

City of Crete

Summary

- From 2010 to 2015, population increased by 1.1 percent, or by 77 persons.
- In 2015, 7 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$184,571.
- The vacancy rate in the Fall 2016 Rental Survey was 9.5 percent, which compared to a vacancy rate of 2.8 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Crete’s population increased by 16.74 percent between 2000 and 2015, from 6,028 to 7,037 persons. This growth rate was greater than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 39 persons in Crete between 2014 and 2015, as shown below in Table III.7.1.

Table III.7.1
Population Estimates
Nebraska vs. City of Crete
2000, 2010 Census and Intercensal Estimates

Subject	Nebraska	% Growth Since 2000	Crete	% Growth Since 2000
2000 Census	1,711,263		6,028	
July 2001 Estimate	1,719,836	0.5%	6,270	4.0
July 2002 Estimate	1,728,292	1.0%	6,401	6.2
July 2003 Estimate	1,738,643	1.6%	6,526	8.3
July 2004 Estimate	1,749,370	2.2%	6,566	8.9
July 2005 Estimate	1,761,497	2.9%	6,609	9.6
July 2006 Estimate	1,772,693	3.6%	6,591	9.3
July 2007 Estimate	1,783,440	4.2%	6,727	11.6
July 2008 Estimate	1,796,378	5.0%	6,789	12.6
July 2009 Estimate	1,812,683	5.9%	6,912	14.7
2010 Census	1,826,341	6.7%	6,960	15.5
July 2011 Estimate	1,842,383	7.7%	7,052	17.0
July 2012 Estimate	1,855,973	8.5%	7,134	18.3
July 2013 Estimate	1,869,300	9.2%	7,104	17.9
July 2014 Estimate	1,882,980	10.0%	7,076	17.4
July 2015 Estimate	1,896,190	10.8%	7,037	16.7

Table III.7.2, on the following page, shows the population of Crete by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 85.7 percent of the population, with a total of 6,071 persons. There were also 84 black and 0 Native American persons residing in the City of Crete. In 2010 the Hispanic population accounted for 35.7 percent of the population, with 2,484 persons, which compared to a population share of 34.5 percent in 2015 and a Hispanic population of 2,446.

Table III.7.2				
Population by Race and Ethnicity				
City of Crete				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	4,915	70.6%	6,071	85.7%
Black	72	1.0%	84	1.2%
American Indian	34	.5%	0	.0%
Asian	174	2.5%	371	5.2%
Native Hawaiian/ Pacific Islander	7	.1%	17	.2%
Other	1,607	23.1%	409	5.8%
Two or More Races	151	2.2%	128	1.8%
Total	6,960	100.0%	7,080²⁴	100.0%
Hispanic	2,484	35.7%	2,446	34.5%

Table III.7.3, below, shows the population of Crete by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 23.7 percent of the total population in 2010 to 24.5 percent in 2015. The number of people from 25 to 34 years of age accounted for 8.7 percent of the population in 2015, or 619 persons. The percentage of people aged 65 or Older changed from 10.9 percent of the total population in 2010 to 11.4 percent in 2015. Additional age details are shown in table III.7.3.

Table III.7.3				
Population by Age				
City of Crete				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	1,512	21.7%	1,406	19.9%
15 - 24	1,649	23.7%	1,734	24.5%
25 - 34	880	12.6%	619	8.7%
35 - 44	762	10.9%	1,006	14.2%
45 - 54	809	11.6%	686	9.7%
55 - 64	587	8.4%	820	11.6%
65 or Older	761	10.9%	809	11.4%
Total	6,960	100.0%	7,080	100.0%

²⁴ The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of Crete increased by 8.7 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 13.0 percent to 565 persons, while the enrollment for those aged 5 to 10 increased by 3.8 percent, to 919 persons. Between 2015 and 2016, school enrollment rose by 3.8 percent or from 1,956 to 2,031 persons. These results can be seen in Table III.7.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	653	462	491	1,606
2001	673	465	481	1,619
2002	725	479	478	1,682
2003	707	477	487	1,671
2004	703	504	468	1,675
2005	699	481	492	1,672
2006	734	466	506	1,706
2007	805	504	484	1,793
2008	801	469	494	1,764
2009	838	474	498	1,810
2010	885	483	500	1,868
2011	869	496	506	1,871
2012	863	525	533	1,921
2013	881	530	513	1,924
2014	908	507	519	1,934
2015	910	510	536	1,956
2016	919	547	565	2,031

HOUSING

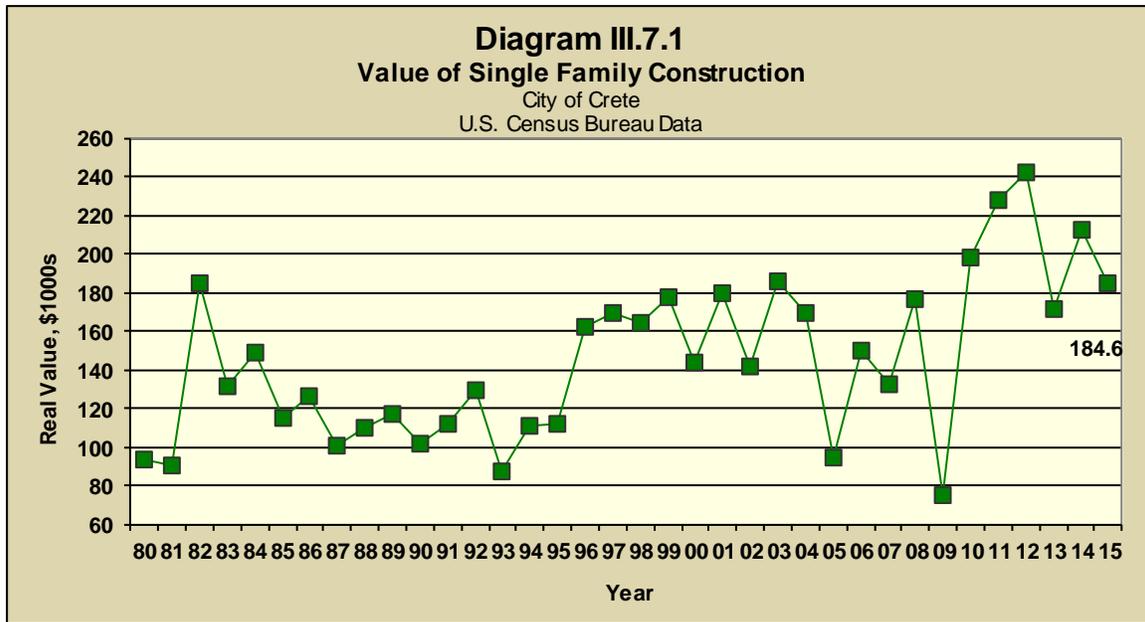
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.²⁵ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in Crete numbering 40 in 1980, 5 in 1990, 15 in 2000, and 5 in 2008. Between 2014 and 2015, single-family permits increased to 7 units. Additional details of permit activity and per-unit valuations are shown in Table III.7.5.

²⁵ 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.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 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	40	0	0	48	88	93	0	0	32
1981	8	0	0	6	14	90	0	0	15
1982	1	0	0	0	1	185	0	0	0
1983	3	2	8	0	13	132	39	38	0
1984	4	0	0	0	4	149	0	0	0
1985	1	0	0	20	21	115	0	0	41
1986	2	0	0	0	2	126	0	0	0
1987	2	0	0	0	2	101	0	0	0
1988	8	0	0	8	16	110	0	0	38
1989	11	0	0	52	63	117	0	0	47
1990	5	2	0	0	7	102	81	0	0
1991	8	6	0	43	57	112	72	0	41
1992	18	0	0	0	18	130	0	0	0
1993	9	2	0	0	11	87	125	0	0
1994	15	0	4	0	19	111	0	41	0
1995	13	4	0	0	17	112	71	0	0
1996	6	12	0	15	33	163	65	0	28
1997	5	4	0	0	9	169	111	0	0
1998	12	0	0	0	12	165	0	0	0
1999	14	0	0	0	14	178	0	0	0
2000	15	2	0	16	33	144	80	0	27
2001	9	0	0	5	14	180	0	0	29
2002	28	2	0	0	30	141	110	0	0
2003	15	2	0	0	17	186	229	0	0
2004	13	0	0	0	13	169	0	0	0
2005	36	0	0	0	36	95	0	0	0
2006	10	26	0	8	44	150	56	0	52
2007	7	2	4	0	13	132	110	70	0
2008	5	2	0	0	7	177	72	0	0
2009	18	0	0	44	62	75	0	0	29
2010	5	0	4	0	9	198	0	54	0
2011	3	2	0	0	5	228	74	0	0
2012	3	0	20	0	23	243	0	52	0
2013	2	0	0	0	2	171	0	0	0
2014	2	0	0	0	2	213	0	0	0
2015	7	0	0	0	7	185	0	0	.0

As shown in Diagram III.7.1, on the following page, the average value of newly constructed single-family units in 2000 was \$143,872, \$94,984 in 2005, and \$198,165 in 2010. In 2015, the value of single family units fell to \$184,571 from \$212,594 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Crete. As shown in Table III.7.6, below, 8.3 percent, or 219 housing units were vacant in 2015. Of the 2,404 housing units that were occupied in 2015, 52.6 percent, or 1,265 units, were owner-occupied, and the remaining 47.4 percent were renter-occupied. This compares to 2,199 housing units that were occupied in 2010 with 1,257 units, or 57.2 percent, being owner-occupied, and the remaining 42.8 percent being renter-occupied.

Table III.7.6
Housing Units by Tenure
 City of Crete
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,199	92.0%	2,404	91.7%
Owner-Occupied	1,257	57.2%	1,265	52.6%
Renter-Occupied	942	42.8%	1,139	47.4%
Vacant Housing Units	190	8.0%	219	8.3%
Total Housing Units	2,389	100.0%	2,623	100.0%

As shown in Table III.7.7, on the following page, there were 1,833 single family dwellings in 2015, which accounted for 69.9 percent of all housing units. Apartment units accounted for 15.6 percent of housing units, with 410 units. Mobile homes also accounted for an additional 6.4 percent of housing with 169 units.

Table III.7.7				
Housing Units by Type				
City of Crete				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,741	68%	1,833	69.9%
Duplex	40	2%	12	.5%
Tri- or Four-Plex	126	5%	199	7.6%
Apartment	516	20%	410	15.6%
Mobile Home	142	6%	169	6.4%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,565	100.0%	2,623	100.0%

Table III.7.8, below, shows the disposition of vacant housing units in Crete. At the time of the 2015 five-year ACS, 34.2 percent of vacant units were for rent, 0.0 percent were for sale, and 0.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 47 “other vacant” units, representing 24.7 percent of vacant units, which compared to 65.8 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.7.8				
Disposition of Vacant Housing Units				
City of Crete				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	89	46.8%	75	34.2%
For Sale	29	15.3%	0	.0%
Rented or Sold, Not Occupied	18	9.5%	0	.0%
For Seasonal, Recreational, or Occasional Use	7	3.7%	0	.0%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	47	24.7%	144	65.8%
Total	190	100.0%	219	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.7.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of Crete. The number of completed surveys decreased from 14 in 2015 to 13 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 6.7 percentage points and was at 9.5 percent in 2016.

Table III.7.9				
Survey of Rental Properties				
City of Crete				
2012–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2012	13	507	10.1	9.3
2013	14	623	7.9	35.0
2014	11	590	6.3	
2015	14	590	2.8	75.0
2016	13	634	9.5	41.4

Table III.7.10 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 55 single family units in City of Crete, with 3 of them available. This translates into a vacancy rate of 5.5 percent in City of Crete, which compares to a single family vacancy rate of 3.6 percent for the

State of Nebraska. There were 192 apartment units reported in the survey, with 57 of them available, which resulted in a vacancy rate of 29.7 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 7.3 percent.

Table III.7.10 Rental Vacancy Survey by Type City of Crete 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	55	3	5.5%	2.4%
Apartments	192	57	29.7%	11.2%
Mobile Homes	1	0	.0%	.0%
“Other” Units		0	.0%	.
Don't Know	386	0	.0%	2.1%
Total	634	60	9.5%	7.3%

Table III.7.11, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 18 units. The most common apartment units were two bedroom units, with 101 units. Details for additional unit types are reported below.

Table III.7.11 Rental Units by Number of Bedrooms City of Crete 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	10	64	0	0	.	74
Two	16	101	1	0	.	118
Three	18	27	0	0	.	45
Four	11	0	0	0	.	11
Don't Know	0	0	0		386	386
Total	55	192	1		386	634

Table III.7.12, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table III.7.12 Single Family Units by Number of Bedrooms City of Crete 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	10	0	.0%
Two	16	3	18.8%
Three	18	0	.0%
Four	11	0	.0%
Don't know	0	0	0
Total	55	3	5.5%

Table III.7.13, below displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 51.5 percent.

Table III.7.13 Apartment Units by Number of Bedrooms City of Crete 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	64	0	.0%
Two	101	52	51.5%
Three	27	4	14.8%
Four	0	0	0
Don't know	0	1	0
Total	192	57	29.7%

Average market-rate rents by unit type are shown in Table III.7.14, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.7.14 Average Market Rate Rents by Number of Bedrooms City of Crete 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$400	\$	\$	\$400
One	\$500	\$516	\$	\$	\$511
Two	\$607	\$549	\$440	\$	\$550
Three	\$678	\$630	\$	\$	\$646
Four	\$766	\$	\$	\$	\$766
Average	\$657	\$544	\$440	\$	\$555

Table III.7.15, below, shows vacancy rates for single family units by average rental rates for the City of Crete. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 5.5 percent.

Table III.7.15			
Single Family Market Rate Rents by Vacancy Status			
City of Crete			
2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	55	3	5.5%
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	55	3	5.5%

The average rent and availability of apartment units is displayed in Table III.7.16, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 48.2 percent.

Table III.7.16			
Apartment Market Rate Rents by Vacancy Status			
City of Crete			
2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	24	2	8.3%
\$500 to \$750	112	54	48.2%
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	56	1	1.8%
Total	192	57	29.7%

Respondents were asked if utilities are included in the rent and as shown in Table III.7.17, on the following page, 9 respondents, or 75.0 percent, included some sort of utility in the rent.

Table III.7.17 Are there any utilities included with the rent? City of Crete 2016 Survey of Rental Properties	
Period	Respondent
Yes	9
No	3
% Offering Utilities	75.0%

The type of utility included in the rent is shown in Table III.7.18, below. There were 4 respondents who included electricity, 3 respondents who included natural gas, 7 respondents who included water and sewer and 9 respondents included trash collection in the rent.

Table III.7.18 Which utilities are included with the rent? City of Crete 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	4
Natural Gas	3
Water/Sewer	7
Trash Collection	9

Table III.7.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 8 respondents said they keep a waiting list, with an estimated 109 number of persons on the waiting list.

Table III.7.19 Do you keep a waiting list? City of Crete 2016 Survey of Rental Properties	
Period	Respondent
Yes	8
No	4
Waiting list Size	109

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.7.20, below, 1 respondent said there was no need for renovating single family units, with 2 respondents saying there was extreme need for renovating single family units. Likewise, 2 respondents indicated no need for renovating existing apartment units, with 2 respondents saying there was extreme need for renovating existing apartment units.

Table III.7.20 How would you rate the need for renovation of existing units in the city? City of Crete 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	2	2	
Low Need	4	4	4	
Moderate Need	2	1	2	
High Need	1	1	1	
Extreme Need	2	2	1	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.7.21, below, 3 respondents said there was no need for new single family units, with 3 respondents saying there was extreme need for constructing new single family units. Likewise, 4 respondents indicated no need for constructing new apartment units, with 3 respondents saying there was extreme need for constructing new apartment units.

Table II.7.21 How would you rate the need for construction of new units in the city? City of Crete 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	3	4	4	
Low Need	1			
Moderate Need	1	1	1	
High Need	2	2	2	
Extreme Need	3	3	2	

Local Commentary

The City of Crete is located in Saline County. Crete Bunge Milling, Nestle/Purina, Crete Core Ingredients, Farmland Foods, and Crete Area Medical Center are some of the largest employers. Doane University was placed as the #1 school in Nebraska in its "Best Colleges for Your Money" rankings for 2014-15 and 2015-16 in Money Magazine.

Employment has remained good and population has been steady. In early 2017, a new Fairfield Inn and Suites plans to open. The water treatment facility has been completed with the ribbon cutting scheduled for November 2016. The Crete Garden project has also been completed and moved into two new facilities. Also, in 2017, a new Community Center is slated to begin construction which will house library facilities, community meeting rooms, and a public storm shelter. There have been two federally funded bridge programs for 5 million dollars each. One is slated for completion in 2017 and another is set to begin construction in 2018. Additionally, a new Mexican restaurant should be opening in early 2017.

Crete is still in need of more housing. The available stock of single family homes is very low and there is a need for all types of housing. The City has been working with several developers and 26 new building lots are currently under construction for single family and multi-family units. The goal is to develop more single family units in the coming years. The City has also been certified as an Economic Development Community and qualifies for federal dollars and the Downtown area has been approved by the Historic Register and Crete is looking at some Downtown revitalization programs.²⁶

²⁶ Telephone interview with City of Crete Staff, 11/9/16

