

Wheeler County

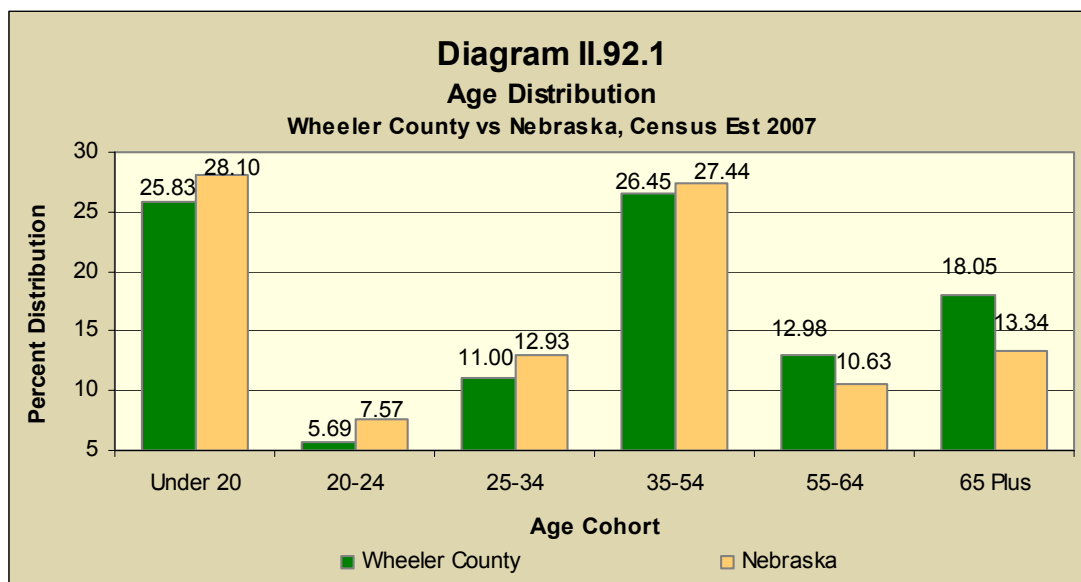
Summary

- Between 2000 and 2007, population decreased by 8.69 percent, or by 77 people
- Between 2005 and 2006, the total number of full-time and part-time jobs increased by 7 jobs
- In 2006, average earnings per job in the County was \$24,256 compared to \$38,803 statewide
- Between 2006 and 2007, the unemployment rate increased from 2.4 percent to 2.9 percent
- In 2007, the average real value of new single-family construction was \$.
- In 2007, the average price of an existing home was \$16,833
- In a November 2008 rental survey, the vacancy rate was 100.0 percent

Demographics

Population Characteristics

The Census Bureau’s most recent intercensal estimates indicate that Wheeler County’s population decreased by 8.69 percent, from 886 in 2000 to 809 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 35 in 2000 to 46 in 2007, an increase of 31.43 percent, and the number of people from 25 to 34 years of age increased by 30.88 percent. As seen in Diagram II.92.1, people younger than 25 comprised 31.52 percent of the population in 2007, while individuals aged 55 and over comprised 31.03 percent of the population in Wheeler County. This compares to 35.7 percent below the age of 25, and 24.0 percent aged 55 and over, statewide.



The white population decreased by 8.71 percent, while the Hispanic population remained unchanged between 2000 and 2007. Table II.92.1 presents the details of these population characteristics.

Subject	Nebraska			Wheeler County		
	Census 2000	July 2007	% Change	Census 2000	July 2007	% Change
Population	1,711,263	1,774,571	3.70	886	809	-8.69
Age						
Under 20 years	504,336	498,642	-1.13	280	209	-25.36
20 to 24 years	120,331	134,259	11.57	35	46	31.43
25 to 34 years	223,273	229,441	2.76	68	89	30.88
35 to 54 years	489,588	486,991	-0.53	259	214	-17.37
55 to 64 years	141,540	188,590	33.24	95	105	10.53
65 & over	232,195	236,648	1.92	149	146	-2.01
Race						
White	1,585,617	1,625,144	2.49	884	807	-8.71
Black	70,043	78,581	12.19	0	0	.
American Indian & Alaskan Native	15,634	17,576	12.42	2	2	0.00
Asian	22,528	30,317	34.57	0	0	.
Native Hawaiian & Pacific Islander	993	1,270	27.90	0	0	.
Two or more races	16,448	21,683	31.83	0	0	.
Hispanic (of any race)						
Hispanic or Latino	94,425	133,832	41.73	5	5	0.00

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.92.2, at right, from April 2000 to July 2007, Wheeler County’s natural increase was estimated to be 8 people. Wheeler County has been experiencing net out-migration, with over 85 persons leaving the County in the last seven years.³¹⁰

1980 Population	1,060
Natural Increase 80-90	134
Net Migration 80-90	-246
1990 Population	948
Natural Increase 90-00	53
Net Migration 90-00	-115
2000 Population	886
Natural Increase 00-07	8
Net Migration 00-07	-85
2007 Population Estimate	809

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 Wheeler County increased from -3 persons in 2006 to 0 persons in calendar 2007, with an addition net movement of -1 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.92.3.

³¹⁰ 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	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
First Half 2008	3	4	-1

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 332 in 2006 to 330 in 2007, as seen in Table II.92.4.

Year	Total Returns
1991	395
1992	387
1993	368
1994	375
1995	384
1996	386
1997	384
1998	382
1999	355
2000	352
2001	340
2002	328
2003	318
2004	322
2005	314
2006	332
2007	330

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

School Age Children

According to the Nebraska Department of Education, the number of school age children in Wheeler County decreased by 8.62 percent, from 174 in 2007 to 159 in 2008, as seen in Table II.92.5.³¹¹ School age children 5 to 10 years of age decreased from 55 in 2007 to 49 in 2008.

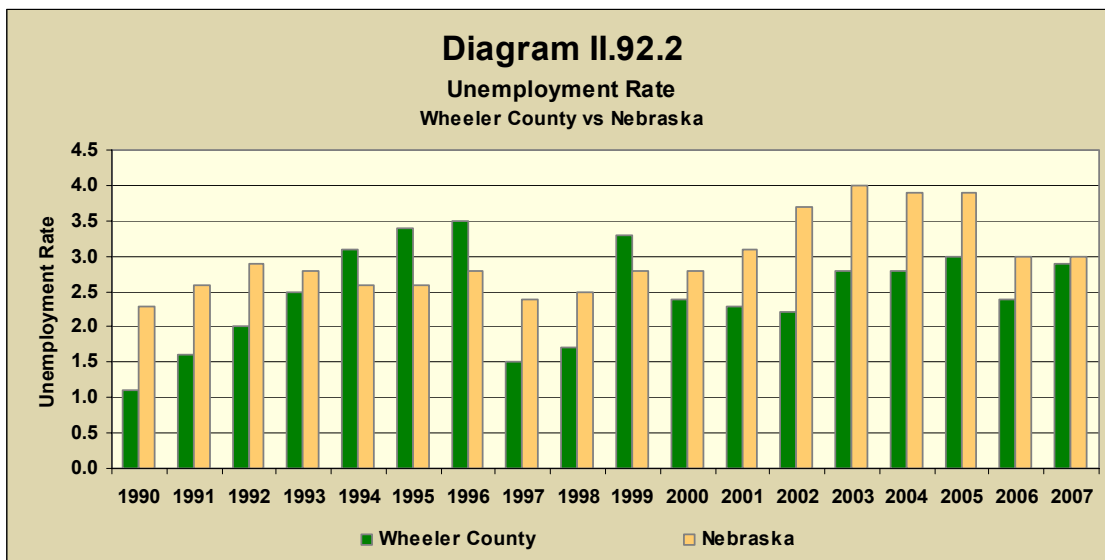
Year	Ages			Total
	5-10	11-14	15-18	
1992	91	66	68	225
1993	101	70	72	243
1994	86	73	72	231
1995	71	64	78	213
1996	80	71	68	219
1997	79	60	66	205
1998	77	59	71	207
1999	84	62	63	209
2000	84	47	69	200
2001	84	52	70	206
2002	83	59	70	212
2003	76	59	49	184
2004	64	53	57	174
2005	65	50	62	177
2006	63	56	64	183
2007	55	59	60	174
2008	49	53	57	159

³¹¹ 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

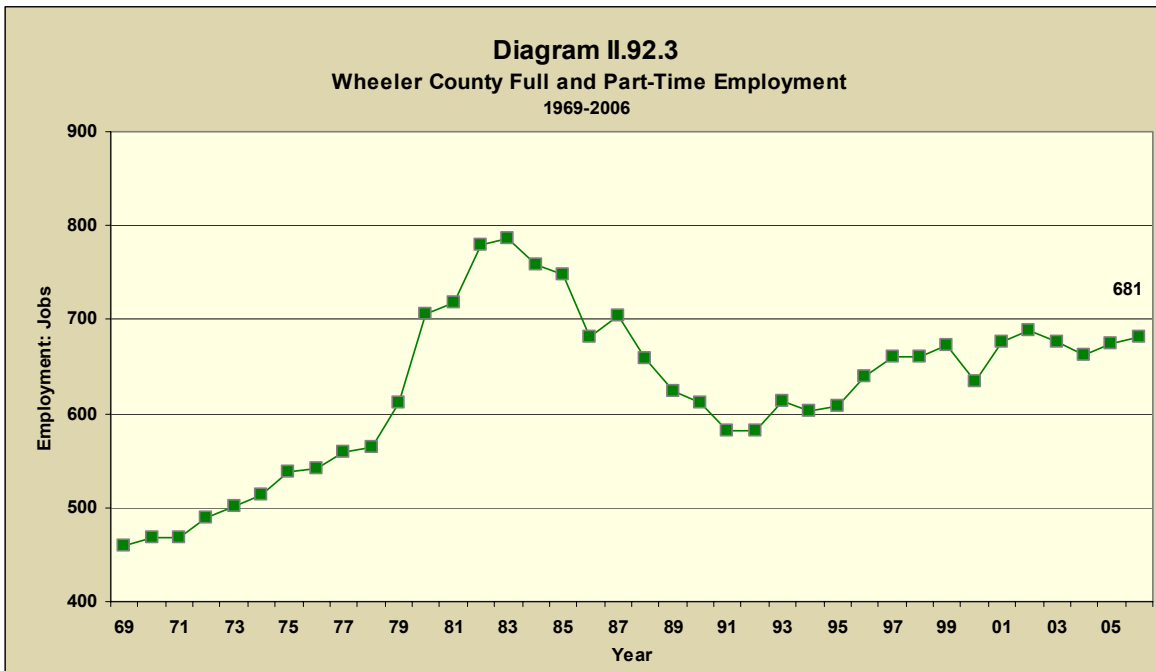
Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Wheeler County, defined as the number of people working or actively seeking work, decreased from 454 in 2006 to 421 in 2007. The total number of people employed changed from 443 in 2006 to 409 in 2007. The unemployment rate for the County, at 2.4 percent, compares to the state unemployment rate of 3.0 percent for 2007. Unemployment in the County experienced a change of 0.5 percentage points between 2006 and 2007. These unemployment rate data are presented in Diagram II.92.2.

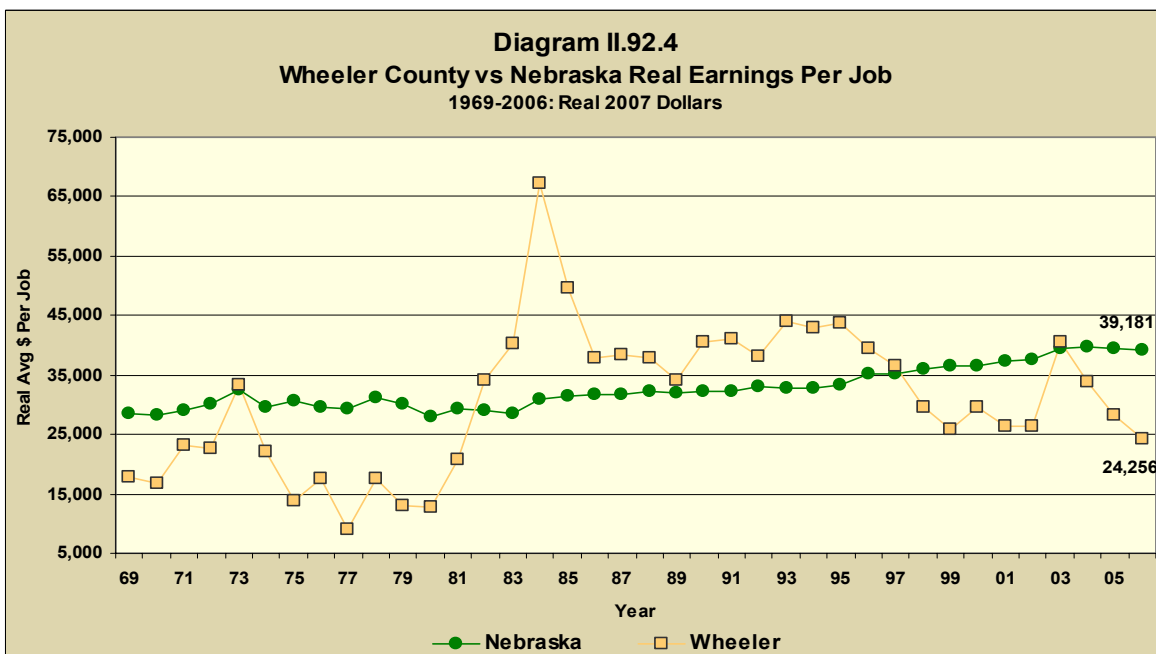


Employment and Personal Income

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, Wheeler County recorded 681 jobs, an increase of 7 jobs since 2005. Diagram II.92.3 presents total employment for the County from 1969 through 2006.



As seen in Diagram II.92.4, average earnings per job in the County was \$24,256 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 \$21,570,000, a decline of 10.47 percent between 2005 and 2006. Real per capita income was \$26,929 that same year; this compares with a statewide average real per capita income of \$34,849. Table II.92.6 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	8,178	265	0	2,201	920	10,960	10,274	460	17,778
1970	7,840	274	0	2,329	1,100	10,909	10,291	468	16,753
1971	10,861	281	0	2,359	1,093	13,973	12,926	469	23,157
1972	11,071	305	0	2,789	1,277	14,777	13,571	490	22,595
1973	16,735	349	0	3,592	1,540	21,484	20,383	501	33,403
1974	11,331	372	0	3,532	1,558	16,000	15,166	513	22,087
1975	7,406	425	0	3,776	2,085	12,725	12,073	538	13,766
1976	9,553	444	0	3,689	2,096	14,778	14,501	542	17,626
1977	5,041	459	-263	3,874	2,194	10,387	10,449	559	9,018
1978	9,875	468	-311	3,782	1,956	14,833	14,263	564	17,509
1979	7,951	611	-671	4,140	1,932	12,740	12,274	612	12,991
1980	9,010	715	-673	4,612	1,980	14,213	13,321	706	12,762
1981	14,910	804	-557	4,983	2,125	20,658	18,849	719	20,737
1982	26,523	908	-891	5,363	2,114	32,201	29,381	779	34,048
1983	31,623	789	-740	5,326	2,257	37,677	33,913	787	40,182
1984	50,924	830	-663	6,352	2,283	58,066	55,618	758	67,182
1985	37,113	829	-635	6,063	2,225	43,936	43,414	748	49,616
1986	25,804	811	-509	5,601	2,262	32,347	32,706	681	37,891
1987	27,112	834	-414	5,655	2,248	33,768	36,784	705	38,457
1988	24,907	865	-386	5,266	2,403	31,325	33,148	659	37,795
1989	21,302	900	-254	5,446	2,322	27,914	29,445	624	34,137
1990	24,697	893	-232	5,450	2,526	31,548	33,313	611	40,420
1991	23,837	866	-241	5,639	2,371	30,739	33,018	581	41,027
1992	22,160	914	-310	5,625	2,473	29,033	31,387	581	38,141
1993	27,044	980	-561	5,408	2,781	33,692	36,306	614	44,045
1994	25,812	1,049	-887	5,624	2,622	32,122	33,671	603	42,805
1995	26,561	926	-972	6,167	2,752	33,582	35,955	608	43,686
1996	25,339	884	-1,156	6,369	3,055	32,722	35,035	640	39,592
1997	24,222	942	-1,554	6,647	3,174	31,547	34,178	661	36,644
1998	19,509	1,036	-1,952	6,446	3,477	26,444	29,252	660	29,559
1999	17,334	1,038	-1,909	6,074	3,381	23,843	26,551	673	25,757
2000	18,830	1,026	-2,180	5,962	3,529	25,115	28,346	635	29,654
2001	17,864	1,061	-2,703	6,150	3,777	24,028	28,037	677	26,388
2002	18,174	1,057	-2,350	5,422	3,679	23,868	28,414	689	26,377
2003	27,419	1,014	-2,501	5,141	3,708	32,752	39,747	677	40,501
2004	22,428	1,026	-2,531	5,097	3,742	27,711	35,077	662	33,879
2005	18,955	938	-2,520	4,551	4,046	24,094	29,930	674	28,123
2006	16,509	1,194	-2,474	4,691	4,037	21,570	26,929	681	24,256

According to the Nebraska Department of Revenue, returns with an adjusted gross income (AGI) of less than \$10,000 decreased by 45.25 percent between 1991 and 2007. Returns with an AGI from \$10,001 to \$25,000 decreased by 34.67 percent over the period. On the other hand, returns with an AGI from \$100,000 or more increased to 15 returns in 2007. Table II.92.7 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 ³¹²
1991	179	42	82	38	22	.	.	.	.	395	61,471
1992	176	34	85	39	12	.	.	.	.	387	54,302
1993	158	39	77	36	28	.	.	.	.	368	62,195
1994	169	38	74	47	12	.	.	.	.	375	66,366
1995	172	33	72	53	23	.	.	.	.	384	77,832
1996	163	38	75	50	22	.	.	.	.	386	79,346
1997	154	38	73	56	10	13	.	.	.	384	82,700
1998	148	30	91	55	13	.	.	12	.	382	84,597
1999	132	35	72	51	11	.	.	10	.	355	86,137
2000	125	31	64	55	14	.	.	13	.	352	88,142
2001	118	26	58	62	16	11	.	.	.	340	87,433
2002	110	30	64	38	32	10	.	.	.	328	79,865
2003	96	26	61	46	38	.	.	.	.	318	81,195
2004	100	28	56	43	39	11	.	.	.	322	82,016
2005	113	18	40	44	.	.	.	.	.	314	155,967
2006	97	26	56	57	.	.	.	13	.	332	89,829
2007	98	30	51	42	44	.	.	15	.	330	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 decreased from 134 in 1998 to 120 in 2007, with the poverty rate reaching 14.9 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.92.8 presents poverty data for the county.

Year	Number of Individuals in Poverty	Poverty Rate
1998	134	14.10
1999	127	14.30
2000	131	15.10
2001	140	16.60
2002	119	14.40
2003	101	12.40
2004	84	10.30
2005	116	14.1
2006	116	14.2
2007	120	14.9

³¹² This includes non-resident returns and all returns statewide which were not allocated to a specific county.

Business Establishments

The total number of business establishments³¹³ in Wheeler County increased by 3 between 1980 and 2006, at an annual rate of change of 0.78 percent, as presented in Table II.92.9.³¹⁴ This compares to an average annual rate of change of 1.26 percent statewide.

Wheeler County lost 1 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 2.14 percent in Wheeler County between 2000 and 2007, from 561 to 573. This compares to an 8.04 percent estimated increase statewide, as seen in Table II.92.10.

Year	Nebraska	Wheeler County
1980	37,727	14
1981	37,582	12
1982	37,500	14
1983	41,889	17
1984	43,151	16
1985	43,115	16
1986	42,538	15
1987	42,691	14
1988	43,134	15
1989	43,302	16
1990	43,749	15
1991	44,405	11
1992	45,269	12
1993	46,059	14
1994	46,640	20
1995	47,128	15
1996	47,607	17
1997	48,588	15
1998	48,655	16
1999	48,968	19
2000	49,623	19
2001	49,710	17
2002	50,259	18
2003	50,394	19
2004	50,928	19
2005	51,440	18
2006	51,906	17

Subject	Nebraska	% Growth since 2000	Wheeler County	% Growth since 2000
2000 Census	722,668		561	
July 2001 Estimate	733,331	1.48	566	0.89
July 2002 Estimate	740,561	2.48	569	1.43
July 2003 Estimate	748,805	3.62	573	2.14
July 2004 Estimate	757,742	4.85	576	2.67
July 2005 Estimate	766,951	6.13	578	3.03
July 2006 Estimate	774,843	7.22	576	2.67
July 2007 Estimate	780,804	8.04	573	2.14

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 Wheeler County remained at zero in 2007. The statewide average in 2007 was about \$143,154. This value excludes the cost of the lot and infrastructure improvements. These changes in residential permit activity compare with a population

³¹³ Source: The Census Bureau, <<http://www.census.gov/prod/www/abs/cbpttotal.html>>.

³¹⁴ Totals may not add due to rounding off of county totals.

decrease of 77 people since 2000. Additional details of permit activity and per unit valuations are given in Table II.92.11.

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
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992	1	.	.	.	1	34.63	.	.	.
1993
1994
1995	3	.	.	.	3	25.98	.	.	.
1996	1	.	.	.	1	76.50	.	.	.
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007

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 105 property transactions in Wheeler County. Of these, there were 69 single-family transactions during this nine-year period, as seen in Table II.92.12.

³¹⁵ 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.92.12										
Total Residential Property Transactions										
Wheeler County, Fiscal Years 1999-2007										
Housing Type	1999	2000	2001	2002	2003	2004	2005	2006	2007	Total
Single Family	6	10	6	7	10	12	8	4	6	69
Mobile Home	1	5	3	5	7	5	5	2	2	35
Duplex	0	0	0	0	0	0	0	0	0	0
Townhome	0	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	1	0	1
Total	7	15	9	12	17	17	13	7	8	105

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 33 single family home property transactions concerning units built before 1930, 18.2 percent were of low quality and 51.5 percent were of fair quality. Table II.92.13 provides details on the quality of these single-family residential dwellings by vintage of construction.

Table II.92.13									
Quality of Materials and Workmanship									
Wheeler County, Single Family Homes by Vintage									
Quality	Before 1930	1931-1960	1961-1970	1971-1980	1981-1990	1991-2000	2001-2007	Missing	Total
Low	6	17	1	1	1	1	0	0	27
Fair	17	9	0	0	0	0	0	1	27
Average	10	4	0	0	0	0	0	0	14
Good	0	0	0	1	0	0	0	0	1
Very Good	0	0	0	0	0	0	0	0	0
Excellent	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0
Total	33	30	1	2	1	1	0	1	69

In regard to the condition of residential dwellings, of the same 33 single family homes built before 1930, 21.2 percent of the homes were worn out or badly worn, and 48.5 percent were in average condition. Table II.92.14 provides details of the condition of single-family residential dwellings by year built.

Table II.92.14									
Condition of Residential Dwellings									
Wheeler 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	1	1	0	0	0	0	0	0	2
Badly Worn	6	3	0	0	0	0	0	0	9
Average	16	14	1	2	0	1	0	1	35
Good	9	11	0	0	1	0	0	0	21
Very Good	1	1	0	0	0	0	0	0	2
Excellent	0	0	0	0	0	0	0	0	0
Missing	0	0	0	0	0	0	0	0	0
Total	33	30	1	2	1	1	0	1	69

Housing Costs

Between 1999 and 2007, the average price of an existing single family home changed from \$13,542 to \$16,833, a total increase of 24.3 percent as seen in Table II.92.15.

Table II.92.15 Average Sales Price in PAD Database Wheeler County, Single Family Homes	
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	16,833
Average	18,812

Single-family home prices from the PAD database also indicate a general increase in average home prices and average floor area for newer homes. Table II.92.16 provides additional details, by year of construction, for single-family homes.

Table II.92.16 Average Sales Price and Area (in Sq. Ft.) of Property Transactions Wheeler County, Single Family Homes by Vintage			
Vintage	Average Sales Price (\$)	Average Floor Area Sq. Ft.	Price per Sq. Ft.* (\$)
Before 1930	17,629	1,067	16.52
1931-1960	18,359	689	26.64
1961-1970	10,000	564	17.73
1971-1980	55,250	1,880	29.40
1981-1990	27,500	784	35.08
1991-2000	2,500	224	11.16
2001-2007	-	-	-
Average	18,812	904	20.81

* 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 2008, a telephone survey of rental properties was conducted throughout Nebraska. Table II.92.17 presents some basic statistics about the completed surveys over the last seven years in Wheeler County. Completed surveys increased from 0 in 2007, to 1 in 2008. The vacancy rate for all units changed by 100.0 percentage points between 2002 and 2008. While the vacancy rate for all units was at 100.0 percent in 2008, the respondents indicated that their units are filled up in an average of 75 days.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	0	0	0.00	
2003	0	0	0.00	
2004	0	0	0.00	
2005	0	0		
2006	0	0		
2007	0	0		
2008	1	1	100.0	75

Of the 1 units managed in Wheeler County during 2008, none were apartments. Table II.92.18 provides the breakdown of units by type and availability.

Type of Units	Units Managed	Available Units	Vacancy Rate
Single-family Units	1	0	0.00
Apartments	0	0	
Mobile Homes	0	0	
Not Sure of Type	0	1	
Total Units	0	1	100.0

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, 100.0 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.92.20.

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