

Burt County

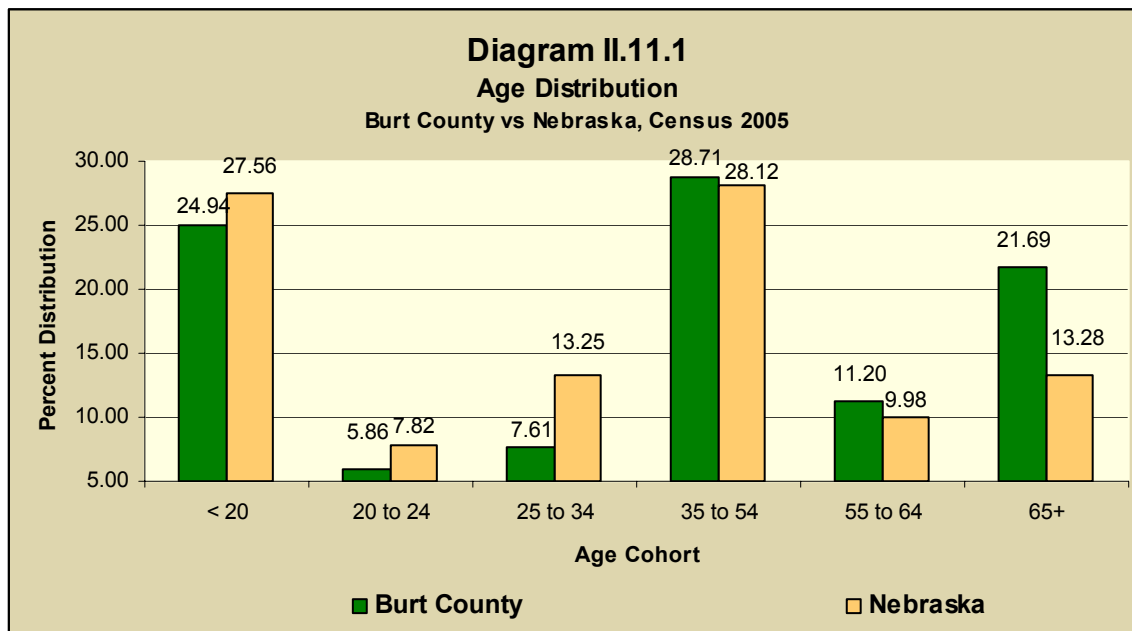
Summary

- Between 2000 and 2005, population decreased by 4.31 percent, or by 336 persons
- Between 2000 and 2005, the Hispanic population increased by 5.10 percent
- Between 2003 and 2004, the total number of full-time and part-time jobs decreased by 8 jobs
- In 2004, average earnings per job in the County was \$24,763 compared to \$37,464 statewide
- Between 2004 and 2005, the unemployment rate decreased from 5.2 percent to 4.8 percent
- Between 2004 and 2005, total new housing units permitted increased by 4 units
- In 2005, the average real value of new single-family construction was \$160,295
- In 2005, the average price of an existing home was \$63,719
- In a November 2006 rental survey, the vacancy rate was 9.43 percent
- Population will increase to 7,335 by 2030, comprising 3,219 households.

Demographics

Population Characteristics

The Census Bureau’s most recent intercensal estimates indicate that Burt County’s population decreased by 4.31 percent, from 7,791 in 2000 to 7,455 in 2005. This compares to a statewide population growth of 2.78 percent. The number of people from 20 to 24 years of age changed from 250 in 2000 to 437 in 2005, an increase of 74.80 percent, and the number of people from 25 to 34 years of age decreased by 13.96 percent. As seen in Diagram II.11.1, persons younger than 25 comprised 30.80 percent of the population in 2005, while persons aged 55 and over comprised 32.89 percent of the population in Burt County. This compares to 35.38 percent below the age of 25, and 23.26 percent aged 55 and over, statewide.



The white population decreased by 4.23 percent, while the black population increased by 57.14 percent. The Hispanic population shifted from 98 to 103 people between 2000 and 2005, an increase of 5.10 percent. Table II.11.1 presents the details of these population characteristics.

Subject	Nebraska			Burt County		
	Census 2000	July 2005	% Change	Census 2000	July 2005	% Change
Population	1,711,263	1,758,787	2.78	7,791	7,455	-4.31
Age						
Under 20 years	504,336	484,648	-3.90	2,170	1,859	-14.33
20 to 24 years	120,331	137,597	14.35	250	437	74.80
25 to 34 years	223,273	232,956	4.34	659	567	-13.96
35 to 54 years	489,588	494,566	1.02	2,217	2,140	-3.47
55 to 64 years	141,540	175,470	23.97	797	835	4.77
65 & over	232,195	233,550	0.58	1,698	1,617	-4.77
Race						
White	1,585,617	1,618,704	2.09	7,629	7,306	-4.23
Black	70,043	75,598	7.93	14	22	57.14
American Indian & Alaskan Native	15,634	16,643	6.45	84	84	.
Asian	22,528	27,275	21.07	15	18	20.00
Native Hawaiian & Pacific Islander	993	1,164	17.22	2	.	-100.00
Two or more races	16,448	19,403	17.97	47	25	-46.81
Hispanic (of any race)						
Hispanic or Latino	94,425	124,665	32.03	98	103	5.10

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 seen in Table II.11.2, at right, from April 2000 to July 2005, Burt County’s natural increase was estimated to be -183 people. Burt County has been experiencing net out-migration, with over -153 persons leaving the County in the last five years.⁶²

1980 Population	8,813
Natural Increase 80-90	-181
Net Migration 80-90	-764
1990 Population	7,868
Natural Increase 90-00	-308
Net Migration 90-00	231
2000 Population	7,791
Natural Increase 00-05	-183
Net Migration 00-05	-153
2005 Population Estimate	7,455

The Nebraska Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver’s licenses surrendered to other states when a Nebraska resident moves outside of Nebraska, as well as those persons from other states that exchanged their out of state license for a Nebraska license when they moved to the State. Known as the driver’s license exchange data, it shows that net change in Burt County increased from a negative 10 persons in 2004 to a negative 9 persons in calendar 2005. The driver’s license total exchanges for the last five calendar years are presented in Table II.11.3.

⁶² Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.11.3			
Driver's Licenses Exchanged and Surrendered			
Burt County, Calendar years 2001-2005			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	96	97	-1
Calendar 2002	69	97	-28
Calendar 2003	77	87	-10
Calendar 2004	67	77	-10
Calendar 2005	60	69	-9

Another source of data describing population and migration is from the Nebraska Department of Revenue (DOR). Returns from the DOR indicate that total returns decreased from 3,295 in 2003 to 3,215 in 2004, as seen in Table II.11.4.

Table II.11.4	
Nebraska Resident Income Tax Returns	
Burt County, 1991-2004	
Year	Total Returns
1991	3,348
1992	3,432
1993	3,397
1994	3,466
1995	3,413
1996	3,452
1997	3,498
1998	3,515
1999	3,489
2000	3,481
2001	3,437
2002	3,364
2003	3,295
2004	3,215

Together, these migration data tend to support the Census Bureau's notion that population may be declining in Burt County.

School Age Children

According to the Nebraska Department of Education, the number of school age children in Burt County decreased by 1.38 percent, from 1,448 in 2005 to 1,428 in 2006, as seen in Table II.11.5.⁶³ School age children 5 to 10 years of age decreased from 544 in 2005 to 539 in 2006.

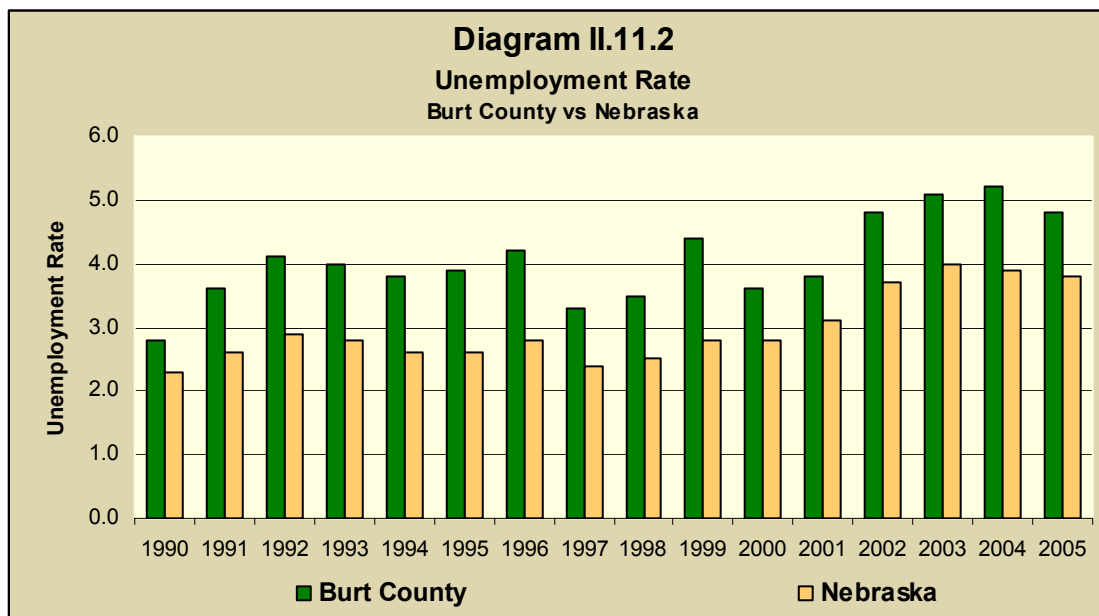
Table II.11.5				
School Age Children				
Burt County by Academic Years: 1992 - 2006				
Year	Ages			Total
	5-10	11-14	15-18	
1992	778	503	447	1,728
1993	768	521	446	1,735
1994	784	525	467	1,776
1995	712	523	473	1,708
1996	717	536	504	1,757
1997	656	543	529	1,728
1998	637	549	510	1,696
1999	625	515	520	1,660
2000	666	514	541	1,721
2001	649	488	546	1,683
2002	620	480	550	1,650
2003	673	523	558	1,754
2004	660	517	518	1,695
2005	544	423	481	1,448
2006	539	429	460	1,428

⁶³ The Department of Education provided the 1992 through 2002 data on October 4, 2002. The 2003 through 2006 counts of school age children do not appear to have the same methodology that was used to count school age children between 1992 and 2002.

Economics

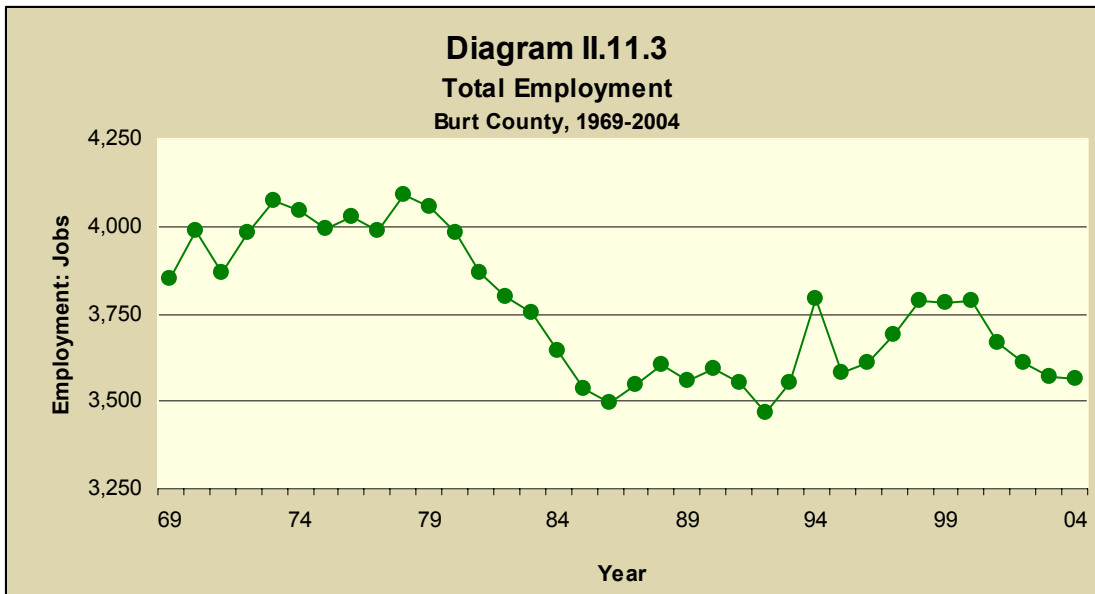
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Burt County, defined as the number of people working or actively seeking work, decreased from 4,036 in 2004 to 3,971 in 2005. The total number of people employed changed from 3,827 in 2004 to 3,779 in 2005. The unemployment rate for the County, at 4.8 percent, compares to the state unemployment rate of 3.8 percent for 2005. Unemployment in the County experienced a decline of 0.4 percentage points since 2004. These unemployment rate data are presented in Diagram II.11.2.

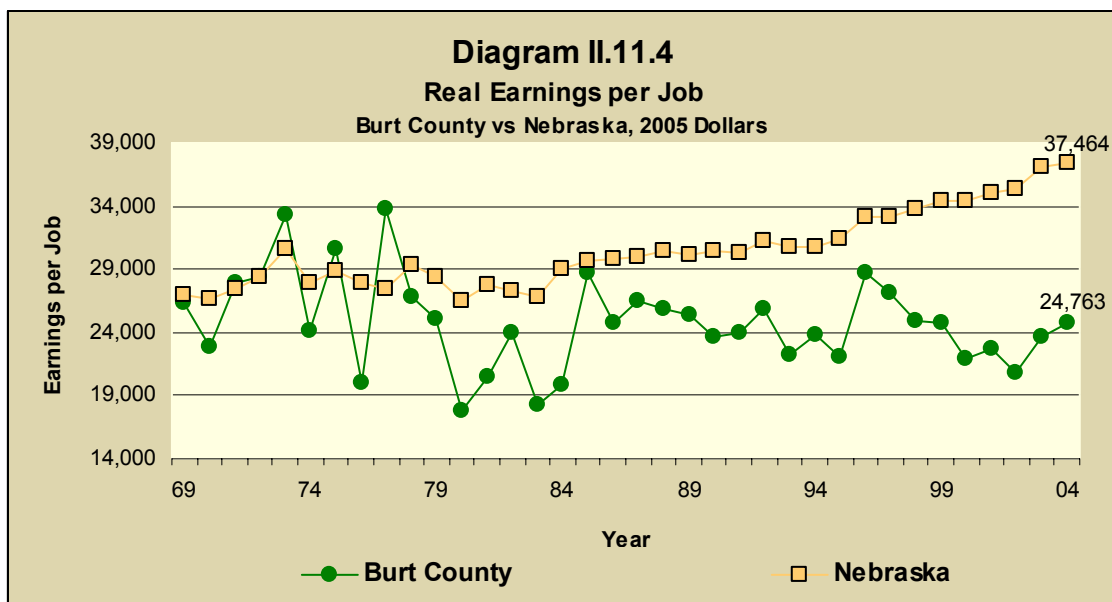


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, which is defined as the total number of full and part-time jobs. In 2004, the latest year available for these county data, Burt County recorded 3,563 jobs, a decrease of 8 jobs since 2003. Diagram II.11.3 presents total employment for the County over the 1969 through 2004 period.



As seen in Diagram II.11.4, average earnings per job in the County was \$24,763 in 2004, while Nebraska average earnings per job was \$37,464. The national average earnings per job was \$45,702.



Total real personal income in 2004, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments, was \$215,224,000, an increase of 3.22 percent between 2003 and 2004. Real per capita income was \$28,518 that same year; this compares with a statewide average real per capita income of \$32,928. Table II.11.6 provides further annual data for the years 1969 through 2004.

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	101,635	3,919	5,592	24,217	12,839	140,364	15,150	3,851	26,392
1970	91,118	4,189	5,065	25,017	13,897	130,908	14,220	3,988	22,848
1971	107,812	3,966	6,341	24,687	15,169	150,043	16,463	3,865	27,894
1972	112,864	4,402	6,563	26,945	16,264	158,234	17,808	3,979	28,365
1973	135,862	5,299	6,796	29,373	18,474	185,206	20,630	4,072	33,365
1974	97,657	5,480	7,110	29,670	19,625	148,582	16,366	4,046	24,137
1975	122,239	5,390	7,117	30,274	21,760	176,000	19,351	3,993	30,613
1976	80,363	5,744	7,458	29,819	22,317	134,212	14,781	4,027	19,956
1977	134,566	5,659	7,136	31,771	22,723	190,536	21,463	3,989	33,734
1978	109,753	6,179	8,104	33,671	22,517	167,865	18,747	4,091	26,828
1979	101,745	6,610	8,196	35,818	22,910	162,059	18,673	4,058	25,073
1980	71,145	6,254	9,137	42,383	25,239	141,650	16,119	3,981	17,871
1981	79,373	5,961	10,097	48,425	26,034	157,968	18,229	3,868	20,520
1982	90,718	5,958	9,441	53,694	26,961	174,857	20,455	3,797	23,892
1983	68,314	5,799	9,824	52,846	27,931	153,116	17,910	3,754	18,198
1984	72,241	6,019	10,241	52,505	28,735	157,703	18,460	3,645	19,819
1985	101,333	5,977	10,817	49,058	28,729	183,960	21,937	3,535	28,666
1986	86,599	6,089	11,081	45,335	28,938	165,865	20,339	3,497	24,764
1987	94,079	6,649	11,374	41,743	27,879	168,426	20,959	3,545	26,538
1988	93,047	7,192	12,509	41,509	27,509	167,382	21,185	3,607	25,796
1989	90,323	7,319	13,260	44,189	30,511	170,964	21,720	3,561	25,365
1990	84,982	7,003	14,196	40,664	30,697	163,536	20,754	3,595	23,639
1991	85,044	6,893	15,452	39,285	31,982	164,871	21,091	3,552	23,943
1992	89,708	7,081	17,770	37,843	33,566	171,805	21,976	3,466	25,882
1993	78,955	7,379	19,530	37,161	34,920	163,187	20,908	3,555	22,209
1994	90,509	7,973	21,774	39,327	35,330	178,969	22,995	3,795	23,850
1995	79,078	7,732	24,901	41,153	37,131	174,531	22,288	3,582	22,077
1996	103,635	7,904	27,563	41,903	38,741	203,939	25,982	3,608	28,724
1997	100,308	8,377	29,942	44,313	39,152	205,338	26,316	3,691	27,176
1998	94,417	8,960	33,305	46,811	41,028	206,601	26,535	3,789	24,919
1999	93,415	8,740	37,422	44,076	41,688	207,861	26,652	3,782	24,700
2000	82,753	8,515	40,778	45,124	42,014	202,154	25,927	3,789	21,840
2001	83,118	8,465	43,934	43,943	44,577	207,106	26,914	3,666	22,673
2002	75,179	8,259	45,870	39,980	45,887	198,656	26,247	3,608	20,837
2003	84,512	8,156	46,909	40,254	44,995	208,514	27,846	3,571	23,666
2004	88,229	8,161	47,997	40,080	47,079	215,224	28,518	3,563	24,763

According to the Nebraska Department of Revenue, returns with an adjusted gross income (AGI) of less than \$10,000 decreased by 31.00 percent between 1991 and 2004. Returns with an AGI from \$10,001 to \$25,000 decreased by 32.06 percent over the period. On the other hand, returns with an AGI from \$100,000 or more increased by 481.25 percent over the period. Table II.11.7 presents AGI distribution for the years 1991 through 2004.

Table II.11.7										
Nebraska Resident Income Tax Returns by Adjusted Gross Income										
Burt County, 1991 through 2004										
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
1991	1,184	414	734	453	350	157	13	16	.	3,348
1992	1,202	423	736	460	389	168	16	15	.	3,432
1993	1,186	370	712	483	370	193	46	20	.	3,397
1994	1,242	377	658	475	412	228	28	31	.	3,466
1995	1,077	341	684	494	450	270	52	37	.	3,413
1996	1,087	301	647	498	480	312	67	49	.	3,452
1997	1,061	299	635	468	511	363	83	64	.	3,498
1998	1,061	285	626	468	487	423	96	53	.	3,515
1999	1,027	226	637	480	492	426	125	66	10	3,489
2000	1,040	228	596	468	492	449	106	77	.	3,481
2001	1,012	230	610	452	491	420	127	70	.	3,437
2002	1,026	244	575	433	441	441	124	64	.	3,364
2003	917	284	532	421	454	450	145	63	.	3,295
2004	817	256	524	414	449	461	172	93	.	3,215

The U.S. Census Bureau defines poverty as a situation in which total family income is less than a threshold amount based on the Consumer Price Index (CPI), family size, number of children, and the age of the householder. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 956 in 1998 to 706 in 2004, with the poverty rate reaching 9.60 percent in 2004. This compares to a state poverty rate of 10.0 percent and a national rate of 12.7 percent in 2004. Table II.11.8 presents poverty data for the County.

Table II.11.8		
Individuals in Poverty		
Burt County, Census Estimates 1998-2004		
Year	Number of Individuals in Poverty	Poverty Rate
1998	956	12.10
1999	796	10.30
2000	723	9.50
2001	735	9.80
2002	853	11.40
2003	734	9.90
2004	706	9.60

Business Establishments

The total number of business establishments⁶⁴ in Burt County decreased by 15 between 1980 and 2004, at an annual rate of change of -0.29 percent, as presented in Table II.11.9.⁶⁵ This compares to an average annual rate of change of 1.26 percent statewide.

Burt County lost 3 business establishments between 2003 and 2004, while statewide there was an increase of 534.

Housing

Housing Development

The Census Bureau estimates that total housing units increased by 0.91 percent in Burt County between 2000 and 2005, from 3,723 to 3,757. This compares to a 6.13 percent estimated increase statewide, as seen in Table II.11.10.

Year	Nebraska	Burt County
1980	37,727	225
1981	37,582	219
1982	37,500	217
1983	41,889	235
1984	43,151	242
1985	43,115	252
1986	42,538	244
1987	42,691	230
1988	43,134	228
1989	43,302	221
1990	43,749	227
1991	44,405	222
1992	45,269	219
1993	46,059	223
1994	46,640	228
1995	47,128	218
1996	47,607	211
1997	48,588	227
1998	48,655	221
1999	48,968	227
2000	49,623	222
2001	49,710	215
2002	50,259	203
2003	50,394	213
2004	50,928	210

Subject	Nebraska	% Growth since 2000	Burt County	% Growth since 2000
2000 Census	722,668	.	3,723	.
July 2001 Estimate	733,331	1.48	3,742	0.51
July 2002 Estimate	740,561	2.48	3,752	0.78
July 2003 Estimate	748,805	3.62	3,755	0.86
July 2004 Estimate	757,742	4.85	3,757	0.91
July 2005 Estimate	766,951	6.13	3,757	0.91

The U.S. Census Bureau reports building permits issued by permit issuing agencies, as well as valuation of building permits by county annually. Single-family unit construction usually represents most residential development in the County. Single-family building permit authorizations in Burt County increased from 9 in 2004 to 15 in 2005, with the average value of construction reaching \$160,295. The statewide average in 2005 was \$138,143. This value excludes the cost of the lot and infrastructure improvements. Total permitted units increased from 11 in 2004 to 15 in 2005. These changes in residential permit activity compare with a decline in population of 336 persons since 2000. Additional details of permit activity and per unit valuations are given in Table II.11.11.

⁶⁴ Source: The Census Bureau, <<http://www.census.gov/prod/www/abs/cbptotal.html>>.

⁶⁵ Totals may not add due to rounding off of county totals.

Table II.11.11									
Building Permits and Valuation⁶⁶									
Burt County, 1980 – 2005									
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2005 Dollars			
	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	5	4	.	.	9	100.97	78.23	.	.
1981	8	.	.	.	8	102.02	.	.	.
1982	8	.	.	8	16	110.98	.	.	41.20
1983	15	.	.	.	15	78.72	.	.	.
1984	7	.	.	.	7	68.32	.	.	.
1985	6	.	.	.	6	75.17	.	.	.
1986	2	.	.	.	2	69.22	.	.	.
1987	4	.	.	.	4	89.72	.	.	.
1988	.	.	.	12	12	.	.	.	43.44
1989	4	4	4	.	12	100.28	35.88	57.40	.
1990	1	.	.	.	1	55.27	.	.	.
1991	2	.	.	.	2	91.45	.	.	.
1992	8	.	.	.	8	77.00	.	.	.
1993	19	2	.	.	21	89.64	63.78	.	.
1994	8	.	4	.	12	110.07	.	59.33	.
1995	14	.	4	.	18	101.85	.	52.02	.
1996	6	.	4	.	10	78.88	.	60.06	.
1997	5	4	.	.	9	119.15	109.29	.	.
1998	5	.	12	8	25	131.35	.	55.48	51.42
1999	9	2	.	22	33	138.23	116.34	.	56.56
2000	7	.	.	.	7	121.59	.	.	.
2001	6	.	.	.	6	141.66	.	.	.
2002	12	.	.	.	12	130.48	.	.	.
2003	14	.	.	.	14	137.77	.	.	.
2004	9	2	.	.	11	153.81	85.00	.	.
2005	15	.	.	.	15	160.29	.	.	.

Housing Characteristics

The Department of Property Assessment and Taxation (PA&T) provided a database of residential property transactions over the last seven years. The property transactions are primarily related to existing buildings, with very little new construction data. Nevertheless, during fiscal years 1999 through 2005, there were a total of 686 property transactions in Burt County. Of these, there were 659 single-family transactions during the period, as seen in Table II.11.12.

Table II.11.12								
Total Residential Property Transactions								
Burt County, Fiscal Years 1999-2005								
Housing Type	1999	2000	2001	2002	2003	2004	2005	Total
Mobile Home	6	4	1	.	2	6	6	25
Single-family	111	95	91	94	77	86	105	659
Townhome	.	.	.	.	.	.	.	.
Duplex	.	.	.	.	.	.	.	.
Missing	1	1	.	.	.	.	.	2
Total	118	100	92	94	79	92	111	686

⁶⁶ Data Source: U.S. Bureau of Census. Note: 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.

The PA&T data also has descriptions of the building. Quality refers to the grade of materials and workmanship used in the original construction of the dwelling. Of the 376 single family home property transactions concerning units built before 1930, 18.09 percent were of low quality and 40.16 percent were of fair quality. Conversely, the 1 home built from 2001 through 2005, was of good quality. Table II.11.13 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.11.13									
Quality of Materials and Workmanship									
Burt County, Single Family Homes by Vintage									
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2005	Missing	Total
Low	68	10	2	2	.	1	.	.	83
Fair	151	61	9	21	5	4	.	1	252
Average	145	49	31	37	18	14	.	2	296
Good	11	4	1	.	1	8	1	.	26
Very Good	.	.	.	.	.	.	.	.	.
Excellent	.	.	.	.	.	.	.	.	.
Missing	1	.	.	.	.	1	.	.	2
Total	376	124	43	60	24	28	1	3	659

In regard to the condition of residential dwellings, of the same 376 single family homes built before 1930, 24.47 percent of the homes were worn out or badly worn, and 69.15 percent were in average condition. Table II.11.14 provides details of the condition of single-family residential dwellings by year built.

Table II.11.14									
Condition of Residential Dwellings									
Burt County, Single Family Homes by Vintage									
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2005	Missing	Total
Worn Out	9	.	1	1	.	.	.	.	11
Badly Worn	83	17	3	3	1	.	.	1	108
Average	260	93	30	44	16	11	.	1	455
Good	18	12	7	12	7	13	.	1	70
Very Good	3	.	1	.	.	3	.	.	7
Excellent	.	.	.	.	.	.	.	.	.
Missing	3	2	1	.	.	1	1	.	8
Total	376	124	43	60	24	28	1	3	659

Housing Costs

Between 1999 and 2005, the average price of an existing single family home changed from \$51,234 to \$63,719, a total increase of 24.37 percent as seen in Table II.11.15.

Table II.11.15	
Average Sales Price in PA&T Database	
Burt County, Single Family Homes	
Fiscal Year	Average Sales Price (\$)
1999	51,234
2000	63,292
2001	59,030
2002	56,457
2003	67,170
2004	70,539
2005	63,719
Average	61,165

Single-family home prices from the PA&T database also indicate a general decline in average home prices. Single-family home prices in Burt County decreased from \$50,915 for homes built before 1930 to \$30,000 for homes built from 2001 to 2005.⁶⁷ Table II.11.16 provides additional details, by year of construction, for single-family homes.

Vintage	Average Sales Price (\$)	Average Floor Area Sq. Ft.	Price per Sq. Ft.* (\$)
Before 1930	50,915	1,427	35.69
1931-1960	56,125	1,223	45.89
1961-1970	74,241	1,363	54.46
1971-1980	84,941	1,386	61.28
1981-1990	94,864	1,355	70.00
1991-2000	123,423	1,641	75.20
2001-2005	30,000	1,380	21.74
Average	61,165	1,387	44.10

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

Survey of Rental Properties

During November of 2006, a telephone survey of rental properties was conducted throughout Nebraska. Table II.11.17 presents some basic statistics about the completed surveys over the last five years in Burt County. Completed surveys increased from 10 in 2005 to 11 in 2006. The vacancy rate for all units increased by 1.10 percent between 2002 and 2006. While the vacancy rate for all units was at 9.43 percent in 2006, the respondents indicated that their units are filled up in an average of 90 days, a decrease of 15 days since 2002.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	1	12	8.33	105
2003	5	64	9.38	18
2004	8	131	19.08	117
2005	10	112	14.29	72
2006	11	159	9.43	90

Of the 159 units managed in Burt County during 2006, 147 were apartments. Of these, 6 were vacant, a vacancy rate of 4.08 percent. Table II.11.18 provides the breakdown of units by type and availability.

⁶⁷ 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. The average price for 2005 may be lower because it includes only sales of manufactured homes. The area of the homes sold in 2005 is also smaller.

Table II.11.18			
2006 Survey of Rental Properties			
Burt County			
Type of Units	Units Managed	Available Units	Vacancy Rate
Single-family Units	5	.	.
Apartments	147	6	4.08
Mobile Homes	7	.	.
Not Sure of Type	.	9	.
Total Units	159	15	9.43

Of the 11 completed surveys, 4 had a waiting list at their facilities, with the total waiting list size at 13 persons. Units with rental assistance comprised 44.03 percent of the total number of units managed in the County. These data are presented in Table II.11.19.

Table II.11.19	
2006 Survey of Rental Properties	
Burt County	
Attributes of Completed Surveys	Number of Responses
Units with Rental Assistance	70
Have Wait List	4
Waitlist Size	13

The survey respondents were asked to rate the need for new rental units and the need for rehabilitation of existing units on a scale from 1 to 5, with 1 indicating no need and 5 indicating extreme need. While some respondents said they didn't know, some 62.50 percent of the respondents indicated that there was no need for new construction. The ranking of need for rehabilitation of existing units is moderate, as seen in Table II.11.20.

Table II.11.20		
2006 Survey of Rental Properties		
Burt County		
Degree of Need	Need for New Construction	Need for Rehabilitation of Existing Units
1 = no need	5	5
2	1	
3	2	1
4		1
5 = extreme need		

Housing Needs Forecast

The 2007 Nebraska Housing Needs forecast is based on a population forecast purchased from NPA Data Services Inc. As seen in Table II.11.21, the NPA forecast expected the population in Burt County to decrease by 0.20 percent per year, reaching 7,335 by the year 2030.

Table II.11.21		
Population and Household Forecast		
Burt County, 2000 through 2030		
Year	Population	Households
2000	7,791	3,155
2005	7,455	3,060
2010	7,295	3,034
2015	7,184	3,029
2020	7,144	3,053
2025	7,204	3,120
2030	7,335	3,219

The household forecast derived from that population prediction indicates that the total number of households will increase from 3,155 in 2000 to 3,219 by 2030. This represents a total increase of 192 homeowners in Burt County, from 2,391 in 2000 to 2,583 by 2030. Furthermore, renters are anticipated to decrease from 764 in 2000 to 636 in 2030.

Homeownership between 2000 and 2030 is expected to increase by 18 households for homeowners having incomes from 31-50 percent of MFI, and to increase by 36 households for those at 51-80 percent of MFI. Rental demand from the year 2000 to 2030 is expected to decrease by 31 households for renters having incomes from 31-50 percent of MFI, and to decrease by 32 households for those at 51-80 percent of MFI. Table II.11.22 provides further details of the household forecast by tenure and income.

Table II.11.22						
Household Forecast by Tenure and Income						
Burt County, 2000 through 2030						
Year	0-30% MFI	31-50% MFI	51-80% MFI	81-95% MFI	96% + MFI	Total
Homeowners						
2000	156	227	454	159	1,395	2,391
2005	153	223	445	156	1,370	2,347
2010	154	223	446	157	1,372	2,352
2015	155	225	450	158	1,384	2,371
2020	157	229	457	160	1,407	2,411
2025	162	236	471	165	1,450	2,485
2030	169	245	490	172	1,508	2,583
Renters						
2000	92	184	195	53	240	764
2005	86	171	182	50	224	713
2010	82	164	175	48	214	683
2015	79	158	168	46	207	658
2020	77	154	164	45	201	641
2025	76	153	162	44	199	635
2030	76	153	163	44	200	636

