

Gage County

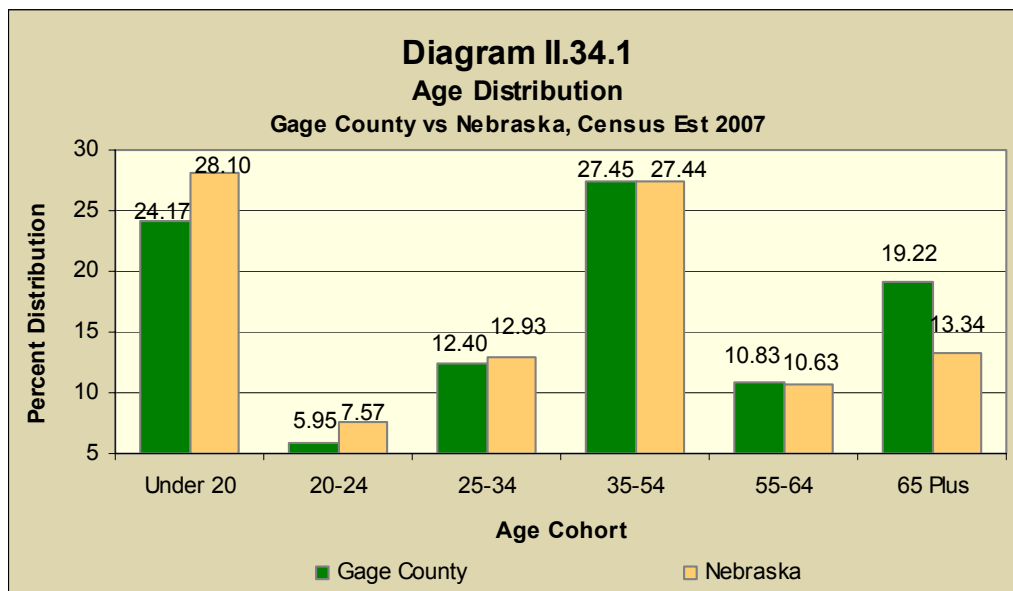
Summary

- Between 2000 and 2007, population increased by 0.98 percent, or by 226 people
- Between 2000 and 2007, the Hispanic population increased by 66.84 percent
- Between 2005 and 2006, the total number of full-time and part-time jobs increased by 559 jobs
- In 2006, average earnings per job in the County was \$27,564 compared to \$39,181 statewide
- Between 2006 and 2007, the unemployment rate decreased from 3.7 percent to 3.5 percent
- Between 2006 and 2007, total new housing units permitted decreased by 7 units
- In 2007, the average real value of new single-family construction was \$168,237
- In 2007, the average price of an existing home was \$92,023
- In a November 2008 rental survey, the vacancy rate was 7.11 percent

Demographics

Population Characteristics

The Census Bureau’s most recent intercensal estimates indicate that Gage County’s population increased by 0.98 percent, from 22,993 in 2000 to 23,219 in 2007. This compares to a statewide population growth rate of 3.70 percent. The number of people from 20 to 24 years of age changed from 1,127 in 2000 to 1,381 in 2007, an increase of 22.54 percent, and the number of people from 25 to 34 years of age increased by 14.12 percent. As seen in Diagram II.34.1, people younger than 25 comprised 30.11 percent of the population in 2007, while individuals aged 55 and over comprised 30.04 percent of the population in Gage County. This compares to 35.7 percent below the age of 25, and 24.0 percent aged 55 and over, statewide.



The white population increased by 0.58 percent, while the black population increased by 32.88 percent. The Hispanic population shifted from 196 to 327 people between 2000 and 2007, a change of 66.84 percent. Table II.34.1 presents the details of these population characteristics.

Subject	Nebraska			Gage County		
	Census 2000	July 2007	% Change	Census 2000	July 2007	% Change
Population	1,711,263	1,774,571	3.70	22,993	23,219	0.98
Age						
Under 20 years	504,336	498,642	-1.13	6,162	5,611	-8.94
20 to 24 years	120,331	134,259	11.57	1,127	1,381	22.54
25 to 34 years	223,273	229,441	2.76	2,522	2,878	14.12
35 to 54 years	489,588	486,991	-0.53	6,594	6,373	-3.35
55 to 64 years	141,540	188,590	33.24	2,174	2,514	15.64
65 & over	232,195	236,648	1.92	4,414	4,462	1.09
Race						
White	1,585,617	1,625,144	2.49	22,530	22,661	0.58
Black	70,043	78,581	12.19	73	97	32.88
American Indian & Alaskan Native	15,634	17,576	12.42	134	150	11.94
Asian	22,528	30,317	34.57	68	128	88.24
Native Hawaiian & Pacific Islander	993	1,270	27.90	12	13	8.33
Two or more races	16,448	21,683	31.83	176	170	-3.41
Hispanic (of any race)						
Hispanic or Latino	94,425	133,832	41.73	196	327	66.84

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.34.2, at right, from April 2000 to July 2007, Gage County's natural increase was estimated to be -3 people. Gage County has been experiencing net in-migration, with over 229 persons arriving in the County in the last seven years.²²⁴

1980 Population	24,456
Natural Increase 80-90	267
Net Migration 80-90	-1,929
1990 Population	22,794
Natural Increase 90-00	-453
Net Migration 90-00	652
2000 Population	22,993
Natural Increase 00-07	-3
Net Migration 00-07	229
2007 Population Estimate	23,219

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 people 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 Gage County increased from 48 persons in 2006 to 18 persons in calendar 2007, with an addition net movement of 27 in the first six months of 2008. The driver's license total exchanges for the last seven and one-half years are presented in Table II.34.3.

²²⁴ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	241	220	21
Calendar 2002	256	233	23
Calendar 2003	231	173	58
Calendar 2004	267	235	32
Calendar 2005	318	245	73
Calendar 2006	263	215	48
Calendar 2007	253	235	18
First Half 2008	136	109	27

Another source of data describing population and migration is from the Nebraska Department of Revenue (DOR). Returns from the DOR indicate that total returns increased from 10,049 in 2006 to 10,173 in 2007, as seen in Table II.34.4.

Year	Total Returns
1991	9,609
1992	9,578
1993	9,523
1994	9,435
1995	9,474
1996	9,656
1997	9,752
1998	9,921
1999	9,999
2000	10,127
2001	10,043
2002	10,097
2003	10,073
2004	10,077
2005	9,262
2006	10,049
2007	10,173

Together, these migration data tend to support the Census Bureau's notion that the population is changing in Gage County.

School Age Children

According to the Nebraska Department of Education, the number of school age children in Gage County decreased by 0.79 percent, from 4,166 in 2007 to 4,133 in 2008, as seen in Table II.34.5.²²⁵

School age children 5 to 10 years of age increased from 1,734 in 2007 to 1,751 in 2008.

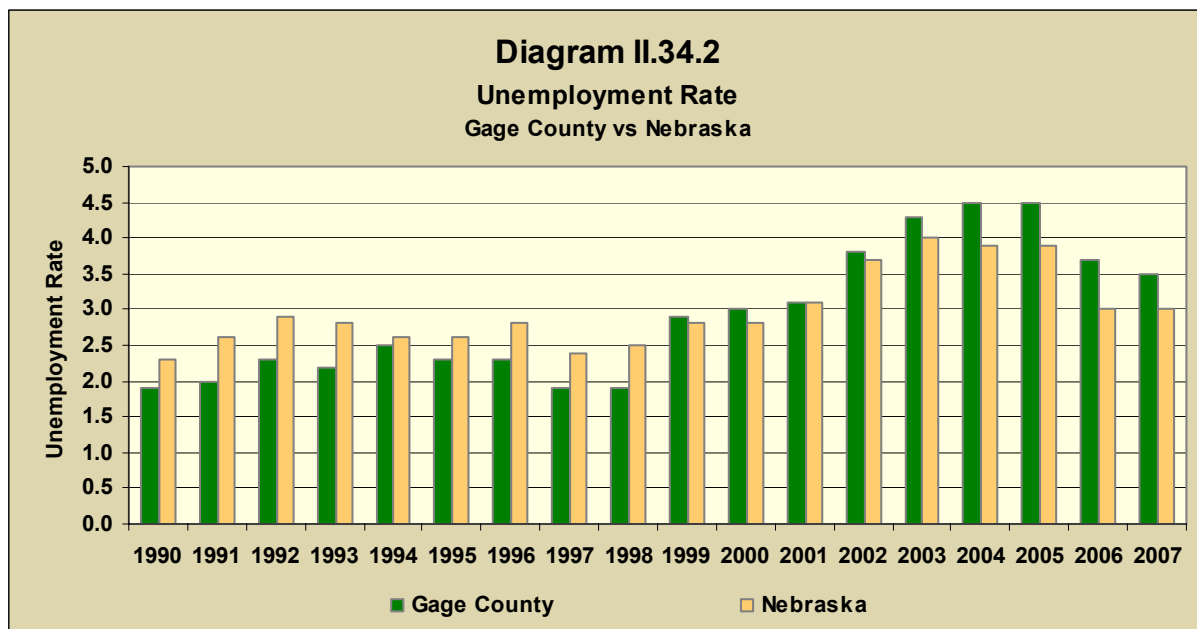
Year	Ages			Total
	5-10	11-14	15-18	
1992	2,074	1,167	1,073	4,314
1993	2,066	1,200	1,094	4,360
1994	2,075	1,236	1,105	4,416
1995	1,976	1,338	1,148	4,462
1996	1,972	1,349	1,164	4,485
1997	1,970	1,353	1,191	4,514
1998	1,948	1,351	1,239	4,538
1999	1,774	1,378	1,316	4,468
2000	1,787	1,379	1,457	4,623
2001	1,739	1,386	1,508	4,633
2002	1,731	1,293	1,342	4,366
2003	1,617	1,146	1,246	4,009
2004	1,618	1,130	1,236	3,984
2005	1,710	1,209	1,318	4,237
2006	1,750	1,211	1,263	4,224
2007	1,734	1,176	1,256	4,166
2008	1,751	1,188	1,194	4,133

²²⁵ The Department of Education provided the 1992 through 2002 data on October 4, 2002. The 2003 through 2008 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

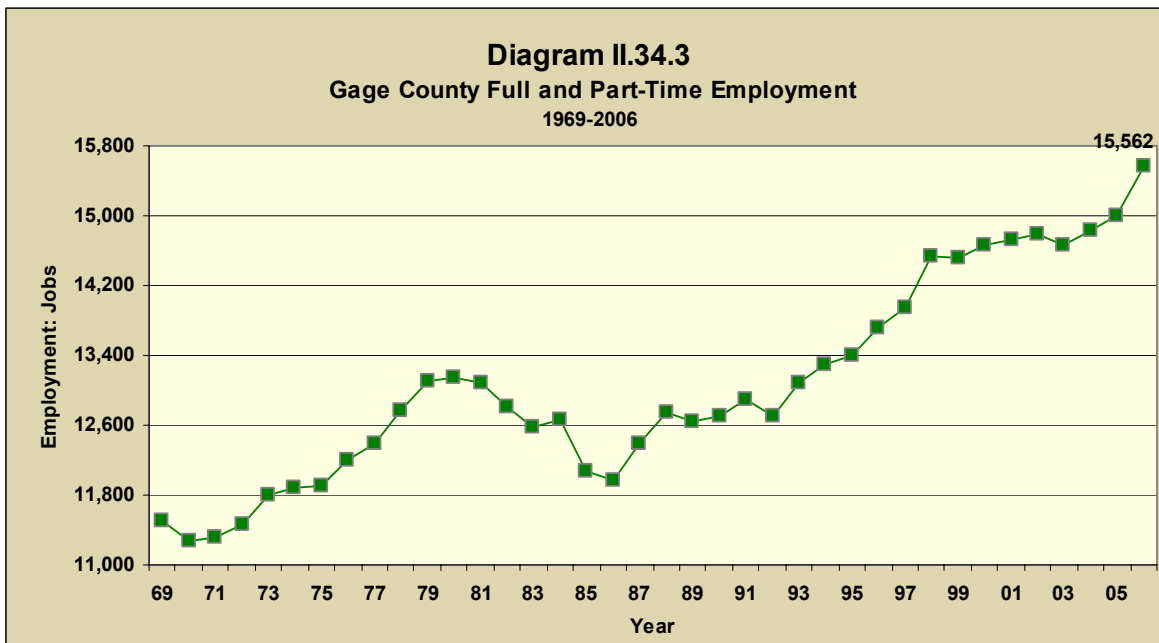
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Gage County, defined as the number of people working or actively seeking work, decreased from 12,730 in 2006 to 12,650 in 2007. The total number of people employed changed from 12,260 in 2006 to 12,213 in 2007. The unemployment rate for the County, at 3.7 percent, compares to the state unemployment rate of 3.0 percent for 2007. Unemployment in the County experienced a change of -0.2 percentage points between 2006 and 2007. These unemployment rate data are presented in Diagram II.34.2.

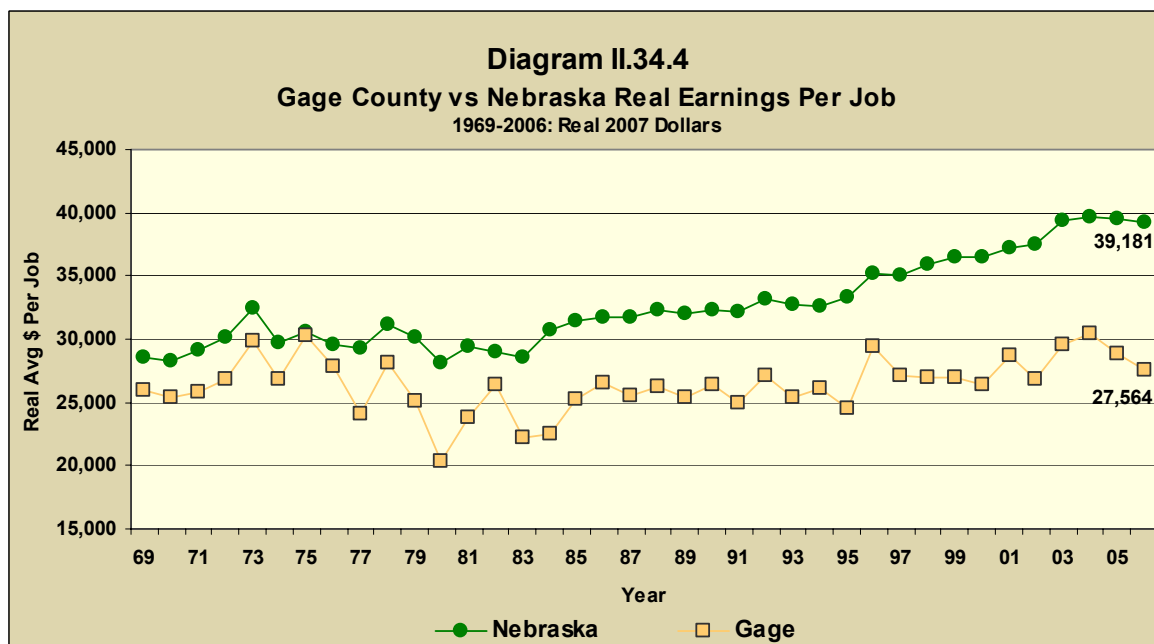


Employment and Personal Income

The Bureau of Economic Analysis (BEA) also measures employment, which is defined as the total number of full and part-time jobs. In 2006, the latest year available for these county data, Gage County recorded 15,562 jobs, an increase of 559 jobs since 2005. Diagram II.34.3 presents total employment for the County from 1969 through 2007.



As seen in Diagram II.34.4, average earnings per job in the County was \$27,564 in 2006, while Nebraska and U.S. average earnings per job were \$39,181 and \$48,680 respectively.



Total real personal income in 2006, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments, was \$731,664,000, an increase of 0.81 percent between 2005 and 2006. Real per capita income was \$31,595 that same year; this compares with a statewide average real per capita income of \$34,849. Table II.34.6 provides further annual data for the years 1969 through 2006.

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	298,069	16,914	7,784	67,875	36,692	393,506	15,390	11,497	25,926
1970	286,583	16,698	9,561	69,967	40,388	389,801	15,207	11,275	25,418
1971	291,745	17,127	9,201	70,144	43,323	397,286	15,439	11,323	25,766
1972	307,832	17,966	9,897	74,315	45,539	419,617	16,454	11,473	26,831
1973	352,654	21,664	10,453	79,634	51,564	472,641	18,764	11,801	29,883
1974	319,238	23,281	11,172	82,219	55,616	444,964	17,533	11,888	26,854
1975	360,094	22,826	10,986	84,677	59,205	492,136	19,573	11,897	30,268
1976	339,403	24,289	11,021	84,154	59,350	469,639	18,544	12,204	27,811
1977	298,413	23,948	12,825	89,530	60,795	437,614	17,136	12,388	24,089
1978	359,894	26,165	14,585	91,326	63,445	503,085	19,614	12,765	28,194
1979	328,040	28,047	15,336	93,255	66,065	474,649	18,365	13,103	25,035
1980	268,151	27,988	16,002	106,877	70,428	433,470	17,725	13,153	20,387
1981	310,358	28,846	16,405	122,524	72,559	493,001	20,205	13,080	23,728
1982	338,387	29,707	12,417	140,307	75,784	537,189	22,225	12,801	26,434
1983	279,275	27,267	16,669	137,669	77,808	484,154	20,163	12,580	22,200
1984	284,811	28,883	16,449	138,478	79,116	489,971	20,427	12,659	22,499
1985	303,950	29,014	17,905	132,004	80,934	505,779	21,479	12,074	25,174
1986	317,557	29,410	18,384	136,462	82,938	525,932	22,698	11,975	26,518
1987	315,450	30,753	18,974	128,734	91,265	523,670	22,816	12,390	25,460
1988	335,321	32,698	20,716	125,135	102,113	550,588	23,995	12,754	26,291
1989	321,428	32,903	22,179	132,585	117,707	560,995	24,627	12,649	25,411
1990	334,954	33,404	24,008	125,734	120,617	571,909	25,069	12,702	26,370
1991	322,182	34,996	24,608	126,766	122,330	560,889	24,657	12,904	24,968
1992	344,326	34,954	27,231	122,034	128,507	587,145	25,757	12,701	27,110
1993	331,863	36,749	26,378	116,243	134,027	571,761	24,980	13,094	25,345
1994	347,467	37,158	28,218	117,894	132,515	588,936	25,724	13,294	26,137
1995	329,277	37,323	28,454	123,147	135,326	578,880	25,298	13,395	24,582
1996	403,918	37,701	28,218	129,067	141,733	665,235	29,027	13,710	29,462
1997	377,732	39,818	28,338	135,586	142,977	644,814	28,040	13,957	27,064
1998	392,658	40,836	31,344	143,934	162,331	689,430	30,015	14,537	27,011
1999	392,415	41,249	33,250	142,931	166,659	694,005	30,255	14,514	27,037
2000	387,918	41,003	34,967	148,423	169,563	699,868	30,446	14,661	26,459
2001	421,549	43,612	36,061	140,732	178,730	733,459	31,640	14,717	28,644
2002	397,645	44,538	39,665	131,337	176,106	700,215	30,102	14,794	26,879
2003	433,146	45,555	38,213	132,165	180,496	738,466	31,648	14,672	29,522
2004	452,067	45,437	43,799	117,317	190,601	758,347	32,665	14,837	30,469
2005	433,380	46,182	45,546	110,363	182,456	725,563	31,463	15,003	28,886
2006	428,942	47,049	45,582	115,419	188,770	731,664	31,595	15,562	27,564

According to the Nebraska Department of Revenue, returns with an adjusted gross income (AGI) of less than \$10,000 decreased by 33.14 percent between 1991 and 2007. Returns with an AGI from \$10,001 to \$25,000 decreased by 23.58 percent over the period. On the other hand, returns with an AGI from \$100,000 or more increased from 695.06 percent over the period. Table II.34.7 presents AGI distribution for the years 1991 through 2007.

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	Other ²²⁶
1991	2,981	1,075	2,071	1,365	1,333	584	102	81	.	9,609	61,471
1992	2,896	1,025	2,029	1,411	1,326	656	139	85	11	9,578	54,302
1993	2,887	939	1,980	1,370	1,348	742	132	99	.	9,523	62,195
1994	2,855	938	1,978	1,272	1,349	760	168	101	14	9,435	66,366
1995	2,725	914	1,974	1,275	1,389	875	184	124	14	9,474	77,832
1996	2,686	888	1,907	1,293	1,457	1,036	223	154	12	9,656	79,346
1997	2,685	806	1,874	1,275	1,478	1,157	260	196	21	9,752	82,700
1998	2,701	787	1,872	1,293	1,452	1,235	340	216	25	9,921	84,597
1999	2,616	772	1,866	1,247	1,520	1,338	367	242	31	9,999	86,137
2000	2,582	696	1,902	1,258	1,497	1,451	431	272	38	10,127	88,142
2001	2,551	690	1,790	1,341	1,435	1,472	473	268	23	10,043	87,433
2002	2,644	705	1,794	1,314	1,430	1,483	469	233	25	10,097	79,865
2003	2,484	764	1,684	1,383	1,440	1,500	530	265	23	10,073	81,195
2004	2,376	756	1,651	1,355	1,408	1,570	603	332	26	10,077	82,016
2005	1,985	674	1,482	1,219	1,344	1,491	650	385	32	9,262	155,967
2006	1,966	814	1,741	1,269	1,382	1,615	753	459	50	10,049	89,829
2007	1,993	851	1,553	1,285	1,308	1,661	878	575	69	10,173	116,987

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 increased from 2,393 in 1998 to 2,566 in 2007, with the poverty rate reaching 11.6 percent in 2007. This compares to a state poverty rate of 10.6 percent and a national rate of 12.1 percent in 2007. Table II.34.8 presents poverty data for the County.

Year	Number of Individuals in Poverty	Poverty Rate
1998	2,393	10.60
1999	2,126	9.60
2000	1,990	9.00
2001	2,099	9.40
2002	2,342	10.40
2003	2,182	9.70
2004	2,093	9.30
2005	2,297	10.3
2006	2,499	11.2
2007	2,566	11.6

²²⁶ This includes non-resident returns and all returns statewide which were not allocated to a specific county.

Business Establishments

The total number of business establishments²²⁷ in Gage County increased by 78 between 1980 and 2006, at an annual rate of change of 0.49 percent, as presented in Table II.34.9.²²⁸ This compares to an average annual rate of change of 1.26 percent statewide.

Gage County lost 7 business establishments between 2005 and 2006, while statewide there was an increase of 466.

Housing

Housing Development

The Census Bureau estimates that total housing units increased by 4.65 percent in Gage County between 2000 and 2007, from 10,030 to 10,496. This compares to a 8.04 percent estimated increase statewide, as seen in Table II.34.10.

Year	Nebraska	Gage County
1980	37,727	594
1981	37,582	588
1982	37,500	574
1983	41,889	641
1984	43,151	644
1985	43,115	637
1986	42,538	619
1987	42,691	616
1988	43,134	614
1989	43,302	609
1990	43,749	600
1991	44,405	609
1992	45,269	631
1993	46,059	624
1994	46,640	622
1995	47,128	630
1996	47,607	647
1997	48,588	695
1998	48,655	687
1999	48,968	684
2000	49,623	686
2001	49,710	694
2002	50,259	710
2003	50,394	688
2004	50,928	675
2005	51,440	679
2006	51,906	672

Subject	Nebraska	% Growth since 2000	Gage County	% Growth since 2000
2000 Census	722,668		10,030	
July 2001 Estimate	733,331	1.48	10,218	1.87
July 2002 Estimate	740,561	2.48	10,347	3.16
July 2003 Estimate	748,805	3.62	10,397	3.66
July 2004 Estimate	757,742	4.85	10,440	4.09
July 2005 Estimate	766,951	6.13	10,476	4.45
July 2006 Estimate	774,843	7.22	10,491	4.60
July 2007 Estimate	780,804	8.04	10,496	4.65

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 Gage County decreased from 30 in 2006 to 21 in 2007, with the average value of construction reaching \$168,237. The statewide average in 2007 was about \$143,154. This value excludes the cost of the lot and infrastructure improvements. Total permitted units decreased from 32 in 2006 to 25 in 2007. These changes in residential

²²⁷ Source: The Census Bureau, <<http://www.census.gov/prod/www/abs/cbptotal.html>>.

²²⁸ Totals may not add due to rounding off of county totals.

permit activity compare with a population increase of 226 people since 2000. Additional details of permit activity and per unit valuations are given in Table II.34.11.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2007 \$			
	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	28	10	.	8	46	100.12	61.78	.	37.86
1981	32	.	11	.	43	86.82	.	66.06	.
1982	26	6	4	32	68	78.92	49.58	24.18	41.00
1983	17	14	12	.	43	81.17	54.28	31.93	.
1984	10	.	.	.	10	77.58	.	.	.
1985	5	4	15	.	24	89.71	47.63	22.43	.
1986	8	4	.	.	12	103.13	57.10	.	.
1987	9	2	4	.	15	101.08	49.05	34.74	.
1988	15	.	.	.	15	116.67	.	.	.
1989	19	10	4	8	41	97.17	46.46	59.03	43.85
1990	29	6	.	.	35	99.48	68.44	.	.
1991	30	4	.	.	34	110.29	62.53	.	.
1992	30	14	4	11	59	112.53	64.99	101.72	49.57
1993	30	8	3	.	65	106.66	68.27	30.69	.
1994	30	4	4	5	43	118.20	76.66	48.06	51.33
1995	30	14	.	.	44	106.37	77.70	.	.
1996	19	8	.	8	35	144.28	72.11	.	73.79
1997	29	.	.	28	57	108.38	.	.	67.19
1998	28	24	6	24	82	119.06	83.02	77.88	58.14
1999	38	8	11	.	57	94.77	60.79	76.46	.
2000	27	16	11	94	148	115.88	83.17	82.93	52.91
2001	47	4	11	66	128	111.80	117.77	95.58	31.57
2002	29	4	3	14	50	122.61	120.88	137.83	46.68
2003	21	20	3	.	44	120.26	100.04	101.22	.
2004	23	12	9	.	44	131.37	84.26	105.71	.
2005	35	4	3	.	42	154.89	181.75	95.31	.
2006	30	2	.	.	32	182.65	153.24	.	.
2007	21	4	.	.	25	168.24	154.76	.	.

Housing Characteristics

The Department of Revenue, Property Assessment Division (PAD), 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 2007, there were a total of 3,051 property transactions in Gage County. Of these, there were 2,895 single-family transactions during this nine-year period, as seen in Table II.34.12.

²²⁹ 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.

Table II.34.12										
Total Residential Property Transactions										
Gage County, Fiscal Years 1999-2007										
Housing Type	1999	2000	2001	2002	2003	2004	2005	2006	2007	Total
Single Family	329	356	290	330	304	333	367	302	284	2,895
Mobile Home	10	10	11	8	12	14	3	8	4	80
Duplex	8	8	3	4	4	6	11	9	2	55
Townhome	1	0	1	1	6	4	2	3	3	21
Missing	0	0	0	0	0	0	0	0	0	0
Total	348	374	305	343	326	357	383	322	293	3,051

The PAD 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 1,331 single family home property transactions concerning units built before 1930, 1.3 percent were of low quality and 31.6 percent were of fair quality. Conversely, of the 60 homes built from 2001 through 2007, none were of low quality and 1.7 percent of fair quality. Table II.34.13 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.34.13									
Quality of Materials and Workmanship									
Gage County, Single Family Homes by Vintage									
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2007	Missing	Total
Low	17	0	0	1	0	1	0	0	19
Fair	421	69	6	63	9	5	1	0	574
Average	865	438	283	198	40	112	50	1	1,987
Good	24	45	64	75	21	47	7	0	283
Very Good	1	2	2	6	3	7	0	0	21
Excellent	0	0	0	1	0	3	0	0	4
Missing	3	1	0	1	0	0	2	0	7
Total	1,331	555	355	345	73	175	60	1	2,895

In regard to the condition of residential dwellings, of the same 1,331 single family homes built before 1930, 24.0 percent of the homes were worn out or badly worn, and 69.0 percent were in average condition. Table II.34.14 provides details of the condition of single-family residential dwellings by year built.

Table II.34.14									
Condition of Residential Dwellings									
Gage County, Single Family Homes by Vintage									
Condition	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2007	Missing	Total
Worn Out	40	0	0	1	0	0	0	0	41
Badly Worn	279	39	9	4	1	0	0	0	332
Average	918	408	206	206	37	61	10	1	1,847
Good	81	96	97	89	34	108	48	0	553
Very Good	12	9	33	32	1	5	0	0	92
Excellent	0	3	10	13	0	1	0	0	27
Missing	1	0	0	0	0	0	2	0	3
Total	1,331	555	355	345	73	175	60	1	2,895

Housing Costs

Between 1999 and 2007, the average price of an existing single family home changed from \$62,313 to \$92,023, a total increase of 47.7 percent as seen in Table II.34.15.

Table II.34.15	
Average Sales Price in PAD Database	
Gage County, Single Family Homes	
Fiscal Year	Average Sales Price (\$)
1999	62,313
2000	61,180
2001	70,842
2002	69,493
2003	69,604
2004	81,869
2005	83,117
2006	84,061
2007	92,023
Average	74,682

Single-family home prices from the PAD database also indicate a general increase in average home prices and average floor area for newer homes. Single-family home prices in Gage County increased from \$43,950 for homes built before 1930 to \$187,832 for homes built from 2001 to 2007.²³⁰ However, homes built from 2001 through 2007 are also larger than the average, or 1,664 square feet per unit. Table II.34.16 provides additional details, by year of construction, for single-family homes.

Table II.34.16			
Average Sales Price and Area (in Sq. Ft.) of Property Transactions			
Gage County, Single Family Homes by Vintage			
Vintage	Average Sales Price (\$)	Average Floor Area Sq. Ft.	Price per Sq. Ft.* (\$)
Before 1930	43,950	1,244	35.33
1931-1960	70,529	1,187	59.40
1961-1970	95,803	1,321	72.53
1971-1980	105,488	1,388	76.01
1981-1990	120,351	1,522	79.07
1991-2000	159,854	1,600	99.90
2001-2007	187,832	1,664	112.87
Average	74,682	1,297	57.58

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

²³⁰ 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.

Survey of Rental Properties

During November of 2008, a telephone survey of rental properties was conducted throughout Nebraska. Table II.34.17 presents some basic statistics about the completed surveys over the last seven years in Gage County. Completed surveys decreased from 25 in 2007 to 23 in 2008. The vacancy rate for all units increased by 2.02 percentage points between 2002 and 2008. While the vacancy rate for all units was at 7.11 percent in 2008, the respondents indicated that their units are filled up in an average of 66 days, a change of 22 days since 2002.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	8	334	5.09	43
2003	6	405	3.95	27
2004	8	312	8.01	45
2005	11	336	15.48	67
2006	17	373	11.53	28
2007	25	521	8.06	37
2008	23	436	7.11	66

Of the 436 units managed in Gage County during 2008, 329 were apartments. Of these, 24 were vacant, a vacancy rate of 7.29 percent. Table II.34.18 provides the breakdown of units by type and availability.

Type of Units	Units Managed	Available Units	Vacancy Rate
Single-family Units	75	6	8.00
Apartments	329	24	7.29
Mobile Homes	0	0	
Not Sure of Type	32	1	3.13
Total Units	436	31	7.11

Of the 23 completed surveys, 4 had a waiting list at their facilities, with the total waiting list size at 15 people. Units with rental assistance comprised 39.45 percent of the total number of units managed in the County. These data are presented in Table II.34.19.

Attributes of Completed Surveys	Number of Responses
Units with Rental Assistance	172
Have Wait List	4
Waitlist Size	15

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 that they did not know, 55.56 percent indicated that there was no need for new construction. The ranking of need for rental rehabilitation was more moderate, as seen in Table II.34.20.

Degree of Need	Need for New Construction	Need for Rehabilitation of Existing Units
1 = no need	10	3
2	6	2
3	2	7
4		2
5 = extreme need		1