	0	0%
#3 country of origin	Albania	0	0%
#4 country of origin	Argentina	0	0%
#5 country of origin	Armenia	0	0%
#6 country of origin	Asia n.e.c	0	0%
#7 country of origin	Australia	0	0%
#8 country of origin	Austria	0	0%
#9 country of origin	Azores Islands	0	0%
#10 country of origin	Bahamas	0	0%

Limited English Proficiency and the language spoken at home are shown in Table II.92.15. An estimated 0.3 percent of the population speaks Spanish at home.

<b>Table II.92.15</b> <b>Limited English Proficiency and Language Spoken at Home</b> Wheeler County 2016 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	2	0.3%
#2 LEP Language	Arabic	0	0%
#3 LEP Language	Chinese	0	0%
#4 LEP Language	French, Haitian, or Cajun	0	0%
#5 LEP Language	German or other West Germanic languages	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

**Disability**

The disability rate from the 2000 Census is shown in Table II.92.16. Some 11.2 percent of the population was disabled in 2000, or a total of 93 persons. The disability rate was highest for those over 65, with 32.7 percent disabled.

<b>Table II.92.16</b> <b>Disability by Age</b> Wheeler County 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	3	1.8%
16 to 64	41	8%
65 and older	49	32.7%
<b>Total</b>	<b>93</b>	<b>11.2%</b>

Table II.92.17 shows disability by type in 2000. There were 44 physical disabilities in 2000, some 31 employment disabilities, and 33 go-outside-home disabilities.

<b>Table II.92.17</b> <b>Total Disabilities Tallied: Aged 5 and Older</b> Wheeler County 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	22
Physical disability	44
Mental disability	19
Self-care disability	15
Employment disability	31
Go-outside-home disability	33
<b>Total</b>	<b>164</b>



Disability by age, as estimated by the 2016 ACS, is shown in Table II.92.18. The disability rate for females was 11.9 percent, compared to 14.6 percent for males. The disability rate changed precipitously higher with age, with 43.2 percent of those over 75 experiencing a disability.

<b>Table II.92.18</b>						
<b>Disability by Age</b>						
Wheeler 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	4	6.8%	0	0%	4	3.5%
18 to 34	0	0%	5	9.6%	5	5.1%
35 to 64	20	10.1%	17	9.9%	37	10%
65 to 74	19	33.9%	7	13.2%	26	23.9%
75 or Older	17	63%	18	33.3%	35	43.2%
<b>Total</b>	<b>60</b>	<b>14.6%</b>	<b>47</b>	<b>11.9%</b>	<b>107</b>	<b>13.3%</b>

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table II.92.19. Some 7 percent have an ambulatory disability, 2 have an independent living disability, and 0.4 percent have a self-care disability.

<b>Table II.92.19</b>		
<b>Total Disabilities Tallied: Aged 5 and Older</b>		
Wheeler County 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	37	4.6%
Vision disability	24	3%
Cognitive disability	7	0.9%
Ambulatory disability	54	7%
Self-Care disability	3	0.4%
Independent living disability	13	2%

## Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table II.92.20 and Table II.92.21. In 2016, some 477 persons were employed and 3 were unemployed. This totaled a labor force of 480 persons. The unemployment rate for Wheeler County was estimated to be 0.6 in 2016.

<b>Table II.92.20</b>	
<b>Employment, Labor Force and Unemployment</b>	
Wheeler County 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	477
Unemployed	3
<b>Labor Force</b>	<b>480</b>
Unemployment Rate	0.6%



In 2016, 95.7 percent of households in Wheeler County had a high school education or greater.

<b>Table II.92.21</b>	
<b>High School or Greater Education</b>	
Wheeler County 2016 Five-Year ACS Data	
<b>Education Level</b>	<b>Households</b>
High School or Greater	357
Total Households	373
<b>Percent High School or Above</b>	<b>95.7%</b>

As seen in Table II.92.22, 38.1 percent of the population had a high school diploma or equivalent, another 39.2 percent have some college, 11.8 percent have a Bachelor's Degree, and 4.2 percent of the population had a graduate or professional degree.

<b>Table II.92.22</b>		
<b>Educational Attainment</b>		
Wheeler County 2016 Five-Year ACS Data		
<b>Education Level</b>	<b>Population</b>	<b>Percent</b>
Less Than High School	44	6.7%
High School or Equivalent	251	38.1%
Some College or Associates Degree	258	39.2%
Bachelor's Degree	78	11.8%
Graduate or Professional Degree	28	4.2%
<b>Total Population Above 18 years</b>	<b>659</b>	<b>100.0%</b>

## ECONOMICS

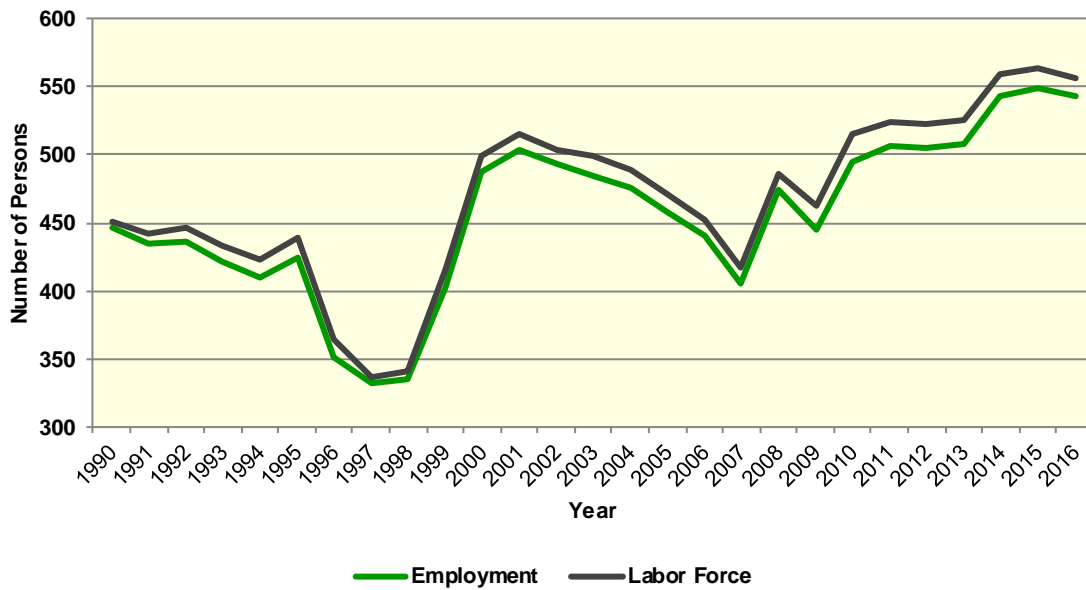
### Labor Force

Table II.92.23, shows the labor force statistics for Wheeler County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 1.1. The highest level of unemployment occurred during 2010 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 Wheeler County decreased from 2.5 percent in 2015 to 2.3 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table II.92.23 Labor Force Statistics Wheeler County 1990 - 2016 BLS Data					
Year	Wheeler County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	5	446	451	1.1%	2.3%
1991	7	435	442	1.6%	2.7%
1992	9	437	446	2%	2.9%
1993	11	422	433	2.5%	2.8%
1994	13	410	423	3.1%	2.6%
1995	15	424	439	3.4%	2.6%
1996	13	352	365	3.6%	2.7%
1997	5	332	337	1.5%	2.5%
1998	6	335	341	1.8%	2.6%
1999	14	402	416	3.4%	2.8%
2000	12	487	499	2.4%	2.8%
2001	12	504	516	2.3%	3.1%
2002	11	493	504	2.2%	3.6%
2003	14	485	499	2.8%	3.9%
2004	13	476	489	2.7%	3.9%
2005	13	459	472	2.8%	3.8%
2006	11	441	452	2.4%	3.1%
2007	12	405	417	2.9%	3%
2008	11	475	486	2.3%	3.3%
2009	17	445	462	3.7%	4.6%
2010	20	495	515	3.9%	4.6%
2011	17	507	524	3.2%	4.4%
2012	18	505	523	3.4%	4%
2013	18	508	526	3.4%	3.8%
2014	16	543	559	2.9%	3.3%
2015	14	549	563	2.5%	3%
2016	13	543	556	2.3%	3.2%

Diagram II.92.2, shows the employment and labor force for Wheeler County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 543 persons, with the labor force reaching 556, indicating there were a total of 13 unemployed persons.

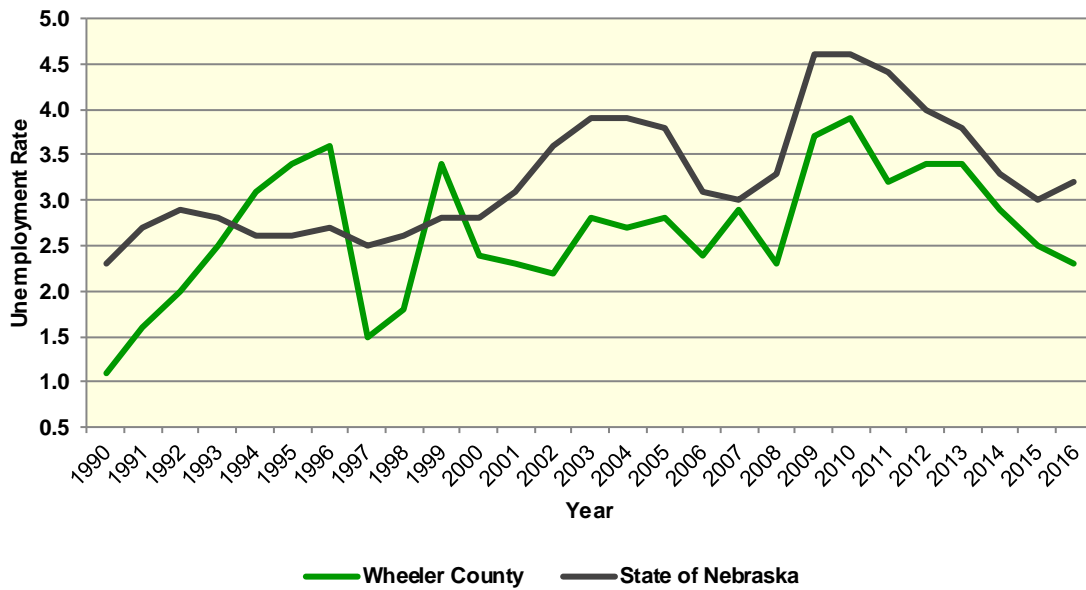
**Diagram II.92.2**  
**Employment and Labor Force**  
 Wheeler County  
 1990 – 2016 BLS Data



### Unemployment

Diagram II.92.3, shows the unemployment rate for both the State and Wheeler County. During the 1990’s the average rate for Wheeler County was 2.4, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 2.6, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 3.1. Over the course of the entire period Wheeler County had an average unemployment rate lower than the state, 2.7 percent for Wheeler County, versus 3.3 statewide.

**Diagram II.92.3**  
**Annual Unemployment Rate**  
 Wheeler 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.92.24, shows total real earnings by industry for Wheeler County. In the most recent 2016 estimate, the farm industry had the largest total real earnings, with total real earnings reaching 64,635,000 dollars. Between 2015 and 2016 the accommodation and food services industry saw the largest percentage increase, rising by 33 percent to 221,000 dollars.



**Table II.92.24**  
**Real Earnings by Industry**  
 Wheeler 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	22,031	26,803	40,382	34,786	52,181	77,152	78,705	64,635	-17.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	331	276	0	0	0
Manufacturing	0	0	80	92	105	69	0	0	0
Wholesale trade	0	0	0	1,490	1,547	1,612	1,665	1,582	-5
Retail trade	467	0	0	0	0	0	0	0	0
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	75	143	108	132	147	11.6
Professional and technical services	0	66	70	69	68	54	70	82	17.3
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	98	85	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	65	134	167	145	110	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	89	0	0	0	138	130	166	221	33
Other services, except public administration	0	0	0	0	0	0	0	0	0
Government and government enterprises	2,566	3,139	3,152	3,044	2,873	2,887	3,029	3,186	5.2
<b>Total</b>	<b>29,287</b>	<b>35,908</b>	<b>49,967</b>	<b>45,140</b>	<b>62,465</b>	<b>88,031</b>	<b>90,608</b>	<b>76,943</b>	<b>-15.1</b>



Table II.92.25, shows the total employment by industry for Wheeler County. The most recent estimates show the farm industry was the largest employer in Wheeler County, with employment reaching 291 jobs in 2016. Between 2015 and 2016 the government and government enterprises industry saw the largest percentage increase, rising by 1.5 percent to 69 jobs.

**Table II.92.25**  
**Employment by Industry**  
Wheeler County  
BEA Table CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	380	294	296	273	276	273	306	291	-4.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	16	17	0	0	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	0	0	51	53	51	59	56	-5.1
Retail trade	22	0	0	0	0	0	0	0	0
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	10	16	0	14	18	14	14	14	0
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	10	0	0	0	18	19	22	19	-13.6
Other services, except public administration	0	0	0	0	0	0	0	0	0
Government and government enterprises	79	69	67	67	67	68	68	69	1.5
<b>Total</b>	<b>671</b>	<b>601</b>	<b>616</b>	<b>627</b>	<b>640</b>	<b>639</b>	<b>677</b>	<b>658</b>	<b>-2.8</b>



Table II.92.26, shows the real average earnings per job by industry for Wheeler County. These figures are calculated by dividing the Total Real Earning displayed in Table II.92.24 and Table II.92.25, by Industry. In 2016, the farm industry had the highest average earnings reaching 222,113 dollars. Between 2015 and 2016 the accommodation and food services industry saw the largest percentage increase, rising by 54 percent to 11,632 dollars.

**Table II.92.26**  
**Real Earnings Per Job by Industry**  
Wheeler County  
BEA Table CA5N and CA25 Data

NAICS Categories	2001	2010	2011	2012	2013	2014	2015	2016	% Change 15-16
Farm earnings	57,975	91,166	136,425	127,419	189,061	282,608	257,206	222,113	-13.6
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	0	0	0	0	0	0	0	0	0
Utilities	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	20,718	16,265	0	0	0
Manufacturing	0	0	0	0	0	0	0	0	0
Wholesale trade	0	0	0	29,222	29,188	31,605	28,214	28,250	0.1
Retail trade	21,230	0	0	0	0	0	0	0	0
Transportation and warehousing	0	0	0	0	0	0	0	0	0
Information	0	0	0	0	0	0	0	0	0
Finance and insurance	0	0	0	0	0	0	0	0	0
Real estate and rental and leasing	0	0	0	5,372	7,934	7,680	9,408	10,500	11.6
Professional and technical services	0	0	0	0	0	0	0	0	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0
Educational services	0	0	0	0	0	0	0	0	0
Health care and social assistance	0	0	0	0	0	0	0	0	0
Arts, entertainment, and recreation	0	0	0	0	0	0	0	0	0
Accommodation and food services	8,916	0	0	0	7,644	6,845	7,553	11,632	54
Other services, except public administration	0	0	0	0	0	0	0	0	0
Government and government enterprises	32,475	45,490	47,046	45,435	42,880	42,454	44,550	46,174	3.6
<b>Total</b>	<b>43,646</b>	<b>59,747</b>	<b>81,115</b>	<b>71,994</b>	<b>97,602</b>	<b>137,763</b>	<b>133,837</b>	<b>116,935</b>	<b>-12.6</b>

Table II.92.27 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 \$88,417,000 a -13.2 percent change between 2015 and 2016. The Table shows further annual data for the years 1969 through 2016. In 2010, total employment was 601 and 658 in 2016, which was a percentage change of -2.8 over this period.

**Table II.92.27**  
**Total Employment and Real Personal Income**  
 Wheeler 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	9,403	299	-93	2,559	1,035	12,606	11,813	461	20,396
1970	9,017	313	-108	2,798	1,243	12,637	11,923	469	19,227
1971	12,365	321	-74	2,817	1,243	16,029	14,828	470	26,308
1972	12,593	344	-67	3,351	1,450	16,983	15,596	491	25,645
1973	18,934	394	-47	4,278	1,744	24,515	23,259	502	37,715
1974	12,865	423	-62	4,379	1,762	18,521	17,554	514	25,027
1975	8,504	483	-153	4,623	2,356	14,847	14,087	539	15,778
1976	10,940	509	-158	4,436	2,398	17,107	16,787	543	20,148
1977	5,880	523	-365	4,627	2,509	12,128	12,201	560	10,501
1978	11,437	533	-210	4,594	2,235	17,522	16,849	565	20,243
1979	9,244	660	3	4,840	2,201	15,628	15,056	613	15,081
1980	10,537	751	158	5,384	2,270	17,599	16,494	707	14,905
1981	17,249	836	-632	5,767	2,435	23,983	21,881	720	23,957
1982	30,314	945	-1,010	6,239	2,418	37,016	33,774	780	38,865
1983	36,263	845	-843	6,209	2,580	43,365	39,032	788	46,020
1984	57,967	900	-764	7,245	2,612	66,160	63,372	759	76,373
1985	42,194	915	-720	7,177	2,539	50,275	49,679	748	56,410
1986	29,515	931	-571	6,679	2,584	37,277	37,691	681	43,342
1987	30,996	962	-456	6,719	2,574	38,870	42,343	706	43,903
1988	28,466	1,001	-403	6,262	2,745	36,070	38,170	660	43,130
1989	24,541	1,059	-270	6,473	2,674	32,359	34,135	625	39,266
1990	27,340	1,040	-250	6,519	2,917	35,486	37,472	610	44,820
1991	26,141	1,006	-252	6,634	2,739	34,256	36,795	580	45,070
1992	23,511	1,063	-332	6,638	2,855	31,609	34,172	579	40,606
1993	29,307	1,145	-609	6,512	3,216	37,282	40,174	612	47,888
1994	27,654	1,226	-971	6,578	3,028	35,063	36,753	602	45,937
1995	27,810	1,098	-1,071	7,318	3,188	36,147	38,701	607	45,816
1996	26,751	1,061	-1,309	7,387	3,525	35,294	37,787	639	41,864
1997	29,931	1,130	-1,766	7,691	3,669	38,396	41,599	659	45,420
1998	27,860	1,184	-2,100	7,323	4,250	36,149	39,987	661	42,150
1999	27,915	1,173	-1,956	6,878	3,861	35,525	39,560	680	41,051
2000	31,316	1,157	-2,118	6,683	3,971	38,696	43,725	650	48,179
2001	29,287	1,246	-2,333	6,974	4,052	36,735	42,814	671	43,646
2002	28,211	1,216	-2,143	6,197	4,171	35,221	42,080	638	44,218
2003	33,653	1,206	-2,311	6,257	4,105	40,497	49,690	635	52,996
2004	27,509	1,274	-2,180	6,291	4,240	34,587	42,647	618	44,513
2005	35,602	1,202	-1,974	5,772	5,023	43,221	51,949	607	58,653
2006	28,206	1,479	-1,990	5,275	4,701	34,714	42,028	605	46,622
2007	24,354	1,618	-2,135	6,229	4,458	31,288	37,381	592	41,139
2008	27,791	1,609	-1,933	7,345	4,802	36,396	43,798	589	47,184
2009	27,709	1,493	-1,508	6,930	4,606	36,243	44,800	598	46,336
2010	35,908	1,346	-874	6,132	4,828	44,647	54,184	601	59,747
2011	49,967	1,149	-697	7,351	5,317	60,789	74,587	616	81,114
2012	45,140	1,204	-408	9,583	5,444	58,555	73,654	627	71,994
2013	62,465	1,298	-383	7,660	4,694	73,139	96,362	640	97,602
2014	88,031	1,359	-483	7,829	4,883	98,900	129,112	639	137,763
2015	90,608	1,378	-726	8,482	4,841	101,827	135,228	677	133,837
2016	76,943	1,424	-740	8,628	5,010	88,417	113,939	658	116,935



Diagram II.92.4, shows real average earnings per job for Wheeler County from 1990 to 2016. Over this period the average earning per job for Wheeler County was 59,745 dollars, which was higher than the statewide average of 46,130 dollars over the same period.

**Diagram II.92.4**  
**Real Average Earnings Per Job**  
 Wheeler County  
 BEA Data 1990 - 2016

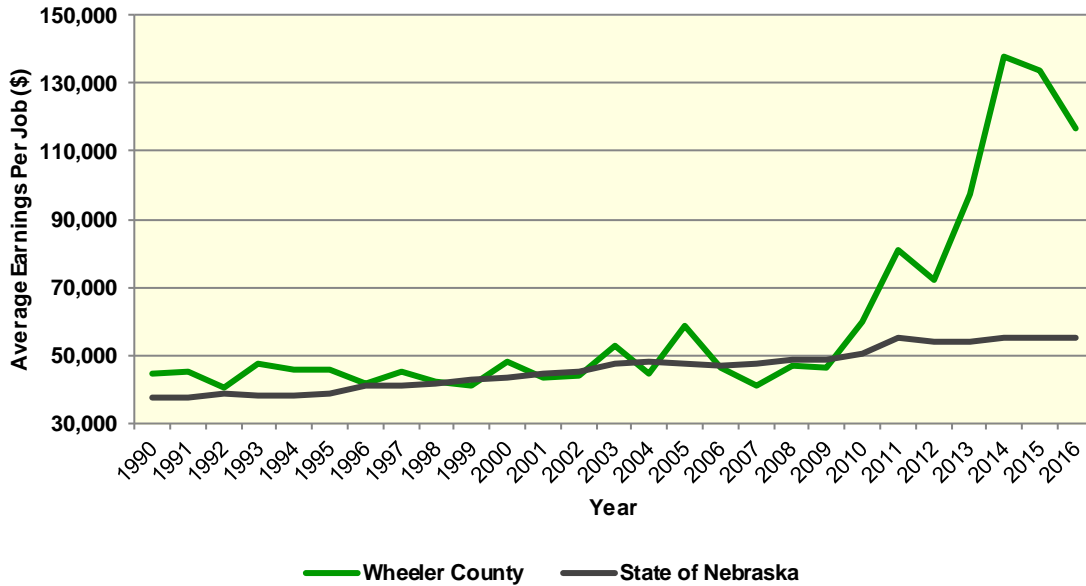
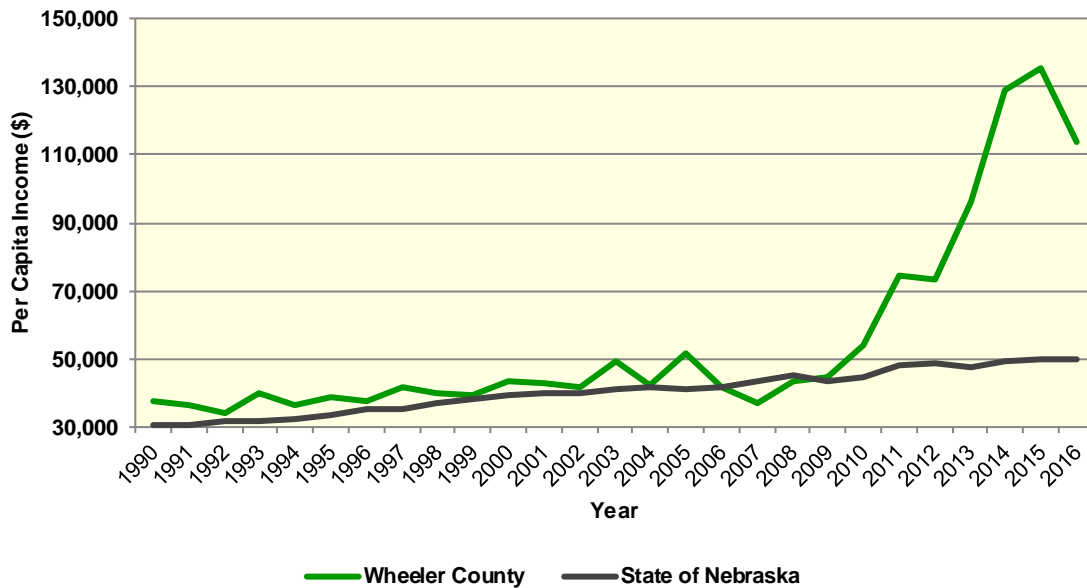


Diagram II.92.5, shows real per capita income in Wheeler County from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Wheeler County was 55,592 dollars, which was higher than the statewide average of 40,548 dollars over the same period.

**Diagram II.92.5**  
**Real Per Capita Income**  
 Wheeler 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.92.28 with the 2016 information considered preliminary. Between 2015 and 2016, total annual employment decreased from 322 persons in 2015 to 317 in 2016, a change of -2 percent.

**Table II.92.28**  
**Total Monthly Employment**  
 Wheeler County  
 BLS QCEW Data, 2001–2016(p)

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	258	248	256	334	307	298	313	319	311	313	329
Feb	256	245	256	332	293	293	312	324	320	326	330
Mar	255	251	252	325	299	306	294	329	321	321	332
Apr	257	250	300	316	297	286	319	309	322	327	322
May	249	230	288	326	289	311	313	308	319	330	308
Jun	245	236	291	310	283	288	297	287	311	322	309
Jul	243	235	293	305	278	286	296	288	310	310	293
Aug	246	232	293	309	280	286	285	288	327	325	305
Sep	249	244	305	314	285	292	299	311	308	314	305
Oct	260	237	311	312	285	305	306	322	316	334	318
Nov	256	243	318	323	293	306	302	317	314	321	324
Dec	259	242	328	307	301	311	310	316	328	321	323
<b>Annual</b>	<b>253</b>	<b>241</b>	<b>291</b>	<b>318</b>	<b>291</b>	<b>297</b>	<b>304</b>	<b>310</b>	<b>317</b>	<b>322</b>	<b>317</b>
% Change	-3%	-5%	21%	9%	-8%	2%	2%	2%	2%	2%	-2%

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 \$642 in 2015. In 2016, average weekly wages saw a increase of 1 percent over the prior year, rising to 648 dollars, or by 6 dollars. These data are shown in Table II.92.29.

<b>Table II.92.29</b>						
<b>Average Weekly Wages</b>						
Wheeler County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	373	336	350	341	350	
2002	363	357	377	364	365	4%
2003	414	376	410	382	395	8%
2004	413	394	424	419	413	5%
2005	472	397	432	458	441	7%
2006	485	467	427	458	460	4%
2007	478	497	429	539	486	6%
2008	536	537	478	546	524	8%
2009	519	524	532	592	541	3%
2010	521	591	501	593	552	2%
2011	605	572	587	582	586	6%
2012	579	949	591	595	680	16%
2013	575	708	590	627	624	-8%
2014	623	739	604	664	658	5%
2015	761	570	607	631	642	-2%
2016(p)	628	609	662	694	648	1%

Total business establishments reported by the QCEW are displayed in Table II.92.28. Between 2015 and 2016, the total number of business establishments in Wheeler County remained unchanged from 41 to 41 establishments.

<b>Table II.92.30</b>						
<b>Number of Business Establishments</b>						
Wheeler County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	27	28	28	27	28	
2002	27	27	27	28	27	-4%
2003	30	30	29	28	29	7%
2004	28	29	34	31	31	7%
2005	31	30	31	31	31	(ND)%
2006	30	31	31	31	31	(ND)%
2007	33	32	32	33	33	6%
2008	35	35	35	34	35	6%
2009	36	38	38	36	37	6%
2010	36	36	37	36	36	-3%
2011	40	36	37	37	38	6%
2012	37	37	36	37	37	-3%
2013	36	39	40	42	39	5%
2014	41	41	41	41	41	5%
2015	41	42	41	41	41	(ND)%
2016	41	41	41	40	41	(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 9.1 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 25.0 percent over the period. On the other hand, by 2016 there were 22 returns for AGIs of \$100,000 or more. Table II.92.31 presents AGI distribution for the years 1991 through 2016.

Table II.92.31 Income Tax Returns by Adjusted Gross Income Wheeler 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 <sup>176</sup>
1991	179	42	82	38	22	0	0	0	0	395
1992	176	34	85	39	12	0	0	0	0	387
1993	158	39	77	36	28	0	0	0	0	368
1994	169	38	74	47	12	0	0	0	0	375
1995	172	33	72	53	23	0	0	0	0	384
1996	163	38	75	50	22	0	0	0	0	386
1997	154	38	73	56	10	13	0	0	0	384
1998	148	30	91	55	13	0	0	12	0	382
1999	132	35	72	51	11	0	0	10	0	355
2000	125	31	64	55	14	0	0	13	0	352
2001	118	26	58	62	16	11	0	0	0	340
2002	110	30	64	38	32	10	0	0	0	328
2003	96	26	61	46	38	0	0	0	0	318
2004	100	28	56	43	39	11	0	0	0	322
2005	113	18	40	44	0	0	0	0	0	314
2006	97	26	56	57	0	0	0	13	0	332
2007	98	30	51	42	44	0	0	15	0	330
2008	106	19	53	38	28	37	0	10	0	325
2009	102	27	40	44	47	14	0	0	0	327
2010	88	20	41	44	48	0	0	13	0	315
2011	79	29	46	47	47	21	0	18	0	328
2012	72	30	37	42	43	24	0	29	0	323
2013	68	28	43	39	50	28	0	23	0	328
2014	70	18	43	36	41	62	11	29	0	332
2015	57	19	49	36	50	38	0	41	0	330
2016	80	19	35	36	60	42	0	22	0	335

<sup>176</sup> Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 162 in 2010 to 88 in 2016, with the poverty rate reaching 11.4 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.92.32 presents poverty data for the county.

Table II.92.32 Persons in Poverty Wheeler County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	131	15.1%
2001	140	16.6%
2002	119	14.4%
2003	101	12.4%
2004	84	10.3%
2005	116	14.1%
2006	116	14.2%
2007	120	14.9%
2008	150	18.7%
2009	153	20.2%
2010	162	19.9%
2011	125	15.4%
2012	106	13.2%
2013	121	16%
2014	96	12.6%
2015	85	11.4%
2016	88	11.4%

The rate of poverty for Wheeler County is shown in Table II.92.33. In 2016, there were an estimated 41 persons living in poverty. This represented a 5.1 percent poverty rate, compared to 20.9 percent poverty in 2000. In 2016, some 12.2 percent of those in poverty were under age 6, and 34.1 percent were 65 or older.

Table II.92.33 Poverty by Age Wheeler 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	20	10.9%	5	12.2%
6 to 17	50	27.3%	4	9.8%
18 to 64	88	48.1%	18	43.9%
65 or Older	25	13.7%	14	34.1%
<b>Total</b>	<b>183</b>	<b>100.0%</b>	<b>41</b>	<b>100.0%</b>
<b>Poverty Rate</b>	<b>20.9%</b>	.	<b>5.1%</b>	.

## HOUSING

The Census Bureau estimates that the total number of housing units decreased by -0.7 percent in Wheeler County between 2010 and 2016, from 576 to 572. This compared to an estimated 3.8 percent increase statewide, as shown in Table II.92.34.

Table II.92.34 Housing Units State of Nebraska vs. Wheeler County 2000 and 2016 Census Data and Intercensal Estimates				
Subject	Nebraska	% Growth Since Census	Wheeler County	% Growth Since Census
2000 Census Base	722,656	.	562	.
2010 Census	796,793	10.3	576	2.5
July 2011 Estimate	801,068	0.5	574	-0.3
July 2012 Estimate	804,586	1	574	-0.3
July 2013 Estimate	809,062	1.5	574	-0.3
July 2014 Estimate	814,835	2.3	575	-0.2
July 2015 Estimate	820,725	3	573	-0.5
July 2016 Estimate	827,156	3.8	572	-0.7

### Housing Production

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



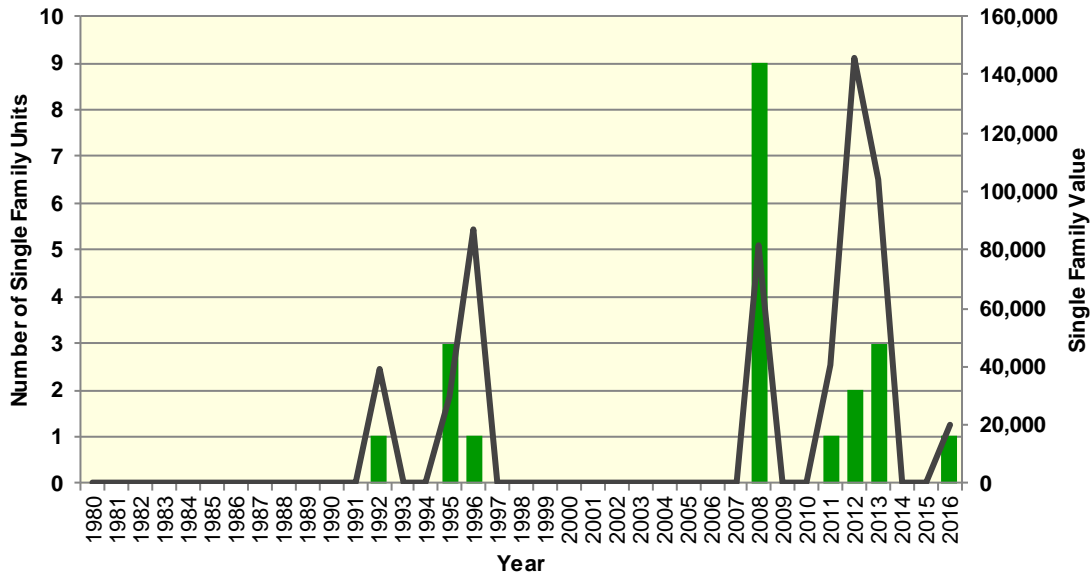
valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Wheeler County increased from 0 authorizations in 2015 to 1 in 2016.

The real value of single-family building permits increased from \$0 in 2015 to \$20,000 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.92.35.

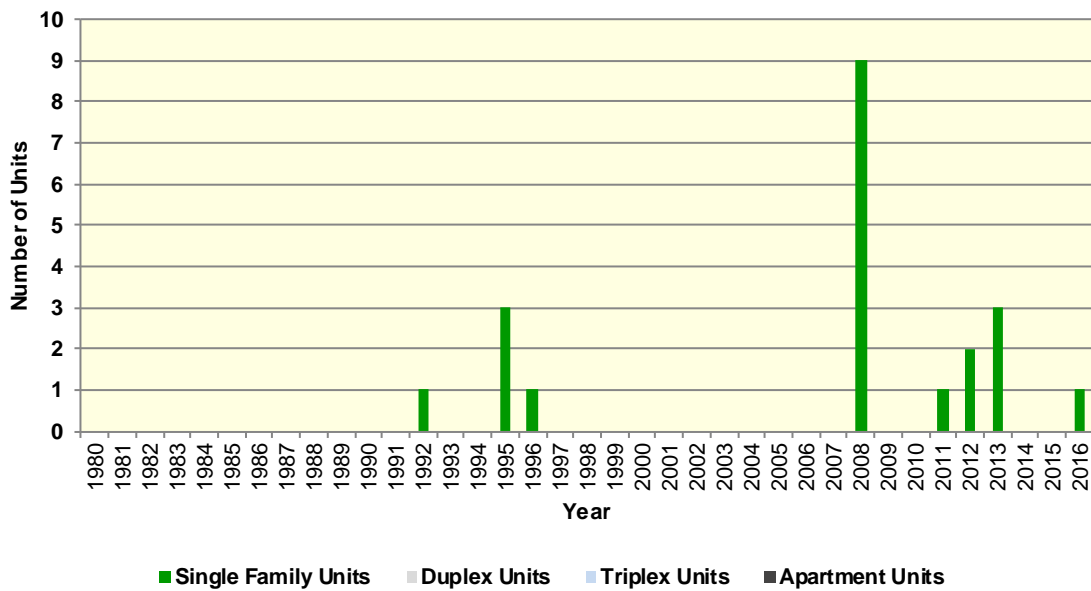
<b>Table II.92.35</b> <b>Building Permits and Valuation</b> Wheeler County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0
1984	0	0	0	0	0	0	0
1985	0	0	0	0	0	0	0
1986	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0
1991	0	0	0	0	0	0	0
1992	1	0	0	0	1	39,482	0
1993	0	0	0	0	0	0	0
1994	0	0	0	0	0	0	0
1995	3	0	0	0	3	29,590	0
1996	1	0	0	0	1	87,184	0
1997	0	0	0	0	0	0	0
1998	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0
2003	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0
2006	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0
2008	9	0	0	0	9	81,353	0
2009	0	0	0	0	0	0	0
2010	0	0	0	0	0	0	0
2011	1	0	0	0	1	40,453	0
2012	2	0	0	0	2	145,641	0
2013	3	0	0	0	3	104,243	0
2014	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0
2016	1	0	0	0	1	20,000	0



**Diagram II.92.6**  
**Single-Family Permits**  
 Wheeler County  
 Census Bureau Data, 1980–2016



**Diagram II.92.7**  
**Total Permits by Unit Type**  
 Wheeler County  
 Census Bureau Data, 1980–2016



## Housing Characteristics

Housing types by unit are shown in Table II.92.36. In 2016, there were 546 housing units, down from 561 in 2000. Single-family units accounted for 78.8 percent of units in 2016, compared to 79.5 in 2000. Apartment units accounted for 0 percent in 2016, compared to 1.6 percent in 2000.

<b>Table II.92.36</b>				
<b>Housing Units by Type</b>				
Wheeler 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	446	79.5%	430	78.8%
Duplex	4	0.7%	0	0%
Tri- or Four-Plex	4	0.7%	5	0.9%
Apartment	9	1.6%	0	0%
Mobile Home	98	17.5%	111	20.3%
Boat, RV, Van, Etc.	0	0%	0	0%
<b>Total</b>	<b>561</b>	<b>100.0%</b>	<b>546</b>	<b>100.0%</b>

Some 60.8 percent of housing was occupied in 2010, compared to 62.7 percent in 2000. Owner-occupied housing changed 4.1 percent between 2000 and 2010, ending with owner-occupied units representing 72.6 percent of units. Vacant units changed by 8.1 percent, resulting in 226 vacant units in 2010.

<b>Table II.92.37</b>					
<b>Housing Units by Tenure</b>					
Wheeler County					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	352	62.7%	350	60.8%	-0.6%
Owner-Occupied	244	69.3%	254	72.6%	4.1%
Renter-Occupied	108	30.7%	96	27.4%	-11.1%
Vacant Housing Units	209	37.3%	226	39.2%	8.1%
<b>Total Housing Units</b>	<b>561</b>	<b>100.0%</b>	<b>576</b>	<b>100.0%</b>	<b>2.7%</b>

Table II.92.38 shows housing units by tenure from 2010 to 2016. By 2016, there were 546 housing units. An estimated 75.1 percent were owner-occupied, and 31.7 percent were vacant.

<b>Table II.92.38</b>				
<b>Housing Units by Tenure</b>				
Wheeler County				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	350	60.8%	373	68.3%
Owner-Occupied	254	72.6%	280	75.1%
Renter-Occupied	96	27.4%	93	24.9%
Vacant Housing Units	226	39.2%	173	31.7%
<b>Total Housing Units</b>	<b>576</b>	<b>100.0%</b>	<b>546</b>	<b>100.0%</b>

Households by household size are shown in Table II.92.39. There were a total of 350 households in 2010, down from 352 in 2000. One person households changed by -4.9 percent between 2000

and 2010, while two person households changed by 27.5 percent. Three and four person households changed by -30.4 and -7.5 respectively, representing 9.1 percent and 10.6 percent of the population in 2010.

<b>Table II.92.39</b>					
<b>Households by Household Size</b>					
Wheeler County					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00-10
	Households	% of Total	Households	% of Total	
One Person	102	29%	97	27.7%	-4.9%
Two Persons	120	34.1%	153	43.7%	27.5%
Three Persons	46	13.1%	32	9.1%	-30.4%
Four Persons	40	11.4%	37	10.6%	-7.5%
Five Persons	27	7.7%	22	6.3%	-18.5%
Six Persons	12	3.4%	6	1.7%	-50%
Seven Persons or More	5	1.4%	3	0.9%	-40%
<b>Total</b>	<b>352</b>	<b>100.0%</b>	<b>350</b>	<b>100.0%</b>	<b>-0.6%</b>

Households by income is shown in Table II.92.40. Households earning more than \$100,000 per year represented 16.4 percent of households in 2016, compared to 4.7 percent in 2000. Households earning between \$50,000 and \$74,999 represented 24.4 percent of households in 2016, compared to 9.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 8.8 percent of households in 2016, compared to 23.7 percent in 2000.

<b>Table II.92.40</b>				
<b>Households by Income</b>				
Wheeler 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	85	23.7%	33	8.8%
\$15,000 to \$19,999	46	12.8%	21	5.6%
\$20,000 to \$24,999	31	8.7%	13	3.5%
\$25,000 to \$34,999	66	18.4%	50	13.4%
\$35,000 to \$49,999	68	19%	77	20.6%
\$50,000 to \$74,999	35	9.8%	91	24.4%
\$75,000 to \$99,999	10	2.8%	27	7.2%
\$100,000 or More	17	4.7%	61	16.4%
<b>Total</b>	<b>358</b>	<b>100.0%</b>	<b>373</b>	<b>100.0%</b>

Table II.92.41 shows households by year home built. Housing units built between 2000 and 2009, account for 13.9 percent and those built in 2010 or later accounted for 0 percent of households. Households built in the 1970's, 1980's, and 1990's account for 10.7 percent, 8.3 percent, and 11, respectively. Housing units built prior to 1939 represented 29.2 percent of households in 2016.



<b>Table II.92.41</b>				
<b>Households by Year Home Built</b>				
Wheeler 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	104	29.5%	109	29.2%
1940 to 1949	35	9.9%	41	11%
1950 to 1959	57	16.2%	28	7.5%
1960 to 1969	30	8.5%	31	8.3%
1970 to 1979	55	15.6%	40	10.7%
1980 to 1989	26	7.4%	31	8.3%
1990 to 1999	45	12.8%	41	11%
2000 to 2009	.	.	52	13.9%
2010 or Later	.	.	0	0%
<b>Total</b>	<b>352</b>	<b>100.0%</b>	<b>373</b>	<b>100.0%</b>

The distribution of unit types by race are shown in Table II.92.42. An estimated 89.5 percent of white households occupy single-family homes. Some 0 percent of white households occupy apartments.

<b>Table II.92.42</b>							
<b>Distribution of Units in Structure by Race</b>							
Wheeler County							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	89.5%	%	%	%	%	%	100%
Duplex	0%	%	%	%	%	%	0%
Tri- or Four-Plex	1.3%	%	%	%	%	%	0%
Apartment	0%	%	%	%	%	%	0%
Mobile Home	9.1%	%	%	%	%	%	0%
Boat, RV, Van, Etc.	0%	%	%	%	%	%	0%
<b>Total</b>	<b>100.0%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>	<b>100.0%</b>

The disposition of vacant housing units in 2000 and 2010 are shown in Table II.92.43. An estimated 1.8 percent of vacant units were for rent in 2010, a -55.6 percent change since 2000. In addition, some 0.9 percent of vacant units were for sale, a change of -71.4 percent between 2000 and 2010. "Other" vacant units represented 22.1 percent of vacant units in 2010. This is a change of 28.2 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.



<b>Table II.92.43</b> <b>Disposition of Vacant Housing Units</b> Wheeler County 2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	9	4.3%	4	1.8%	-55.6%
For Sale	7	3.3%	2	0.9%	-71.4%
Rented or Sold, Not Occupied	5	2.4%	7	3.1%	40%
For Seasonal, Recreational, or Occasional Use	149	71.3%	163	72.1%	9.4%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	39	18.7%	50	22.1%	28.2%
<b>Total</b>	<b>209</b>	<b>100.0%</b>	<b>226</b>	<b>100.0%</b>	<b>8.1%</b>

The disposition of vacant units between 2010 and 2016 are shown in Table II.92.44. By 2016, for rent units accounted for 0 percent of vacant units, while for sale units accounted for 1.7 percent. “Other” vacant units accounted for 21.4 percent of vacant units, representing a total of 37 “other” vacant units.

<b>Table II.92.44</b> <b>Disposition of Vacant Housing Units</b> Wheeler County 2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	4	1.8%	0	0%
For Sale	2	0.9%	3	1.7%
Rented Not Occupied	3	1.3%	0	0%
Sold Not Occupied	4	1.8%	0	0%
For Seasonal, Recreational, or Occasional Use	163	72.1%	133	76.9%
For Migrant Workers	0	0%	0	0%
Other Vacant	50	22.1%	37	21.4%
<b>Total</b>	<b>226</b>	<b>100.0%</b>	<b>173</b>	<b>100.0%</b>

### Department of Property Assessment Division

The Department of Property Assessment Division (PAD) provided a database of residential property transactions over the last 19 years. Property transactions are primarily related to existing buildings, with very few for new construction. During fiscal years 1999 through 2017, there were 174 property transactions in Wheeler County. Of these, 118 were for single-family homes during this 19-year period, as shown in Table II.92.45.



<b>Table II.92.45</b>						
<b>Residential Property Transactions</b>						
Wheeler County						
Fiscal Years 1999–2017 PAD Data						
<b>Year</b>	<b>Single-Family</b>	<b>Mobile Home</b>	<b>Duplex</b>	<b>Townhome</b>	<b>Missing</b>	<b>Total</b>
1999	6	1	0	0	0	7
2000	10	5	0	0	0	15
2001	6	3	0	0	0	9
2002	7	5	0	0	0	12
2003	10	7	0	0	0	17
2004	12	5	0	0	0	17
2005	8	5	0	0	0	13
2006	4	2	0	0	1	7
2007	3	2	0	0	0	5
2008	2	1	0	0	0	3
2009	8	4	0	0	0	12
2010	4	2	0	0	0	6
2011	1	1	0	0	0	2
2012	1	1	0	0	0	2
2013	6	2	0	0	0	8
2014	6	3	0	0	0	9
2015	11	3	0	0	0	14
2016	4	2	0	0	0	6
2017	9	1	0	0	0	10
<b>Total</b>	<b>118</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>174</b>

The PAD data also include descriptions of the quality of the building, which refers to the grade of materials and workmanship used in the original construction. Of the 47 single-family home property transactions for units built before 1930, 25.5 percent of units were of low quality and 48.9 percent were of fair quality. Conversely, of the 4 homes built from 2001 through 2010, 0 percent of units were of low quality and 75 percent of fair quality. Table II.92.46 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.92.46</b>										
<b>Single-Family Homes by Year Built and Quality of Materials and Workmanship</b>										
Wheeler County										
Fiscal Years 1999–2017 PAD Data										
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2010</b>	<b>2011-2017</b>	<b>Missing</b>	<b>Total</b>
Low	12	26	1	1	2	3	0	1	0	46
Fair	23	20	2	2	0	0	3	0	1	51
Average	11	4	0	2	0	1	1	0	0	19
Good	1	0	0	1	0	0	0	0	0	2
Very Good	0	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>47</b>	<b>50</b>	<b>3</b>	<b>6</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>118</b>

In regard to the current condition of residential dwellings, of the same 47 single-family homes built before 1930, 34.0 percent of the homes were worn out or badly worn, and 42.6 percent were in average condition. Table II.92.47 provides details about the condition of single-family residential dwellings by year built.



<b>Table II.92.47</b> <b>Single-Family Homes by Year Built and Condition</b> Wheeler County Fiscal Years 1999–2017 PAD Data										
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2010	2011-2017	Missing	Total
Worn Out	4	3	0	0	0	0	0	0	0	7
Badly Worn	12	13	1	0	0	1	0	0	0	27
Average	20	21	2	5	1	3	2	1	1	56
Good	10	12	0	1	1	0	2	0	0	26
Very Good	1	1	0	0	0	0	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>47</b>	<b>50</b>	<b>3</b>	<b>6</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>1</b>	<b>1</b>	<b>118</b>

### Housing Costs

Between 2010 and 2017, the average price of an existing single-family home changed from \$43,750 to \$64,778, a total increase of 48.1 percent, as shown in Table II.92.48.

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 Wheeler County ranged from \$21,196 for homes built before 1930 to \$98,250 for homes built from 2001 to 2010, and \$67,000 for the newest homes built between 2011 and 2017.<sup>177</sup> Homes built from 2001 through 2010 were also larger, averaging 1,281 square feet per unit. Table II.92.49, provides additional details about single-family homes.

<b>Table II.92.48</b> <b>Average Sales Price of Single-Family Homes</b> Wheeler County Fiscal Years 1999–2017 PAD Data	
Fiscal Year	Average Sales Price (\$)
1999	13,542
2000	12,666
2001	10,333
2002	26,000
2003	14,750
2004	22,008
2005	17,688
2006	48,000
2007	25,000
2008	55,778
2009	25,756
2010	43,750
2011	60,000
2012	34,000
2013	46,333
2014	43,900
2015	43,364
2016	63,000
2017	64,778
<b>Average</b>	<b>31,458</b>

<b>Table II.92.49</b> <b>Single-Family Homes by Year Built, Average Sales Price, Average Floor Area, and Price Per Square Foot</b> Wheeler County Fiscal Years 1999–2017 PAD Data			
Year Built	Average Sales Price (\$)	Average Floor Area (Sq. Ft.)	Price per Sq. Ft. <sup>178</sup> (\$)
Before 1930	21,196	951	22.28
1931-1960	26,206	810	32.36
1961-1970	20,833	620	33.6
1971-1980	74,417	1,525	48.81
1981-1990	81,250	1,064	76.36
1991-2000	64,750	1,216	53.27
2001-2010	98,250	1,281	76.71
2011-2017	67,000	720	93.06
<b>Average</b>	<b>31,458</b>	<b>934</b>	<b>33.69</b>

<sup>177</sup> When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

<sup>178</sup> Price per sq. ft. may not compute precisely due to rounding-off of sales price and floor area.



## Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.92.50. In 2016, an estimated 1.1 percent of households were overcrowded, and an additional 2.1 percent were severely overcrowded.

<b>Table II.92.50</b>							
<b>Overcrowding and Severe Overcrowding</b>							
Wheeler County							
2000 Census SF3 & 2016 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner</b>							
2000 Census	242	98%	3	1.2%	2	0.8%	247
2016 Five-Year ACS	278	99.3%	2	0.7%	0	0%	280
<b>Renter</b>							
2000 Census	99	94.3%	2	1.9%	4	3.8%	105
2016 Five-Year ACS	83	89.2%	2	2.2%	8	8.6%	373
<b>Total</b>							
2000 Census	341	96.9%	5	1.4%	6	1.7%	352
2016 Five-Year ACS	361	96.8%	4	1.1%	8	2.1%	373

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 1 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Wheeler County. This is compared to 0 percent of households lacking complete plumbing facilities in 2000.

<b>Table II.92.51</b>		
<b>Households with Incomplete Plumbing Facilities</b>		
Wheeler County		
2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	352	372
Lacking Complete Plumbing Facilities	0	1
<b>Total Households</b>	<b>352</b>	<b>373</b>
<b>Percent Lacking</b>	<b>0%</b>	<b>0.3%</b>

There were 0 households lacking complete kitchen facilities in 2016, compared to 2 households in 2000. This was a change from 0.6 percent of households in 2000 to 0 percent in 2016.

<b>Table II.92.52</b> <b>Households with Incomplete Kitchen Facilities</b> Wheeler County 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	350	373
Lacking Complete Kitchen Facilities	2	0
<b>Total Households</b>	<b>352</b>	<b>373</b>
<b>Percent Lacking</b>	<b>0.6%</b>	<b>0%</b>

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Wheeler County, 7.8 percent of households had a cost burden and 9.1 percent had a severe cost burden. Some 2.2 percent of renters were cost burdened, and 3.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 7 percent and a severe cost burden rate of 8.5 percent. Owner occupied households with a mortgage had a cost burden rate of 16.2 percent, and severe cost burden at 17.5 percent.

<b>Table II.92.53</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Wheeler County 2000 Census & 2016 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
<b>Owner With a Mortgage</b>									
2000 Census	42	80.8%	6	11.5%	4	7.7%	0	0%	52
2016 Five-Year ACS	53	66.2%	13	16.2%	14	17.5%	0	0%	80
<b>Owner Without a Mortgage</b>									
2000 Census	70	89.7%	2	2.6%	4	5.1%	2	2.6%	78
2016 Five-Year ACS	169	84.5%	14	7%	17	8.5%	0	0%	200
<b>Renter</b>									
2000 Census	32	58.2%	2	3.6%	0	0%	21	38.2%	55
2016 Five-Year ACS	36	38.7%	2	2.2%	3	3.2%	52	55.9%	93
<b>Total</b>									
2000 Census	144	77.8%	10	5.4%	8	4.3%	23	12.4%	185
2016 Five-Year ACS	258	69.2%	29	7.8%	34	9.1%	52	13.9%	373



### Housing Problems by Income

Table II.92.54, shows the HUD calculated Median Family Income (MFI) for a family of four for Wheeler County. As can be seen in 2017 the MFI was \$55,700, which compared to \$68,200 for the State of Nebraska.

Table II.92.55 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 16 owner-occupied and 8 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 49 owner-occupied and 4 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 297 households without a housing problem.

<b>Table II.92.54</b> <b>Median Family Income</b> Wheeler County 2000–2017 HUD MFI		
Year	MFI	State of Nebraska MFI
2000	39,200	50,400
2001	41,300	53,400
2002	41,300	55,100
2003	40,200	55,400
2004	40,200	56,300
2005	40,250	57,400
2006	41,900	59,400
2007	41,300	58,200
2008	42,500	59,800
2009	43,500	62,000
2010	43,900	62,600
2011	60,700	63,500
2012	61,600	64,400
2013	53,200	64,600
2014	54,400	66,000
2015	57,400	66,800
2016	54,400	66,500
2017	55,700	68,200

**Table II.92.55**  
**Housing Problems by Income and Tenure**

Wheeler County  
2010–2014 HUD CHAS Data

Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
<b>Owner-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	30	15	4	0	0	49
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	4	4	0	4	16
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
has none of the 4 housing problems	4	15	40	30	135	224
<b>Total</b>	<b>38</b>	<b>34</b>	<b>48</b>	<b>30</b>	<b>143</b>	<b>293</b>
<b>Renter-Occupied</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	0	0
Housing cost burden greater than 50% of income (and none of the above problems)	0	4	0	0	0	4
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	4	4	0	0	0	8
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
has none of the 4 housing problems	4	4	10	20	35	73
<b>Total</b>	<b>8</b>	<b>12</b>	<b>10</b>	<b>20</b>	<b>39</b>	<b>89</b>
<b>Total</b>						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	4	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	0	0	4	4
Housing cost burden greater than 50% of income (and none of the above problems)	30	19	4	0	0	53
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	8	8	4	0	4	24
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
has none of the 4 housing problems	8	19	50	50	170	297
<b>Total</b>	<b>46</b>	<b>46</b>	<b>58</b>	<b>50</b>	<b>182</b>	<b>382</b>

## Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.92.56, of the loans in 2016, loans were for Home Purchases, were for Home Improvement and were for refinancing.



<b>Table II.92.56</b> <b>Owner-Occupied Single-Family Home Loans by Loan Type</b> Wheeler County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	3	0	2	5
2009	0	1	4	5
2010	0	0	1	1
2011	1	0	2	3
2012	0	1	1	2
2013	0	0	3	3
2014				
2015	0	0	3	3
2016				

Table II.92.57 shows the average loan value by loan type. In 2008, average home purchase loans was \$96,000. Overall, average loans were \$95,600 in 2008.

<b>Table II.92.57</b> <b>Owner-Occupied Single-Family Home Loans by Average Loan Amount</b> Wheeler County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$96,000	\$	\$95,000	\$95,600
2009	\$	\$74,000	\$100,250	\$95,000
2010	\$	\$	\$95,000	\$95,000
2011	\$95,000	\$	\$100,500	\$98,667
2012	\$	\$3,000	\$73,000	\$38,000
2013	\$	\$	\$296,333	\$296,333
2014	\$	\$	\$	\$
2015	\$	\$	\$228,000	\$228,000
2016	\$	\$	\$	\$

Table II.92.58 shows the total volume of owner-occupied single-family loans. In 2008, average home purchase loans was \$288,000. Overall, average loans were \$478,000 in 2008.

<b>Table II.92.58</b> <b>Total Volume of Owner-Occupied Single-Family Loans</b> Wheeler County 2008 – 2016 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	288,000		190,000	478,000
2009		74,000	401,000	475,000
2010			95,000	95,000
2011	95,000		201,000	296,000
2012		3,000	73,000	76,000
2013			889,000	889,000
2014				
2015			684,000	684,000
2016				

### 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.92.59 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2009 in Wheeler County. Unfortunately, no landlords or property managers have been able to complete the survey since 2009.

<b>Table II.92.59</b> <b>Survey of Rental Properties</b> Wheeler County 2002–2017 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	0	
2003	0	0	0	
2004	0	0	0	0
2005	0	0		
2006				
2007	0	0		0
2008	1	1	100	75
2009	1	1	100	90

