

THE 2021 PROFILE OF NEBRASKA

DEMOGRAPHICS, ECONOMICS, AND HOUSING

Volume II: Chapter I
March 26, 2021



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THE NEBRASKA INVESTMENT FINANCE AUTHORITY

2021
PROFILE OF NEBRASKA:
DEMOGRAPHICS, ECONOMICS,
AND HOUSING

VOLUME II: COUNTY PROFILES
CHAPTER I

PREPARED FOR THE
NEBRASKA INVESTMENT FINANCE AUTHORITY

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Final Report
March 26, 2021

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Executive Summary

Demographics

Census Bureau data showed that the statewide population of Nebraska increased by 108,067 persons, or by 5.9 percent, from 2010 through 2019. County population change in Nebraska saw significant shifts during the 2010 through 2019 time period as well, with 69 counties decreasing in population and only 24 counties increasing.

This finding continues a long Census Bureau estimate trend of more and more counties experiencing population declines. Of counties with a population increase, some were up sharply. For example, over the 2010 to 2019 period, Sarpy County had the state's highest population growth rate, at 17.9 percent. Sarpy, Thomas, Lancaster, Douglas, Buffalo, Banner and Loup counties' populations all rose more than 5.0 percent, as seen in Diagram A, at right. The three largest counties: Douglas, Lancaster, and Sarpy, increased in population by more than 116,256 persons in total. Further, these three counties had a total population of about 1,077,613 persons, or about 55.7 percent of the state's total population. By 2019, the counties with the greatest population percentage declines were Dundy, Rock and Sioux all of which fell more than 11.0 percent since 2010, also seen in Diagram A.

The counties with the largest absolute declines were Lincoln, Scotts Bluff and Cheyenne, with each of these counties experiencing population declines by more than 1,000 persons. Total estimated population change for each county over this 9-year period is presented in Table A.

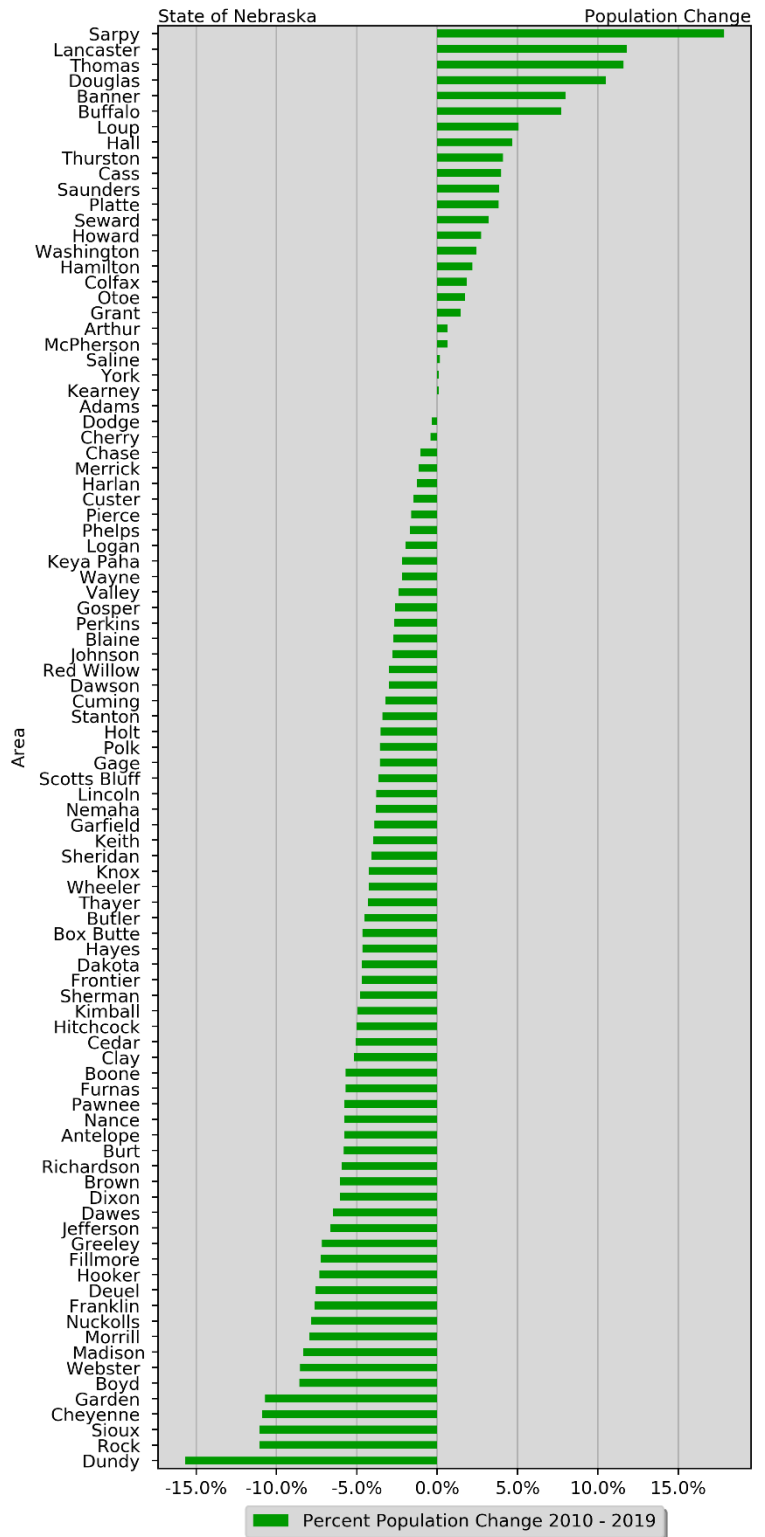


Table A							
Population Change by County							
2000 Decennial Census through July 1, 2019							
Area	Change	Area	Change	Area	Change	Area	Change
Douglas	54,217	Adams	-1	Phelps	-154	Clay	-339
Lancaster	33,683	Blaine	-13	Pawnee	-160	Nuckolls	-352
Sarpy	28,356	Logan	-15	Custer	-162	Dixon	-364
Buffalo	3,557	Keya Paha	-18	Rock	-169	Holt	-368
Hall	2,746	Cherry	-24	Boyd	-180	Knox	-369
Platte	1,233	Wheeler	-35	Greeley	-182	Butler	-379
Cass	1,007	Chase	-42	Kimball	-189	Antelope	-387
Saunders	798	Harlan	-43	Brown	-190	Burt	-399
Seward	534	Hayes	-45	Polk	-193	Morrill	-400
Washington	495	McPherson	-45	Stanton	-209	Fillmore	-428
Thurston	284	Gosper	-54	Wayne	-210	Cedar	-450
Otoe	272	Hooker	-54	Nance	-216	Richardson	-498
Madison	223	Perkins	-79	Garden	-220	Jefferson	-501
Hamilton	200	Garfield	-80	Sheridan	-223	Box Butte	-525
Colfax	194	Merrick	-90	Thayer	-225	Dawes	-593
Howard	171	Valley	-102	Franklin	-246	Dawson	-731
Thomas	75	Pierce	-118	Nemaha	-276	Gage	-798
Banner	55	Dodge	-126	Furnas	-283	Dakota	-980
Loup	32	Frontier	-129	Cuming	-293	Cheyenne	-1,088
Saline	24	Sioux	-145	Boone	-313	Scotts Bluff	-1,352
York	14	Hitchcock	-146	Dundy	-315	Lincoln	-1,374
Grant	9	Johnson	-146	Webster	-325	Nebraska	108,067
Kearney	6	Deuel	-147	Red Willow	-331		
Arthur	3	Sherman	-151	Keith	-334		

The 2019 Census Bureau data showed that growth is becoming increasingly isolated in selected clustered areas and declines are widespread geographically. One key reason for these declines is that net migration for many of the areas represents a negative number, which infers that persons are leaving these areas. This implies that demand for housing will follow these population estimates. However, the reasons for such strong out-migration remains a subject of debate. Consequently, additional sources of information were sought to determine the validity of the Census Bureau's migration estimates.¹

One such source of information related to population change was received from the Nebraska Department of Motor Vehicles (DMV) Driver Services Division, which has provided data related to the number of driver's licenses surrendered and exchanged during the past 16 years.² These data showed the number of persons who moved into Nebraska from elsewhere and exchanged their previous state license for a Nebraska license as well as those who left the state and surrendered their Nebraska license to another state. While not a precise count, the data are indicators of migration flows into and out of Nebraska.

The calendar 2001 DMV data indicated a slight out-migration, with 1,162 persons leaving Nebraska. The same data were significantly changed for 2002 and 2003, with increases occurring in both years and slower increases occurring in 2004. The total net of exchanged and surrendered driver's licenses reached 4,275 in 2002 and rose to 5,745 in 2003 before slipping to 2,714 in 2004. Net exchanged licenses reached an all-time high of 10,698 in 2010, but fell off in 2012 and 2013, with 7,610 and 6,002 in-migrants, respectively. In 2017 total net licenses exchanged fell

² Names and addresses were deleted from the file prior to release, to protect the privacy of the license holders.



further to 3,750, with 2017 seeing an additional increase of 1,128 net in-migrants, however this was the last year for positive in-migration.

2018 saw a net migration of -415 people, with 2019 seeing a net migration of -6,585. The half of 2020 saw 29,406 people entering the state, 35,991 people leaving for a net-migration of -6,585 persons.

In the most recent 2019 data the three largest counties, Douglas, Lancaster and Sarpy also saw the largest net out migration. These data suggest that population may be changing differently than inferred from the Census Bureau migration estimates.

Table B Net Driver's Licenses Exchanged and Surrendered in 2019 Nebraska Department of Motor Vehicles							
Area	Net	Area	Net	Area	Net	Area	Net
Brown	13	Arthur	-4	Fillmore	-14	Saunders	-51
Keith	13	Cuming	-4	Nuckolls	-14	Saline	-59
Hamilton	12	Johnson	-4	Merrick	-15	Dawes	-74
Logan	10	Valley	-4	Polk	-15	Cedar	-84
Hooker	7	Wheeler	-5	Clay	-17	Box Butte	-89
Kimball	6	Dundy	-6	Harlan	-17	Dawson	-97
Boone	5	Madison	-6	Sheridan	-18	Dodge	-101
Rock	5	Otoe	-6	Thayer	-18	Platte	-107
Webster	5	Blaine	-7	York	-20	Cass	-112
Nance	4	Gosper	-7	Thurston	-21	Cheyenne	-132
Sherman	4	Thomas	-7	Antelope	-22	Adams	-137
Furnas	3	Grant	-8	Dixon	-23	Buffalo	-140
Pawnee	3	Morrill	-8	Kearney	-23	Washington	-153
Garfield	1	Frontier	-9	Seward	-24	Scotts Bluff	-158
Hitchcock	1	Chase	-10	Nemaha	-29	McPherson	-161
Garden	0	Red Willow	-10	Burt	-32	Lincoln	-167
Franklin	-1	Custer	-11	Stanton	-37	Dakota	-228
Loup	-1	Deuel	-11	Pierce	-38	Hall	-235
Greeley	-2	Phelps	-11	Holt	-40	Sarpy	-430
Hayes	-2	Howard	-12	Wayne	-42	Lancaster	-1,176
Banner	-3	Keya Paha	-12	Cherry	-48	Douglas	-1,819
Butler	-3	Perkins	-12	Gage	-48	Out of State	-21
Jefferson	-3	Boyd	-13	Knox	-48	Nebraska	-6,531
Sioux	-3	Colfax	-13	Richardson	-51		



Economics

In September 2020, the Bureau of Economic Analysis (BEA) released new statewide estimates of employment and income for 2019. Expressed in real 2019 dollars, 2019 per capita income statewide was \$54,515. However, there was a large variation in this statistic when viewed at the county level. Wheeler County had the highest per capita income in the state, at \$82,976, which is significantly higher than the statewide average.

Several counties had extremely low per capita income values: Johnson, Frontier and Dawes counties all had per capita incomes that were below \$39,000. These data are presented in Table C.

Table C							
Per Capita Income by County, Sorted from Highest to Lowest							
2019 Per Capita Income in Real 2019 Dollars							
Area	PCI	Area	PCI	Area	PCI	Area	PCI
Wheeler County	82,976	Holt County	54,796	Gosper County	50,478	Dawson County	46,256
Dundy County	74,921	Phelps County	54,249	Adams County	50,399	Furnas County	46,012
Hayes County	70,008	Polk County	53,462	Jefferson County	50,079	Scotts Bluff County	45,992
Cuming County	67,977	Logan County	53,451	Butler County	50,050	Stanton County	45,869
Perkins County	65,325	Saunders County	53,427	Valley County	49,708	Pawnee County	45,191
Douglas County	63,853	Cass County	53,422	Franklin County	49,619	Hall County	45,112
Rock County	62,018	Harlan County	53,210	Cheyenne County	49,384	Wayne County	44,879
Chase County	61,516	Nuckolls County	53,144	Nemaha County	49,201	Colfax County	44,785
Blaine County	60,120	Loup County	52,977	Custer County	49,091	Kimball County	44,484
Fillmore County	59,979	Keya Paha County	52,917	Gage County	49,057	Saline County	44,351
Morrill County	58,632	Webster County	52,857	Lincoln County	49,052	Dixon County	43,920
Boone County	58,042	Seward County	52,487	Arthur County	48,955	Dakota County	43,872
Washington County	57,962	Sarpy County	52,190	Sheridan County	48,644	Sherman County	42,984
Boyd County	57,949	Sioux County	52,159	Keith County	48,533	Deuel County	42,899
Brown County	57,563	Hooker County	51,849	Garden County	48,213	Garfield County	41,192
Buffalo County	57,453	Madison County	51,785	Dodge County	48,123	Nance County	40,934
Hamilton County	56,372	York County	51,573	Platte County	48,102	Hitchcock County	39,690
Thayer County	56,265	Clay County	51,362	McPherson County	47,684	Thurston County	39,667
Pierce County	56,236	Grant County	51,082	Merrick County	47,637	Frontier County	38,860
Kearney County	56,230	Cedar County	50,992	Knox County	47,418	Dawes County	38,564
Thomas County	55,960	Richardson County	50,988	Red Willow County	47,027	Johnson County	36,262
Banner County	55,695	Burt County	50,943	Greeley County	46,979	Nebraska	54,515
Otoe County	55,284	Lancaster County	50,743	Cherry County	46,632		
Antelope County	54,945	Box Butte County	50,518	Howard County	46,471		



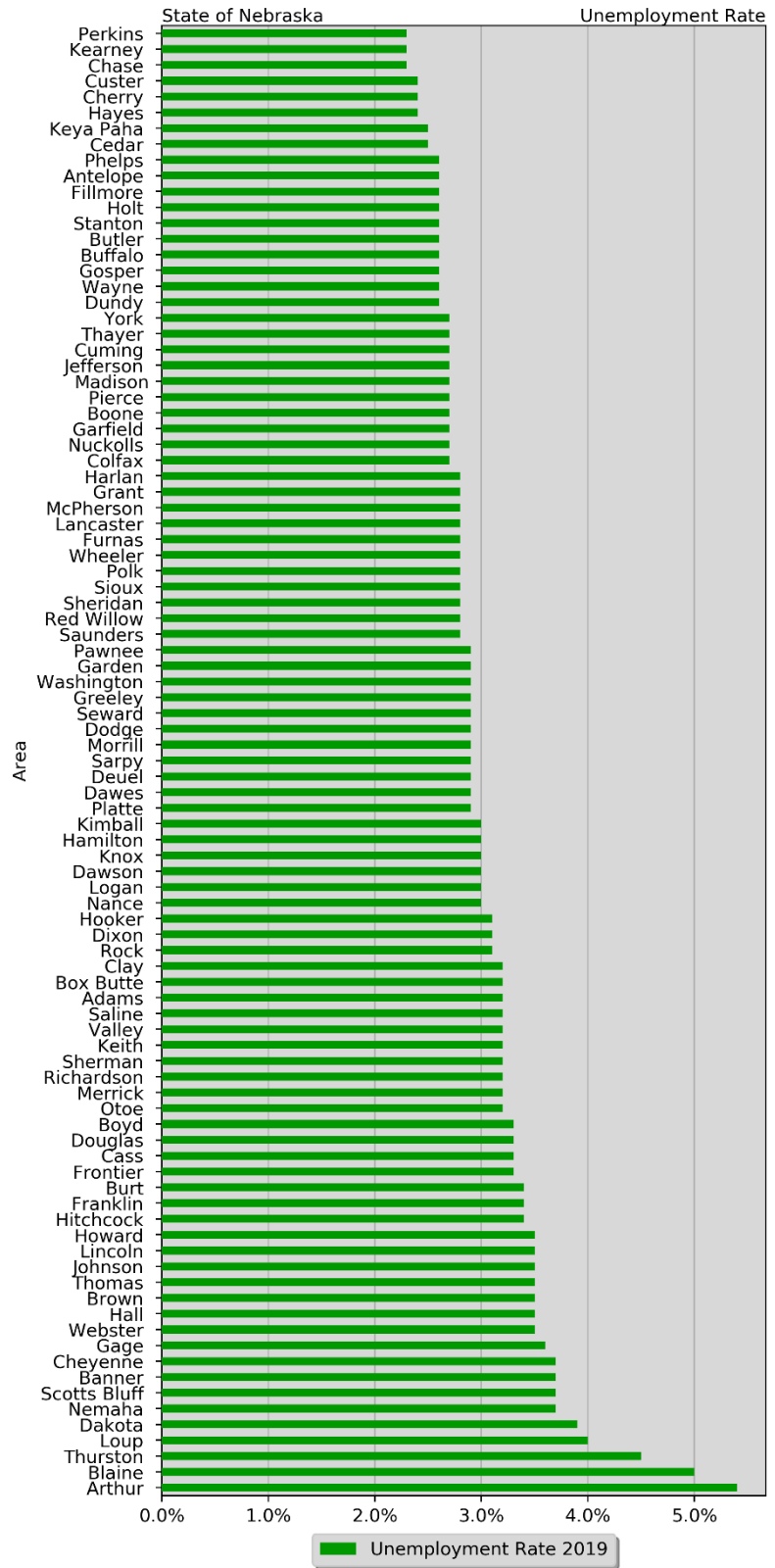
Diagram B at show shows the 2019 unemployment rates in Nebraska by county. Between 2018 and 2019 the statewide unemployment rate rose from 2.9 to 3.0 percent.

However, unemployment rates in Nebraska varied significantly by county, as seen on the following page, where these employment data have been sorted from lowest to highest unemployment rate and are portrayed in Diagram B. In 2019, Chase County had the lowest unemployment rate in the state, at 2.3 percent. In fact, 89 counties had unemployment rates at or below 4.0 percent, which represents the theoretical full level of employment.

On the other hand, Arthur County had the highest unemployment rate in the state, at 5.4 percent in 2019. Blaine and Thurston counties had the next highest unemployment rates, at 5 and 4.5 percent respectively.

Housing

Additions to Nebraska’s housing stock are evaluated by tracking new construction permits. Permitting activity has been relatively strong over the past several years. However, total permits declined from a high in 10,920 in 2004, to low of 5,215 in 2009. Since 2009 construction permits have been increasing reaching a peak of 8,863 in 2017, before falling to 8,030 in the most recetn 2019 data.



Single family permits also followed the same trend, peaking in 2004, and rebounding after the great recession to 4,677 permits in the most recent 2019 data.

The 2019 intercensal estimates reported the number of existing housing units in Nebraska. The data showed that housing increased by 6.8 percent between 2010 and 2019, to 851,227 units, which is an increase of 54,434 housing units. The total housing stock within Nebraska’s counties increased at a reasonable pace. Douglas, Lancaster, and Sarpy counties, as expected, had the largest increases in housing stock, with total increases of 20,148, 14,111 and 9,123, respectively, over the nine year period. Buffalo and Hall County had a substantive rise of 1,746 and 1,612 units, respectively over the same period. On the other hand, 26 counties experienced declines in housing stock, with Box Butte losing 44 housing units. These data are presented in Table E.

Table E Change in Housing Stock Census Bureau Estimates: 2010 - 2019							
Area	Change	Area	Change	Area	Change	Area	Change
Douglas	20,148	Cheyenne	136	Dixon	27	Keya Paha	-3
Lancaster	14,111	Saline	134	Chase	25	Nemaha	-4
Sarpy	9,123	Cherry	122	Clay	25	Perkins	-4
Buffalo	1,746	Phelps	115	Fillmore	21	Webster	-4
Hall	1,612	Kearney	97	Cedar	19	Dundy	-5
Saunders	685	Keith	93	Sherman	17	Jefferson	-7
Adams	614	Custer	92	Hooker	14	Morrill	-10
Cass	613	Gage	79	Sioux	13	Garden	-11
Platte	527	Pierce	71	Greeley	11	Furnas	-14
McPherson	429	Stanton	70	Richardson	10	Boone	-16
Washington	412	Nance	68	Dawes	9	Nuckolls	-16
Seward	387	Cuming	62	Frontier	8	Franklin	-18
Lincoln	306	Pawnee	59	Rock	8	Boyd	-19
Dakota	267	Antelope	52	Wheeler	8	Kimball	-19
Dodge	242	Holt	52	Polk	7	Deuel	-20
Wayne	221	Red Willow	52	Burt	3	Johnson	-20
Dawson	218	Harlan	42	Thomas	3	Hitchcock	-22
Hamilton	209	Loup	42	Hayes	0	Brown	-23
Otoe	207	Gosper	41	Logan	0	Sheridan	-24
Knox	186	Garfield	39	Arthur	-1	Scotts Bluff	-28
Howard	181	Thurston	38	Grant	-1	Box Butte	-44
Colfax	155	Butler	33	Blaine	-2	Nebraska	54,434
Merrick	151	Thayer	30	Madison	-2		
York	149	Valley	28	Banner	-3		

Table F on the following page displays, homeownership from the 2019 5-year ACS. As can be seen the statewide homeownership rate was 66.1 percent, with 65 counties having homeownership rates above 70.0 percent. The more urban counties such as Lancaster, Douglas and Sarpy counties had a lower homeownership rates, at with rates of 59.8, 61.7 and 68.9 percent respectively. Pawnee and Polk both had homeownership rates above 83.0.



Table F Homeownership Rate 2019 5-year ACS Census Data							
Area	Rate	Area	Rate	Area	Rate	Area	Rate
Pawnee	83.4	Howard	76.5	Madison	72.8	Sheridan	68.8
Polk	83.1	Loup	76.5	Keya Paha	72.7	Box Butte	68.6
Stanton	82.1	Thomas	76.5	Platte	72.5	Dawson	67.3
Cass	81.7	Deuel	76.3	Colfax	72.3	Wheeler	67.1
Boyd	81.5	Boone	76.2	Holt	72.2	Lincoln	67.0
Greeley	81.0	Pierce	75.9	Dundy	72.1	Scotts Bluff	66.9
Franklin	80.6	Richardson	75.9	Sioux	72.1	Cheyenne	66.6
Cedar	80.5	Nuckolls	75.8	Phelps	71.8	Adams	66.5
Nance	80.5	Chase	75.6	Seward	71.7	Arthur	66.5
Clay	79.8	Antelope	75.5	York	71.6	McPherson	65.6
Rock	79.8	Brown	75.4	Morrill	71.5	Dakota	65.2
Webster	79.6	Hayes	75.2	Kimball	71.4	Buffalo	65.0
Harlan	79.4	Furnas	74.6	Jefferson	71.2	Dawes	64.6
Thayer	78.6	Merrick	74.5	Saline	70.6	Wayne	64.1
Dixon	78.5	Valley	74.3	Gosper	70.5	Hooker	62.6
Washington	78.3	Knox	74.1	Grant	70.5	Hall	62.3
Saunders	78.1	Hitchcock	73.9	Frontier	70.2	Dodge	62.1
Butler	77.9	Logan	73.8	Otoe	69.8	Douglas	61.7
Perkins	77.9	Blaine	73.7	Cuming	69.7	Cherry	61.3
Garfield	77.8	Garden	73.7	Banner	69.6	Thurston	60.8
Fillmore	77.5	Johnson	73.4	Custer	69.6	Lancaster	59.8
Sherman	77.2	Kearney	73.1	Gage	69.6	Nebraska	66.1
Hamilton	77.0	Nemaha	72.9	Sarpy	68.9		
Burt	76.6	Red Willow	72.9	Keith	68.8		

Vacant units are comprised of units that are for rent, sale, or sold but not yet occupied; units used for seasonal, recreational, or occasional use; and units dedicated to migrant workers. Table G, shows the percentage the entire housing stock represented by vacant units by county. Nebraska had an overall housing unit vacancy rate of 9.3 percent, but many counties much higher rates. Urban counties such as Lancaster and Sarpy Counties had a lower percentage of vacant housing, with rates of 5.2 and 4.1 percent, respectively. However, there were 11 counties with which had 30.0 percent or more of their housing stock classified as vacant.

Table G
Percentage of Vacant Units
2019 5-year ACS Census Data

Area	Rate	Area	Rate	Area	Rate	Area	Rate
Keya Paha	39.8	Hayes	23.8	Jefferson	15.8	York	10.6
Wheeler	38.3	Nuckolls	23.6	Clay	15.6	Stanton	10.2
Harlan	35.4	Deuel	22.1	Chase	15.2	Hamilton	10.1
Boyd	35.2	Cherry	22.0	Perkins	15.1	Kearney	10.1
Loup	34.2	Greeley	21.7	Red Willow	15.1	Scotts Bluff	10.1
Blaine	33.9	Sheridan	21.7	Nemaha	15.0	Otoe	9.2
Sioux	32.3	Furnas	21.4	Holt	14.6	Dodge	9.0
Banner	31.8	Webster	20.9	Fillmore	14.3	Adams	8.6
Rock	31.0	Logan	20.8	Gage	14.1	Phelps	8.4
Gosper	30.1	Dundy	20.7	Custer	14.0	Pierce	8.0
Hooker	30.1	Madison	20.7	Cass	13.7	Seward	7.8
Garden	29.9	Morrill	20.0	Dixon	13.4	McPherson	7.2
Sherman	29.9	Franklin	19.6	Box Butte	12.9	Douglas	7.0
Thomas	29.5	Valley	19.0	Dawson	12.7	Hall	7.0
Arthur	29.4	Antelope	18.5	Boone	12.6	Buffalo	6.9
Keith	29.1	Thayer	18.5	Cheyenne	12.3	Platte	6.1
Hitchcock	28.8	Kimball	18.0	Howard	12.3	Wayne	5.9
Garfield	28.1	Burt	17.6	Saunders	12.3	Dakota	5.6
Frontier	28.0	Butler	17.5	Cuming	12.1	Lancaster	5.2
Knox	27.5	Dawes	17.0	Saline	12.0	Washington	4.4
Grant	26.9	Johnson	16.8	Merrick	11.7	Sarpy	4.1
Brown	26.7	Nance	16.7	Lincoln	11.6	Nebraska	9.3
Polk	25.4	Richardson	16.0	Colfax	11.3		
Pawnee	24.9	Cedar	15.9	Thurston	10.9		

A telephone survey of rental properties was conducted throughout Nebraska in the last quarter of 2020. The survey instrument was designed to inquire about several attributes of rental units. The survey sample was comprised of apartment listings selected from various business indexes, properties known to the Nebraska Investment Finance Authority, and a review of local newspapers throughout the state. As seen in Table H, Douglas and Lancaster counties had the most units surveyed, with 30,664 and 17,007 units, respectively. The vacancy rate varied greatly across the state, with rates above 25.0 percent in Garfield, Garden, and Kearney counties and rates of nearly zero percent in several counties.

Table E
Units Surveyed and Vacancy Rate
 2020 Survey of Rental Properties

Area	Units	Vacancy Rate	Area	Units	Vacancy Rate	Area	Units	Vacancy Rate	Area	Units	Vacancy Rate
Garfield	9	33.3	Cheyenne	306	7.5	Furnas	139	3.6	Morrill	22	0.0
Garden	4	25.0	Keith	82	6.1	Gage	192	3.6	Stanton	13	0.0
Kearney	4	25.0	Holt	170	5.9	Douglas	30,664	3.5	Boyd	8	0.0
Greeley	25	24.0	Dawson	491	5.7	Hall	2,632	3.1	Gosper	8	0.0
Kimball	58	22.4	York	350	5.7	Lancaster	17,007	3.1	Hooker	8	0.0
Webster	116	18.1	Seward	242	5.4	Nemaha	66	3.0	Perkins	7	0.0
Thayer	39	17.9	Deuel	19	5.3	Madison	951	2.8	Logan	2	0.0
Johnson	42	14.3	Red Willow	245	5.3	Saline	148	2.7	Pawnee	2	0.0
Polk	75	13.3	Fillmore	58	5.2	Dodge	1002	2.3	Hayes	1	0.0
Hitchcock	25	12.0	Dixon	39	5.1	Platte	685	2.3	McPherson	1	0.0
Cedar	67	11.9	Dundy	79	5.1	Colfax	146	2.1	Thurston	1	0.0
Butler	18	11.1	Scotts Bluff	759	5.0	Richardson	114	1.8	Arthur	.	.
Nuckolls	19	10.5	Dawes	185	4.9	Chase	63	1.6	Banner	.	.
Saunders	211	10.4	Boone	43	4.7	Phelps	192	1.6	Blaine	.	.
Pierce	29	10.3	Lincoln	915	4.6	Buffalo	3,325	1.5	Grant	.	.
Cherry	77	9.1	Sarpy	9,119	4.5	Otoe	150	1.3	Keya Paha	.	.
Rock	23	8.7	Clay	68	4.4	Cass	133	0.8	Loup	.	.
Valley	152	8.6	Hamilton	232	4.3	Dakota	557	0.7	Nance	.	.
Franklin	24	8.3	Wayne	393	4.1	Sherman	120	0.0	Sioux	.	.
Jefferson	98	8.2	Adams	968	4.0	Cuming	78	0.0	Thomas	.	.
Antelope	50	8.0	Merrick	179	3.9	Sheridan	48	0.0	Wheeler	.	.
Knox	100	8.0	Washington	180	3.9	Harlan	34	0.0	Nebraska	75,391	3.6
Frontier	105	7.6	Burt	52	3.8	Howard	27	0.0			
Box Butte	146	7.5	Custer	133	3.8	Brown	22	0.0			

Summary

Demographic and economic growth varied significantly throughout the state. While there were exceptions, some counties experienced population out-migration and lower incomes, and most growth continued to be concentrated in and around the eastern and more urban counties of Nebraska.

On the other hand, the physical housing stock continued to expand in 65 counties and decline in nearly all other counties. This is a solid trend for areas with rising populations, but for areas with declining populations, housing resources should be carefully evaluated to determine the degree to which new housing may undermine utilization of the existing affordable housing stock and contribute to the dilapidation of less desirable stock. This may be contributing to the substantive rise in vacant housing units.



Introduction

The Nebraska Profile, sponsored by the Nebraska Investment Finance Authority (NIFA), is undertaken annually to improve, enhance, expand, and make more readily available information about homeownership and rental housing needs in the state. The objective is to provide current, high-quality, relevant information about factors that influence the development, production, use, rehabilitation, demand, and need for housing and housing services in Nebraska's local communities.

The goals of the study are to enrich policy formation and decision-making capacity, improve the ability to interpret and predict affordable housing needs at the state and local levels, and aid housing choices so that they are made more soundly. The results of these research efforts are designed to assist planners, developers, lenders, state and local government agencies; nonprofit and for-profit organizations; and other providers of affordable housing and housing-related services throughout Nebraska.

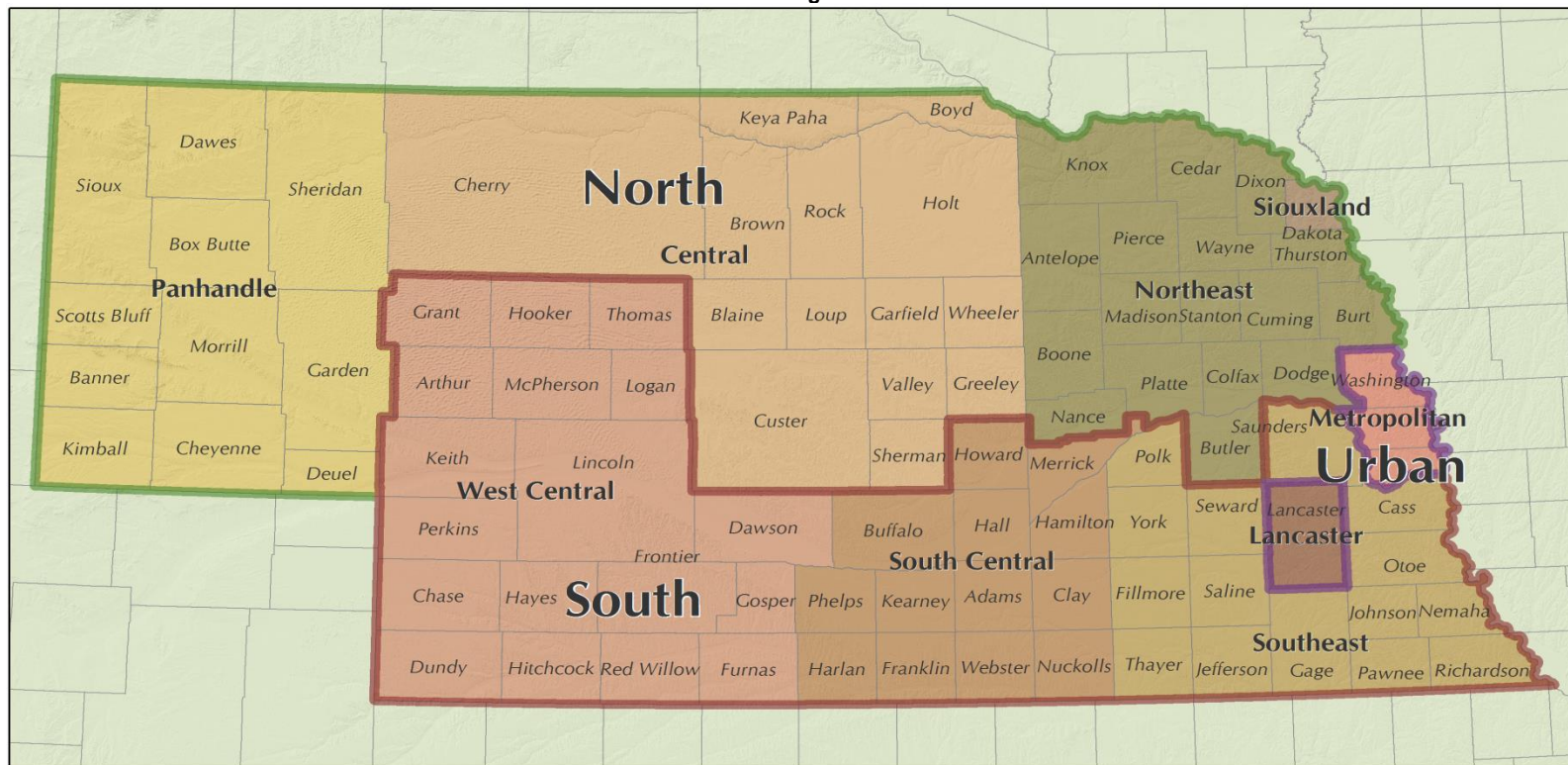
Data used for the 2021 Nebraska Profile include evaluation of 2000 and 2010 decennial census data, intercensal and American Community Survey (ACS) estimates, labor force statistics, full- and part-time employment, earned and unearned income, building permits, value of residential construction, residential property transaction information from the Nebraska Department of Revenue, Property Assessment Division (PAD), income tax returns, driver's license registrations from the Department of Motor Vehicles (DMV), the number of school-age children estimated by local school districts, and a comprehensive survey of rental properties by county.

The 2021 Nebraska Profile contains three volumes: Volume I describes information regarding the state in its entirety and the nine regions within the state. These regions are classified as Northeast, Southeast, Central, South Central, West Central, Pan Handle, Siouland, Lancaster, and Metropolitan. Map I.1, presenting these nine regions, is portrayed on the following page.

Volume II represents a county-by-county analysis, identifying pertinent statistics for all of Nebraska's 93 counties. Because it is a large document, it is released as a two-chapter report. Exhibit I.1, presented on page II.1.3, itemizes the nine regions and the counties within each region.

Volume III reports additional demographic, economic, and housing statistics; population and housing unit estimates; and housing production data for 31 Class I cities in Nebraska. Information on how to obtain these documents is available on NIFA's website.³

Map I.1
Nebraska's Nine Regions
NIFA Regions



Legend

Nebraska Three Zones and Nine Regions

Zones

- North
- South
- Urban

Regions

- | | |
|---|--|
| Central | Siouxland |
| Lancaster | South Central |
| Metropolitan | Southeast |
| Northeast | West Central |
| Panhandle | |

Sources: Nebraska Investment Finance Authority, US Census Tigerline Data, US Census, Esri, USGS



Exhibit A						
Nebraska Counties by Region						
Region	County	Region	County	Region	County	
Northeast	Antelope	Southeast	Cass	Central	Blaine	
	Boone		Fillmore		Boyd	
	Burt		Gage		Brown	
	Butler		Jefferson		Cherry	
	Cedar		Johnson		Custer	
	Colfax		Nemaha		Garfield	
	Cuming		Otoe		Greely	
	Dixon		Pawnee		Holt	
	Dodge		Polk		Keya Paha	
	Knox		Richardson		Loup	
	Madison		Saline		Rock	
	Nance		Saunders		Sherman	
	Pierce		Seward		Valley	
	Platte		Thayer		Wheeler	
	Stanton		York		Pan Handle	Banner
	Thurston		West Central			Box Butte
Wayne	Hooker	Cheyenne				
South Central	Howard	Thomas		Dawes		
	Merrick	Arthur		Deuel		
	Buffalo	McPherson		Garden		
	Hall	Logan		Kimball		
	Hamilton	Keith		Morrill		
	Phelps	Perkins		Scotts Bluff		
	Kearney	Lincoln		Sheridan		
	Adams	Dawson		Sioux		
	Clay	Chase	Siouxland	Dakota		
	Harlan	Hayes		Lancaster	Lancaster	
	Franklin	Frontier	Metropolitan		Douglas	
	Webster	Gosper		Sarpy		
	Nuckolls	Dundy		Washington		
		Hitchcock				
	Red Willow					
	Furnas					

