

## Furnas County

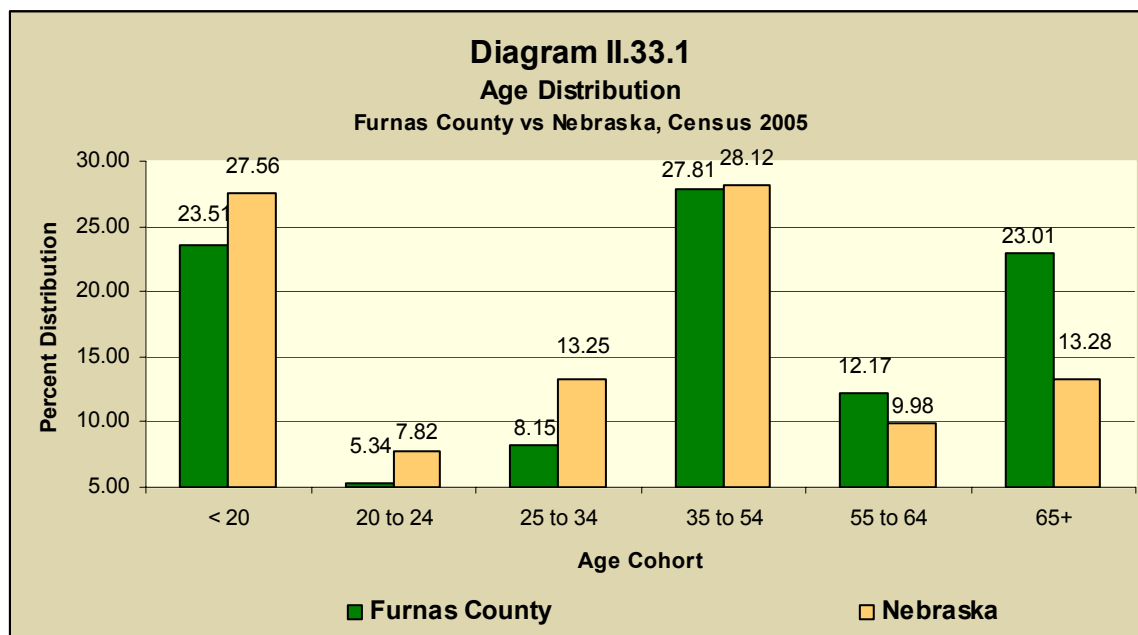
### Summary

- Between 2000 and 2005, population decreased by 5.73 percent, or by 305 persons
- Between 2000 and 2005, the Hispanic population increased by 4.92 percent
- Between 2003 and 2004, the total number of full-time and part-time jobs increased by 18 jobs
- In 2004, average earnings per job in the County was \$23,801 compared to \$37,464 statewide
- Between 2004 and 2005, the unemployment rate increased from 3.3 percent to 3.6 percent
- Between 2004 and 2005, total new housing units permitted increased by 1 unit
- In 2005, the average real value of new single-family construction was \$147,500
- In 2005, the average price of an existing home was \$40,691
- In a November 2006 rental survey, the vacancy rate was 16.28 percent
- Population will increase to 4,617 by 2030, comprising 2,141 households.

### Demographics

#### Population Characteristics

The Census Bureau's most recent intercensal estimates indicate that Furnas County's population decreased by 5.73 percent, from 5,324 in 2000 to 5,019 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 172 in 2000 to 268 in 2005, an increase of 55.81 percent, and the number of people from 25 to 34 years of age decreased by 14.26 percent. As seen in Diagram II.33.1, persons younger than 25 comprised 28.85 percent of the population in 2005, while persons aged 55 and over comprised 35.19 percent of the population in Furnas 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 5.61 percent, while the black population increased by 75.00 percent. The Hispanic population shifted from 61 to 64 people between 2000 and 2005, an increase of 4.92 percent. Table II.33.1 presents the details of these population characteristics.

Subject	Nebraska			Furnas County		
	Census 2000	July 2005	% Change	Census 2000	July 2005	% Change
<b>Population</b>	1,711,263	1,758,787	2.78	5,324	5,019	-5.73
<b>Age</b>						
Under 20 years	504,336	484,648	-3.90	1,397	1,180	-15.53
20 to 24 years	120,331	137,597	14.35	172	268	55.81
25 to 34 years	223,273	232,956	4.34	477	409	-14.26
35 to 54 years	489,588	494,566	1.02	1,463	1,396	-4.58
55 to 64 years	141,540	175,470	23.97	549	611	11.29
65 & over	232,195	233,550	0.58	1,266	1,155	-8.77
<b>Race</b>						
White	1,585,617	1,618,704	2.09	5,255	4,960	-5.61
Black	70,043	75,598	7.93	4	7	75.00
American Indian & Alaskan Native	15,634	16,643	6.45	22	20	-9.09
Asian	22,528	27,275	21.07	12	13	8.33
Native Hawaiian & Pacific Islander	993	1,164	17.22	.	.	.
Two or more races	16,448	19,403	17.97	31	19	-38.71
<b>Hispanic (of any race)</b>						
Hispanic or Latino	94,425	124,665	32.03	61	64	4.92

## 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.33.2, at right, from April 2000 to July 2005, Furnas County's natural increase was estimated to be -145 people. Furnas County has been experiencing net out-migration, with over -160 persons leaving the County in the last five years.<sup>194</sup>

<b>1980 Population</b>	6,486
Natural Increase 80-90	-376
Net Migration 80-90	-557
<b>1990 Population</b>	5,553
Natural Increase 90-00	-329
Net Migration 90-00	100
<b>2000 Population</b>	5,324
Natural Increase 00-05	-145
Net Migration 00-05	-160
<b>2005 Population Estimate</b>	<b>5,019</b>

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 Furnas County increased from 22 persons in 2004 to 29 persons in calendar 2005. The driver's license total exchanges for the last five calendar years are presented in Table II.33.3.

<sup>194</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.33.3</b>			
<b>Driver's Licenses Exchanged and Surrendered</b>			
<b>Furnas County, Calendar years 2001-2005</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
Calendar 2001	75	93	-18
Calendar 2002	72	51	21
Calendar 2003	73	61	12
Calendar 2004	89	67	22
Calendar 2005	85	56	29

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 2,260 in 2003 to 2,227 in 2004, as seen in Table II.33.4.

The DOR data tends to support the Census Bureau's notion that population may be declining in Furnas County.

### School Age Children

According to the Nebraska Department of Education, the number of school age children in Furnas County increased by 1.48 percent, from 945 in 2005 to 959 in 2006, as seen in Table II.33.5.<sup>195</sup> School age children 5 to 10 years of age increased from 377 in 2005 to 397 in 2006.

<b>Table II.33.4</b>	
<b>Nebraska Resident Income Tax Returns</b>	
<b>Furnas County, 1991-2004</b>	
<b>Year</b>	<b>Total Returns</b>
1991	2,528
1992	2,468
1993	2,436
1994	2,552
1995	2,537
1996	2,536
1997	2,569
1998	2,559
1999	2,425
2000	2,370
2001	2,345
2002	2,311
2003	2,260
2004	2,227

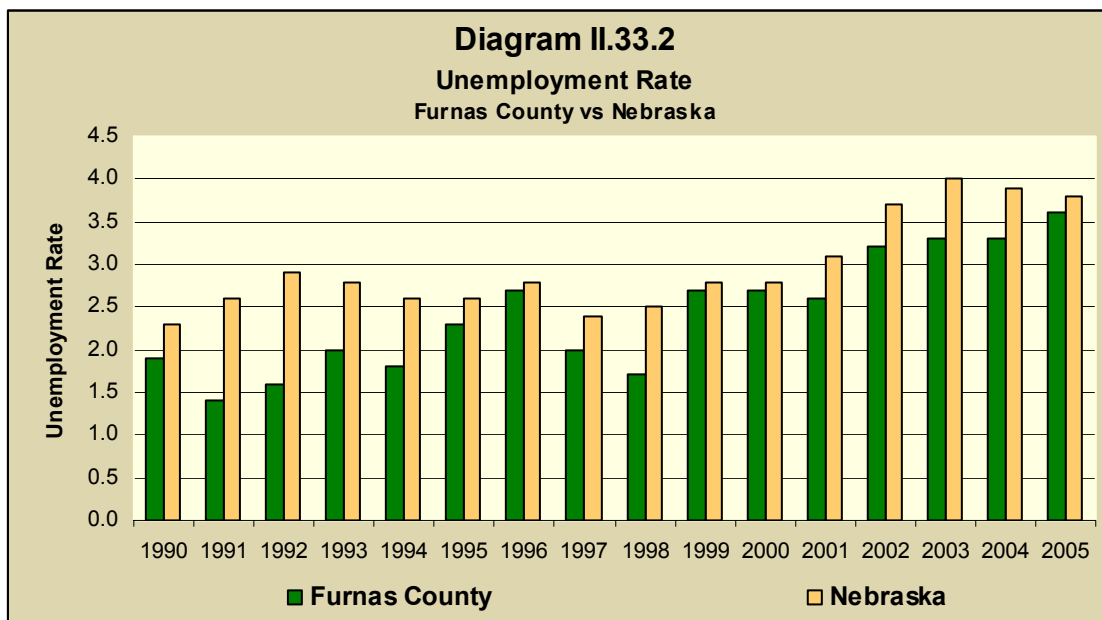
<b>Table II.33.5</b>				
<b>School Age Children</b>				
<b>Furnas County by Academic Years: 1992 - 2006</b>				
<b>Year</b>	<b>Ages</b>			<b>Total</b>
	<b>5-10</b>	<b>11-14</b>	<b>15-18</b>	
1992	482	346	309	1,137
1993	487	349	327	1,163
1994	459	356	323	1,138
1995	443	368	324	1,135
1996	436	368	342	1,146
1997	423	361	352	1,136
1998	399	333	365	1,097
1999	410	314	369	1,093
2000	421	306	357	1,084
2001	422	310	335	1,067
2002	411	287	321	1,019
2003	481	405	410	1,296
2004	484	397	392	1,273
2005	377	299	269	945
2006	397	294	268	959

<sup>195</sup> 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

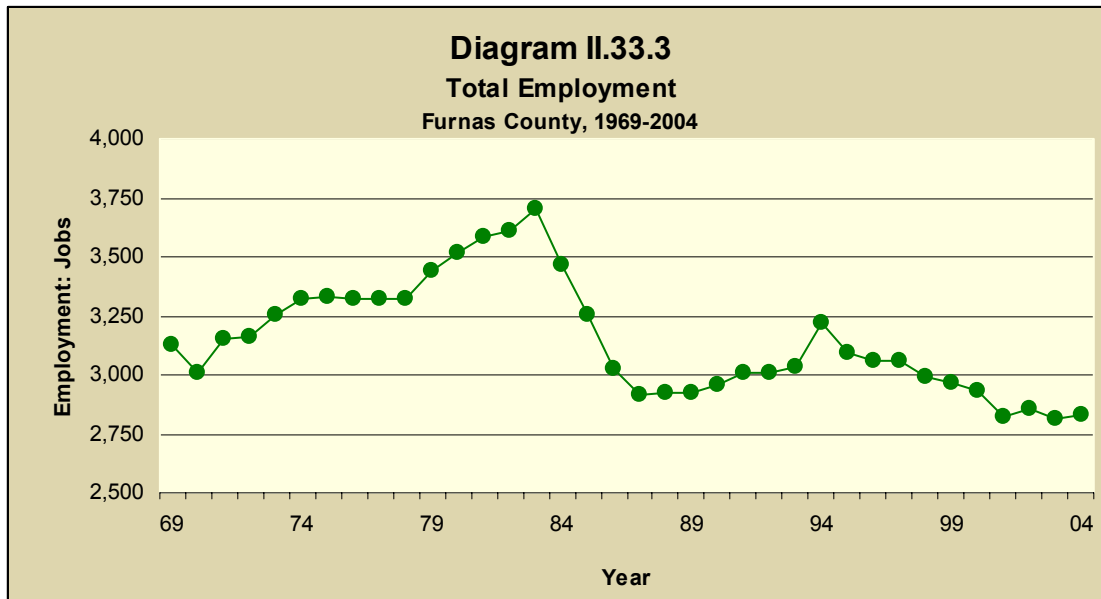
### Labor Force

Labor force and employment statistics were derived from the Bureau of Labor Statistics (BLS). The labor force in Furnas County, defined as the number of people working or actively seeking work, increased from 2,592 in 2004 to 2,599 in 2005. The total number of people employed changed from 2,506 in 2004 to 2,506 in 2005. The unemployment rate for the County, at 3.6 percent, compares to the state unemployment rate of 3.8 percent for 2005. Unemployment in the County experienced an increase of 0.3 percentage points since 2004. These unemployment rate data are presented in Diagram II.33.2.

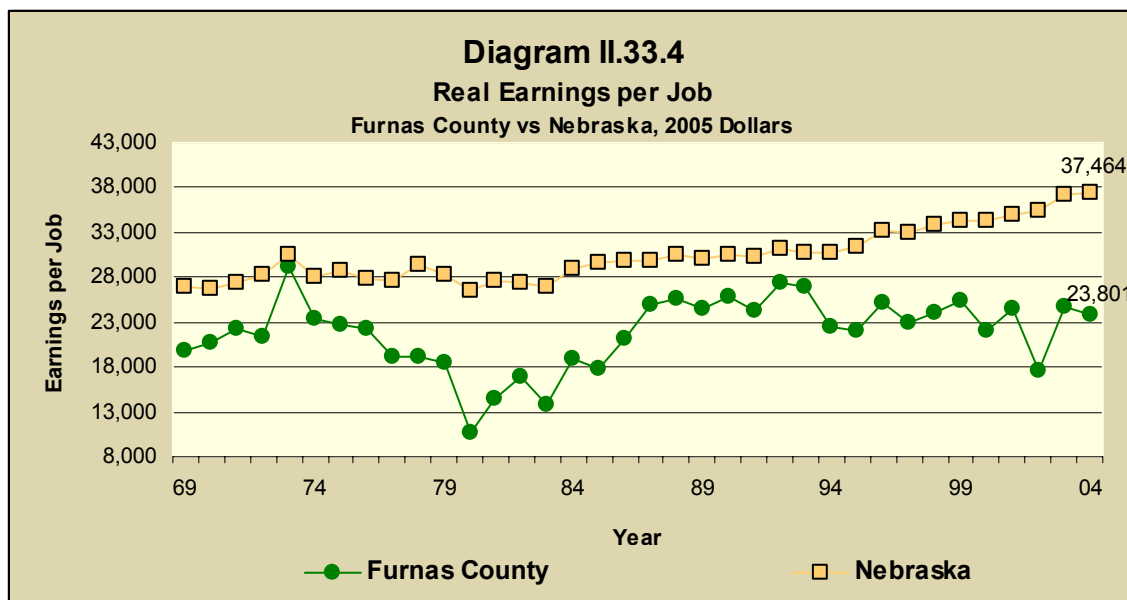


### Employment and Personal Income

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, Furnas County recorded 2,833 jobs, an increase of 18 jobs since 2003. Diagram II.33.3 presents total employment for the County over the 1969 through 2004 period.



As seen in Diagram II.33.4, average earnings per job in the County was \$23,801 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 \$132,788,000, a decline of 1.93 percent between 2003 and 2004. Real per capita income was \$26,006 that same year; this compares with a statewide average real per capita income of \$32,928. Table II.33.6 provides further annual data for the years 1969 through 2004.

**Table II.33.6**  
**Furnas County Total BEA Employment and Real Personal Income**  
 BEA Data 1969 through 2004: 1,000s of Real 2005 Dollars

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	62,355	2,992	-1,556	20,953	13,542	92,301	13,331	3,130	19,922
1970	62,052	2,985	-1,507	21,361	14,707	93,628	13,630	3,012	20,601
1971	70,401	3,213	-1,037	21,201	15,609	102,961	15,192	3,155	22,314
1972	67,330	3,296	-359	22,816	16,231	102,721	15,132	3,159	21,314
1973	95,049	4,035	230	25,454	19,058	135,756	19,840	3,254	29,210
1974	77,905	4,367	1,088	26,800	19,833	121,259	17,629	3,324	23,437
1975	75,657	4,364	1,617	28,206	20,740	121,856	17,479	3,333	22,699
1976	73,828	4,437	2,628	28,557	20,589	121,165	17,863	3,319	22,244
1977	63,934	4,409	3,563	31,267	20,774	115,129	17,170	3,326	19,223
1978	63,337	4,595	4,760	31,325	20,743	115,570	17,308	3,320	19,078
1979	63,263	4,928	5,982	30,824	21,185	116,325	17,843	3,442	18,380
1980	37,557	4,990	7,566	34,357	21,862	96,353	14,838	3,515	10,685
1981	51,970	5,210	7,069	37,981	22,458	114,268	17,544	3,585	14,497
1982	61,191	5,431	6,222	43,811	22,928	128,720	19,975	3,606	16,969
1983	50,809	5,235	5,520	46,013	23,653	120,761	18,639	3,701	13,729
1984	65,394	5,447	4,871	46,973	23,937	135,728	20,946	3,466	18,867
1985	57,631	5,571	3,841	46,052	24,164	126,116	19,993	3,256	17,700
1986	64,251	5,734	3,051	44,232	24,422	130,223	21,293	3,022	21,261
1987	72,775	5,773	2,849	39,765	23,488	133,105	22,526	2,912	24,991
1988	74,737	6,020	2,460	39,004	23,233	133,414	22,963	2,927	25,534
1989	71,700	6,244	2,041	40,961	24,315	132,773	23,441	2,921	24,546
1990	76,566	5,913	1,879	40,735	24,896	138,164	24,985	2,955	25,911
1991	72,923	6,177	2,041	38,718	25,212	132,717	23,616	3,005	24,267
1992	82,139	6,443	1,891	37,713	25,985	141,285	24,883	3,010	27,289
1993	81,568	6,767	1,949	35,808	27,111	139,670	24,598	3,030	26,920
1994	72,663	7,100	2,289	35,867	27,554	131,274	23,251	3,221	22,559
1995	68,149	6,990	2,736	37,125	28,064	129,083	22,977	3,092	22,041
1996	76,917	6,813	3,290	37,442	29,055	139,891	25,283	3,062	25,120
1997	70,216	6,894	3,814	38,890	29,222	135,248	24,821	3,061	22,939
1998	71,798	7,139	4,096	39,884	30,250	138,889	25,546	2,989	24,021
1999	75,705	7,282	4,385	37,265	32,034	142,107	26,385	2,970	25,490
2000	64,712	7,168	5,107	39,541	31,318	133,511	25,176	2,934	22,056
2001	68,826	7,146	4,916	39,315	33,040	138,951	26,507	2,822	24,389
2002	49,876	7,225	4,839	36,063	33,181	116,734	22,256	2,853	17,482
2003	69,706	7,083	4,941	34,353	33,483	135,399	26,083	2,815	24,762
2004	67,429	7,379	4,536	34,324	33,877	132,788	26,006	2,833	23,801

According to the Nebraska Department of Revenue, returns with an adjusted gross income (AGI) of less than \$10,000 decreased by 26.47 percent between 1991 and 2004. Returns with an AGI from \$10,001 to \$25,000 decreased by 37.35 percent over the period. On the other hand, returns with an AGI from \$100,000 or more increased by 91.30 percent over the period. Table II.33.7 presents AGI distribution for the years 1991 through 2004.

<b>Table II.33.7</b>										
<b>Nebraska Resident Income Tax Returns by Adjusted Gross Income</b>										
<b>Furnas County, 1991 through 2004</b>										
<b>Year</b>	<b>Less than \$10,000</b>	<b>\$10,001- \$15,000</b>	<b>\$15,001- \$25,000</b>	<b>\$25,001- \$35,000</b>	<b>\$35,001- \$50,000</b>	<b>\$50,001- \$75,000</b>	<b>\$75,001- \$100,000</b>	<b>\$100,000- \$250,000</b>	<b>More than \$250,000</b>	<b>Total</b>
1991	952	289	557	310	257	109	.	23	.	2,528
1992	891	288	490	360	269	120	10	20	.	2,468
1993	842	254	503	358	292	126	21	22	.	2,436
1994	933	251	529	365	286	125	12	24	.	2,552
1995	882	260	505	358	296	153	31	34	.	2,537
1996	855	253	488	335	325	193	25	30	.	2,536
1997	863	253	468	332	334	208	57	33	.	2,569
1998	855	195	484	351	350	220	30	40	11	2,559
1999	742	183	417	365	348	246	70	44	10	2,425
2000	720	171	409	341	339	249	69	52	.	2,370
2001	716	180	396	292	356	273	64	51	.	2,345
2002	769	167	385	295	324	271	29	41	.	2,311
2003	701	172	398	292	319	260	59	45	.	2,260
2004	700	183	347	284	335	257	52	44	.	2,227

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 795 in 1998 to 565 in 2004, with the poverty rate reaching 11.50 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.33.8 presents poverty data for the County.

<b>Table II.33.8</b>		
<b>Individuals in Poverty</b>		
<b>Furnas County, Census Estimates 1998-2004</b>		
<b>Year</b>	<b>Number of Individuals in Poverty</b>	<b>Poverty Rate</b>
1998	795	15.20
1999	630	12.00
2000	591	11.60
2001	608	11.80
2002	621	12.20
2003	551	11.00
2004	565	11.50

## Business Establishments

The total number of business establishments<sup>196</sup> in Furnas County increased by 2 between 1980 and 2004, at an annual rate of change of 0.05 percent, as presented in Table II.33.9.<sup>197</sup> This compares to an average annual rate of change of 1.26 percent statewide.

Furnas County added 2 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 0.70 percent in Furnas County between 2000 and 2005, from 2,730 to 2,749. This compares to a 6.13 percent estimated increase statewide, as seen in Table II.33.10.

Year	Nebraska	Furnas County
1980	37,727	183
1981	37,582	188
1982	37,500	179
1983	41,889	206
1984	43,151	203
1985	43,115	186
1986	42,538	177
1987	42,691	181
1988	43,134	186
1989	43,302	185
1990	43,749	184
1991	44,405	185
1992	45,269	182
1993	46,059	186
1994	46,640	182
1995	47,128	182
1996	47,607	181
1997	48,588	185
1998	48,655	177
1999	48,968	179
2000	49,623	184
2001	49,710	182
2002	50,259	189
2003	50,394	183
2004	50,928	185

Subject	Nebraska	% Growth since 2000	Furnas County	% Growth since 2000
2000 Census	722,668	.	2,730	.
July 2001 Estimate	733,331	1.48	2,740	0.37
July 2002 Estimate	740,561	2.48	2,744	0.51
July 2003 Estimate	748,805	3.62	2,746	0.59
July 2004 Estimate	757,742	4.85	2,747	0.62
July 2005 Estimate	766,951	6.13	2,749	0.70

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 Furnas County increased from 1 in 2004 to 2 in 2005, with the average value of construction reaching \$147,500. The statewide average in 2005 was \$138,143. This value excludes the cost of the lot and infrastructure improvements. Total permitted units also increased from 1 in 2004 to 2 in 2005. These changes in residential permit activity compare with a decline in population of 305 persons since 2000. Additional details of permit activity and per unit valuations are given in Table II.33.11.

<sup>196</sup> Source: The Census Bureau, <<http://www.census.gov/prod/www/abs/cbpttotal.html>>.

<sup>197</sup> Totals may not add due to rounding off of county totals.

<b>Table II.33.11</b>									
<b>Building Permits and Valuation<sup>198</sup></b>									
<b>Furnas County, 1980 – 2005</b>									
<b>Year</b>	<b>Authorized Construction in Permit Issuing Areas</b>					<b>Per Unit Valuation, 1000s of Real 2005 Dollars</b>			
	<b>Single-Family Units</b>	<b>Duplex Units</b>	<b>Tri and Four Plex Units</b>	<b>Multi-Family Units</b>	<b>Total Units</b>	<b>Single-Family Units(\$)</b>	<b>Duplex Units (\$)</b>	<b>Tri and Four Plex Units (\$)</b>	<b>Multi-Family Units (\$)</b>
1980	2	.	.	.	2	24.61	.	.	.
1981	3	.	.	.	3	87.08	.	.	.
1982	7	.	.	.	7	71.89	.	.	.
1983	2	.	.	.	2	71.58	.	.	.
1984	4	.	.	.	4	69.69	.	.	.
1985	2	.	.	.	2	78.67	.	.	.
1986	1	.	.	.	1	94.94	.	.	.
1987	5	.	.	.	5	75.07	.	.	.
1988	3	.	.	.	3	73.23	.	.	.
1989	3	.	.	.	3	95.67	.	.	.
1990	3	.	.	.	3	55.27	.	.	.
1991	5	.	.	.	5	72.09	.	.	.
1992	.	.	.	.	.	.	.	.	.
1993	11	.	.	.	11	92.31	.	.	.
1994	7	.	.	.	7	108.76	.	.	.
1995	5	.	.	.	5	120.93	.	.	.
1996	2	.	.	16	18	116.52	.	.	90.09
1997	2	.	.	.	2	84.48	.	.	.
1998	6	.	.	.	6	96.35	.	.	.
1999	4	.	.	.	4	82.17	.	.	.
2000	6	.	.	.	6	181.56	.	.	.
2001	3	.	.	.	3	86.93	.	.	.
2002	.	.	.	.	.	.	.	.	.
2003	.	.	.	.	.	.	.	.	.
2004	1	.	.	.	1	114.36	.	.	.
2005	2	.	.	.	2	147.50	.	.	.

### 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 680 property transactions in Furnas County. Of these, there were 645 single-family transactions during the period, as seen in Table II.33.12.

<b>Table II.33.12</b>								
<b>Total Residential Property Transactions</b>								
<b>Furnas County, Fiscal Years 1999-2005</b>								
<b>Housing Type</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>Total</b>
Mobile Home	3	9	7	7	5	2	2	35
Single-family	79	114	116	91	96	69	80	645
Townhome	.	.	.	.	.	.	.	.
Duplex	.	.	.	.	.	.	.	.
Missing	.	.	.	.	.	.	.	.
<b>Total</b>	<b>82</b>	<b>123</b>	<b>123</b>	<b>98</b>	<b>101</b>	<b>71</b>	<b>82</b>	<b>680</b>

<sup>198</sup> 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 420 single family home property transactions concerning units built before 1930, 7.62 percent were of low quality and 45.24 percent were of fair quality. Conversely, of the 13 homes built from 1991 through 2000, none were of low quality and 2 was of fair quality. Table II.33.13 provides details on the quality of these single-family residential dwellings by vintage of construction.

<b>Table II.33.13</b>									
<b>Quality of Materials and Workmanship</b>									
<b>Furnas County, Single Family Homes by Vintage</b>									
<b>Quality</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2005</b>	<b>Missing</b>	<b>Total</b>
Low	32	6	5	8	2	.	.	.	53
Fair	190	31	5	10	2	2	.	.	240
Average	193	59	32	18	4	6	.	.	312
Good	4	7	10	9	2	4	.	.	36
Very Good	.	.	.	.	1	1	.	.	2
Excellent	.	.	.	.	.	.	.	.	.
Missing	1	.	.	.	.	.	.	1	2
<b>Total</b>	<b>420</b>	<b>103</b>	<b>52</b>	<b>45</b>	<b>11</b>	<b>13</b>	<b>.</b>	<b>1</b>	<b>645</b>

In regard to the condition of residential dwellings, of the same 420 single family homes built before 1930, 57.14 percent of the homes were worn out or badly worn, and 42.14 percent were in average condition. Table II.33.14 provides details of the condition of single-family residential dwellings by year built.

<b>Table II.33.14</b>									
<b>Condition of Residential Dwellings</b>									
<b>Furnas County, Single Family Homes by Vintage</b>									
<b>Condition</b>	<b>Before 1930</b>	<b>1931-1960</b>	<b>1961-1970</b>	<b>1971-1980</b>	<b>1981-1990</b>	<b>1991-2000</b>	<b>2001-2005</b>	<b>Missing</b>	<b>Total</b>
Worn Out	8	.	.	.	.	.	.	1	9
Badly Worn	232	19	2	1	.	.	.	.	254
Average	177	82	23	12	4	1	.	.	299
Good	3	2	27	32	7	2	.	.	73
Very Good	.	.	.	.	.	10	.	.	10
Excellent	.	.	.	.	.	.	.	.	.
Missing	.	.	.	.	.	.	.	.	.
<b>Total</b>	<b>420</b>	<b>103</b>	<b>52</b>	<b>45</b>	<b>11</b>	<b>13</b>	<b>.</b>	<b>1</b>	<b>645</b>

**Housing Costs**

Between 1999 and 2005, the average price of an existing single family home changed from \$35,206 to \$40,691, a total increase of 15.58 percent as seen in Table II.33.15.

<b>Table II.33.15</b>	
<b>Average Sales Price in PA&amp;T Database</b>	
<b>Furnas County, Single Family Homes</b>	
<b>Fiscal Year</b>	<b>Average Sales Price (\$)</b>
1999	35,206
2000	33,174
2001	33,305
2002	36,436
2003	31,189
2004	48,352
2005	40,691
Average	36,167

Single-family home prices from the PA&T database also indicate a general increase in average home prices and average floor area for newer homes. Single-family home prices in Furnas County increased from \$26,489 for homes built before 1930 to \$138,685 for homes built from 1991-2000.<sup>199</sup> However, homes built from 1991 through 2000 are also larger, averaging 1,818 square feet per unit. Table II.33.16 provides additional details, by year of construction, for single-family homes.

<b>Table II.33.16</b>			
<b>Average Sales Price and Area (in Sq. Ft.) of Property Transactions</b>			
<b>Furnas County, Single Family Homes by Vintage</b>			
<b>Vintage</b>	<b>Average Sales Price (\$)</b>	<b>Average Floor Area Sq. Ft.</b>	<b>Price per Sq. Ft.* (\$)</b>
Before 1930	26,489	1,211	21.88
1931-1960	37,657	1,208	31.18
1961-1970	55,837	1,254	44.54
1971-1980	58,125	1,400	41.53
1981-1990	90,832	1,602	56.69
1991-2000	138,685	1,818	76.28
2001-2005	-	-	-
Average	36,167	1,246	29.03

\* 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.33.17 presents some basic statistics about the completed surveys over the last five years in Furnas County. Completed surveys increased from 3 in 2005 to 4 in 2006. While the vacancy rate for all units was at 16.28 percent in 2006, the respondents indicated that their units are filled up in an average of 24 days, a decrease of 51 days since 2002.

<b>Table II.33.17</b>				
<b>2006 Survey of Rental Properties</b>				
<b>Furnas County</b>				
<b>Year</b>	<b>Completed Surveys</b>	<b>Total Units</b>	<b>Vacancy Rate</b>	<b>Absorption Rate</b>
2002	3	150	-	76
2003	3	150	3.33	17
2004	2	82	1.22	30
2005	3	54	18.52	15
2006	4	129	16.28	24

Of the 129 units managed in Furnas County during 2006, 128 were apartments. Of these, 21 were vacant, a vacancy rate of 16.41 percent. Table II.33.18 provides the breakdown of units by type and availability.

<sup>199</sup> When a manufactured home is placed on a permanent foundation, the Assessor considers the property a single-family dwelling. Hence, these property transactions are seen even though a single-family new construction permit was probably not issued for the manufactured home.

<b>Table II.33.18</b>			
<b>2006 Survey of Rental Properties</b>			
<b>Furnas County</b>			
<b>Type of Units</b>	<b>Units Managed</b>	<b>Available Units</b>	<b>Vacancy Rate</b>
Single-family Units	1	.	.
Apartments	128	21	16.41
Mobile Homes	.	.	.
Not Sure of Type	.	.	.
<b>Total Units</b>	<b>129</b>	<b>21</b>	<b>16.28</b>

Of the 4 completed surveys, 1 had a waiting list at their facility, with the total waiting list size at 1 person. Units with rental assistance comprised 20.16 percent of the total number of units managed in the County. These data are presented in Table II.33.19.

<b>Table II.33.19</b>	
<b>2006 Survey of Rental Properties</b>	
<b>Furnas County</b>	
<b>Attributes of Completed Surveys</b>	<b>Number of Responses</b>
Units with Rental Assistance	26
Have Wait List	1
Waitlist Size	1

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, 2 respondents indicated extreme need for new construction. One respondent indicated urgent need for rehabilitation of existing units, as seen in Table II.33.20.

<b>Table II.33.20</b>		
<b>2006 Survey of Rental Properties</b>		
<b>Furnas County</b>		
<b>Degree of Need</b>	<b>Need for New Construction</b>	<b>Need for Rehabilitation of Existing Units</b>
1 = no need		1
2	1	1
3		
4		1
5 = extreme need	2	

### 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.33.21, the NPA forecast expected the population in Furnas County to decrease by 0.47 percent per year, reaching 4,617 by the year 2030.

<b>Table II.33.21</b>		
<b>Population and Household Forecast</b>		
<b>Furnas County, 2000 through 2030</b>		
<b>Year</b>	<b>Population</b>	<b>Households</b>
2000	5,324	2,278
2005	5,019	2,177
2010	4,788	2,104
2015	4,657	2,075
2020	4,587	2,071
2025	4,576	2,094
2030	4,617	2,141

The household forecast derived from that population prediction indicates that the total number of households will increase from 2,278 in 2000 to 2,141 by 2030. This represents a total decrease of 12 homeowners in Furnas County, from 1,745 in 2000 to 1,733 by 2030. Furthermore, renters are anticipated to decrease from 533 in 2000 to 408 in 2030.

Homeownership between 2000 and 2030 is expected to decrease by 1 household for homeowners having incomes from 31-50 percent of MFI, and to decrease by 2 households for those at 51-80 percent of MFI. Rental demand from the year 2000 to 2030 is expected to decrease by 26 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.33.22 provides further details of the household forecast by tenure and income.

<b>Table II.33.22</b>						
<b>Household Forecast by Tenure and Income</b>						
<b>Furnas County, 2000 through 2030</b>						
<b>Year</b>	<b>0-30% MFI</b>	<b>31-50% MFI</b>	<b>51-80% MFI</b>	<b>81-95% MFI</b>	<b>96% + MFI</b>	<b>Total</b>
<b>Homeowners</b>						
2000	137	202	356	44	1,006	1,745
2005	132	196	344	42	973	1,687
2010	129	191	336	41	950	1,648
2015	129	190	335	41	946	1,640
2020	129	191	337	41	952	1,651
2025	132	195	343	42	971	1,683
2030	136	201	354	43	1,000	1,733
<b>Renters</b>						
2000	89	110	133	14	188	533
2005	81	101	122	13	173	490
2010	76	94	113	12	161	456
2015	72	89	108	11	153	434
2020	70	86	104	11	148	419
2025	68	84	102	11	145	411
2030	68	84	101	11	144	408

