VILLAGE OF SPRINGVIEW, NEBRASKA

"Home of the Wind Turbine Day"



Springview Housing Study – January 2026

Report Compiled and Developed By:

Central Nebraska Economic Development District

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INTRODUCTION

A comprehensive housing database and community housing profile was undertaken to identify the local housing situation and the consumers, institutional structure, public and private resources, and relevant public policies affecting housing. Members of the Village of Springview partnered with the Central Nebraska Economic Development District (CNEDD) to gather this information with the help of the Joint Housing and Economic Development Initiative's Housing Study Lite Program.

The Housing Study Lite Program was developed by a committee of housing stakeholders across the State to aid communities in gathering housing information and identifying housing resources. It simplifies the process of conducting a housing needs assessment via a systematic methodology. The first step was the collection of federal and state data via the Internet. Next, CNEDD gathered local information using pre-designed surveys and assessments. This report is a collection of the information gathered, to be served as a final report and guide towards the next steps in addressing housing needs in the Village of Springview.

By outlining current conditions and recent trends, the resulting Springview Housing Study Lite Profile and Needs Assessment is helpful in gaining information about needs and resources in the community. The report can now be used for the following purposes:

- Creating awareness of local housing and economic development conditions
- Establishing action plans for community housing development and promotion
- Documenting market feasibility to housing developers, lenders, and appraisers
- Making community-to-community comparisons of housing issues and needs
- Obtaining funding from federal, state, and other sources

EXECUTIVE SUMMARY

COMMUNITY PROFILE

The Village of Springview is the largest Village in Keya Paha County, offering a wide range of services including shopping, dining, manufacturing, and so much more. With its own unique style and friendly small-town residents, it makes for a charming community to visit, live, and work!

Educational opportunities abound through the Keya Paha County Public Schools, with an elementary school, junior high school, and high school. The school, and gymnasium, are handicap accessible, and they offer various special activities and services along with their multitude of educational programs.

Springview's workforce and shoppers come from citizens living throughout Keya Paha county, and anyone else traveling along US Highway 183 or State Highway 7. Additionally, Springview's workforce lives in rural Keya Paha County, as well as other communities surrounding Springview.

WORKFORCE DATA GATHERED

Housing is where jobs sleep at night, so it is vital to know the workforce needs and trends, in order to develop housing where employees live and raise their families.

Information about existing businesses in Springview, coupled with Keya Paha County workforce trends can be found in Figure 53 on page 37 of this Study. Major employers in Springview include: Keya Paha County Schools, Keya Paha County Courthouse, and Turbine Mart.

DEMOGRAPHIC DATA AND HOUSING SURVEYS GATHERED

An assortment of data was collected from the U.S. Census (2023 American Community Survey) and the Village of Springview Building Permits for 2019 - 2025, which can be found on page 20.

A summary of survey results and the housing assessment are included below, along with some opportunities for the Village of Springview to consider in order to address its workforce housing needs.

HOUSEHOLD SURVEYS

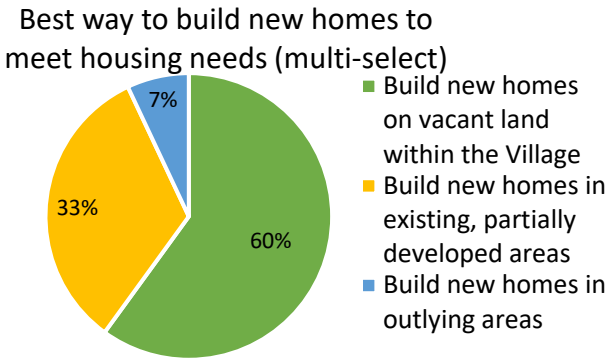
A total of 44 questions were asked of the Springview households. Following you will find highlighted four (4) major questions and their responses. Graphs for each of the questions and their responses can be found beginning on page 22.

Housing problems identified:

- Not enough affordable houses for sale
- Not enough affordable rental units
- Too much poor quality housing
- Too much vacant/abandoned housing
- Not enough housing for the elderly
- Not enough subsidized/assisted housing

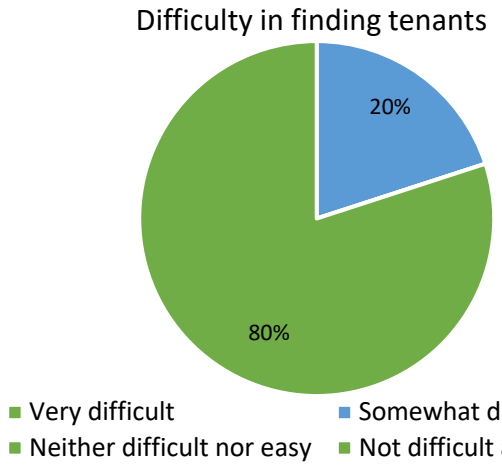
Persons/Organizations who should be responsible for addressing growth issues

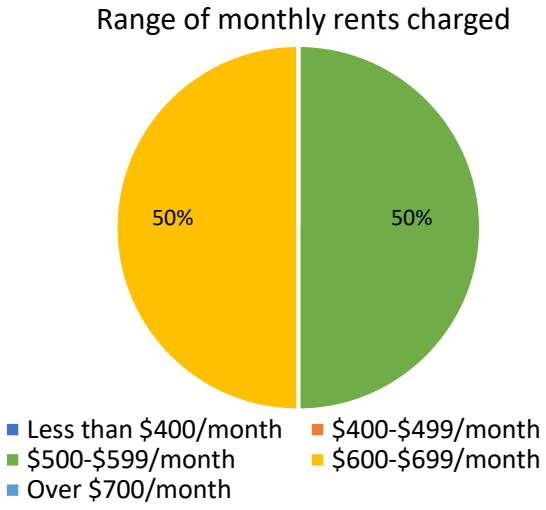
- Community leaders (ranked #1)
- Elected Officials (ranked #2)
- Builders/Developers (ranked #3)
- Homebuyers (ranked #4)



RENTAL PROPERTY OWNER SURVEY

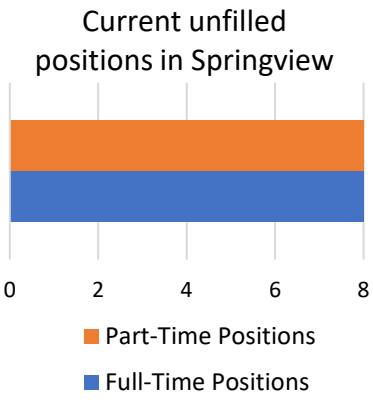
A total of 13 questions were asked of each of the Springview landlords. Following you will find highlighted two (2) major questions and their responses. Graphs for each of the questions and their responses can be found beginning on page 33.

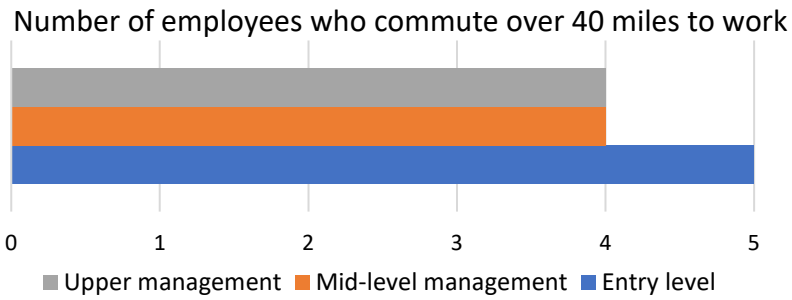


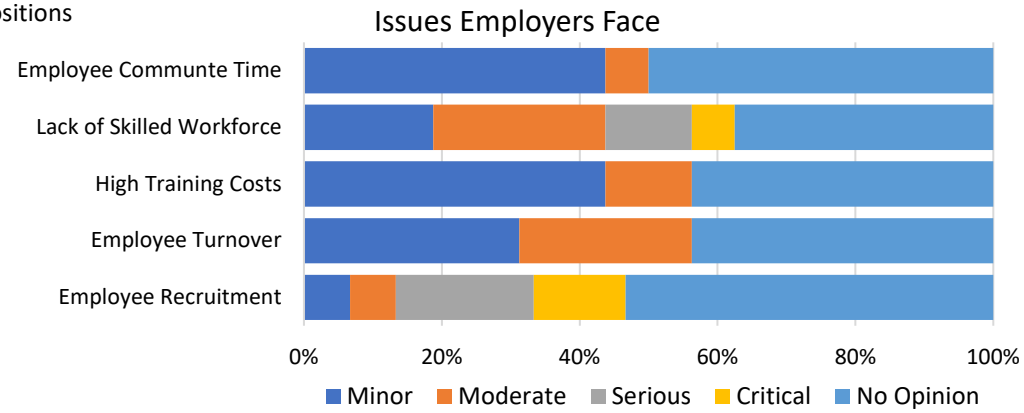


EMPLOYER SURVEY

A total of 11 questions were asked of the Springview employers. Following you will find highlighted three (3) major questions and their responses. Graphs for each of the questions and their responses can be found beginning on page 33.

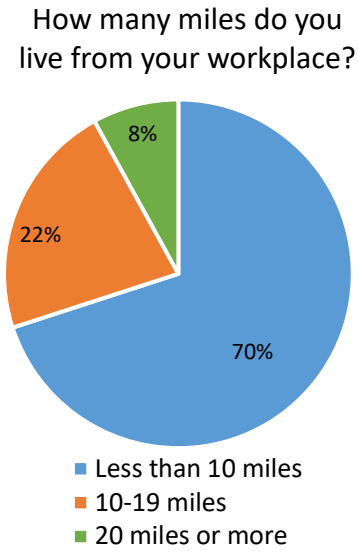


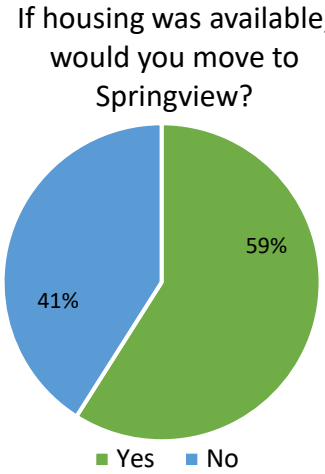


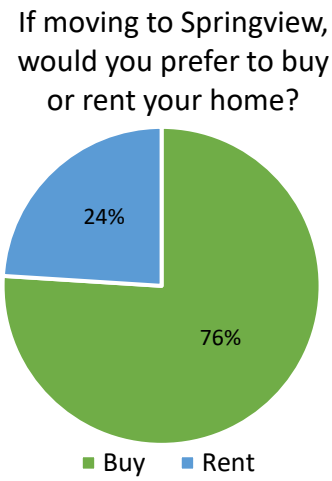


EMPLOYEE SURVEY

A total of 17 questions were asked of the Springview employees. Following you will find highlighted three (3) major questions and their responses. Graphs for each of the questions and their responses can be found beginning on page 35.







HOUSING ASSESSMENT

All housing units located within the municipal boundaries of the Village of Springview were assessed using the following criteria – Excellent, Satisfactory, Major Wear, Dilapidated – and were entered into GIS software, which enabled the planners to map the locations of these properties throughout the Village. The purpose of this mapping was to identify which properties were in need of major repair or demolition, to accommodate future housing construction opportunities.

In addition, housing assessors also mapped vacant lots and identified whether those lots appeared to be occupied or not, and what type of housing the vacant lot could accommodate should new construction be considered. Property values included on the map do not include any land values, to ensure all structures are being judged equally across the Village.

It is important to note that all housing structures were judged by their condition, and not by the age of the structure. Residential assessments were made primarily on the housing structure itself, and not any garages or outbuildings, unless the garage was attached to the house.

Figure 1 (page 16) portrays all properties that were being used for housing or were located within residential areas of the Village. Vacant lots are identified on this map in the pink-shaded areas.

Figure 2 (page 17) portrays all properties that were assessed as Excellent or Satisfactory. Definitions are as follows:

> Excellent – Home is in excellent condition, has solid roof, foundation, and contributes positively to community's housing stock.
>
> Satisfactory – Home is in satisfactory condition, is structurally sound, but may need minor repairs such as new shingles, paint, concrete steps, or doors that need replacing; does not detract from the neighborhood, but does have deferred maintenance issues.

Excellent/Satisfactory Residential Properties – These assessed properties were found throughout the Village, with a majority of the Excellent residential properties scattered throughout the Village of Springview. For Satisfactory housing units, the repairs needed were identified and included: Exterior Paint, Siding, Roof/Shingles, Porch, Door Replacement, Window Replacement, Garage Door, Gutters, and Foundation.

Figure 3 (page 18) portrays all properties that were assessed as Major Wear or Dilapidated. Definitions are as follows:

> Major Wear – Home typically has substantial wear such as a sagging roof, missing or rotted siding, rotting windows, and a sagging porch; appears "tired" and gives negative impression of neighborhood.
>
> Dilapidated – Home is an overall unsatisfactory condition, with a crumbling foundation, windows and doors that are broken or rotted, or sagging roof, has extended its life beyond normal expectancy and is a safety/health hazard.

Major Wear/Dilapidated Properties – For the most part, the majority of housing units that were identified as Major Wear or Dilapidated are scattered throughout Springview.

FUTURE REDEVELOPMENT OPPORTUNITIES

According to the Nebraska Bankers Association's NEXTGeneration Housing Task Force, a community should construct new housing units at a rate of 1% of the community's total housing stock per year, to keep up with housing demands, as well as replace worn out and dilapidated housing. For the Village of Springview this translates into approximately 1.5 new housing units per year. The most economical way for a community to create workforce housing is to identify areas of potential growth for all workforce needs, which range from lower income to market rate housing. Survey results from employer, employee, and household studies reveal the following recommendations:

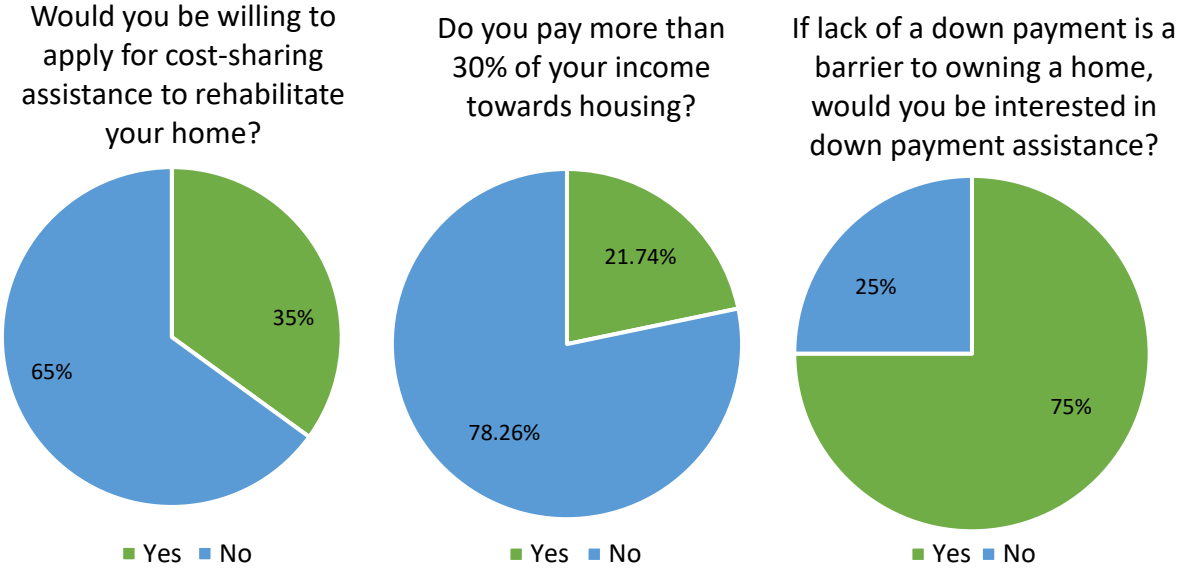
- Build new homes on vacant land within the Village.
- Build new homes in existing, partially developed areas

Given that there are known housing units categorized as Major Wear and Dilapidated that exist throughout the Village of Springview, this poses a great opportunity for the Village to consider a program of acquisition, demolition, and redevelopment of housing to meet Springview's current and future workforce housing needs.

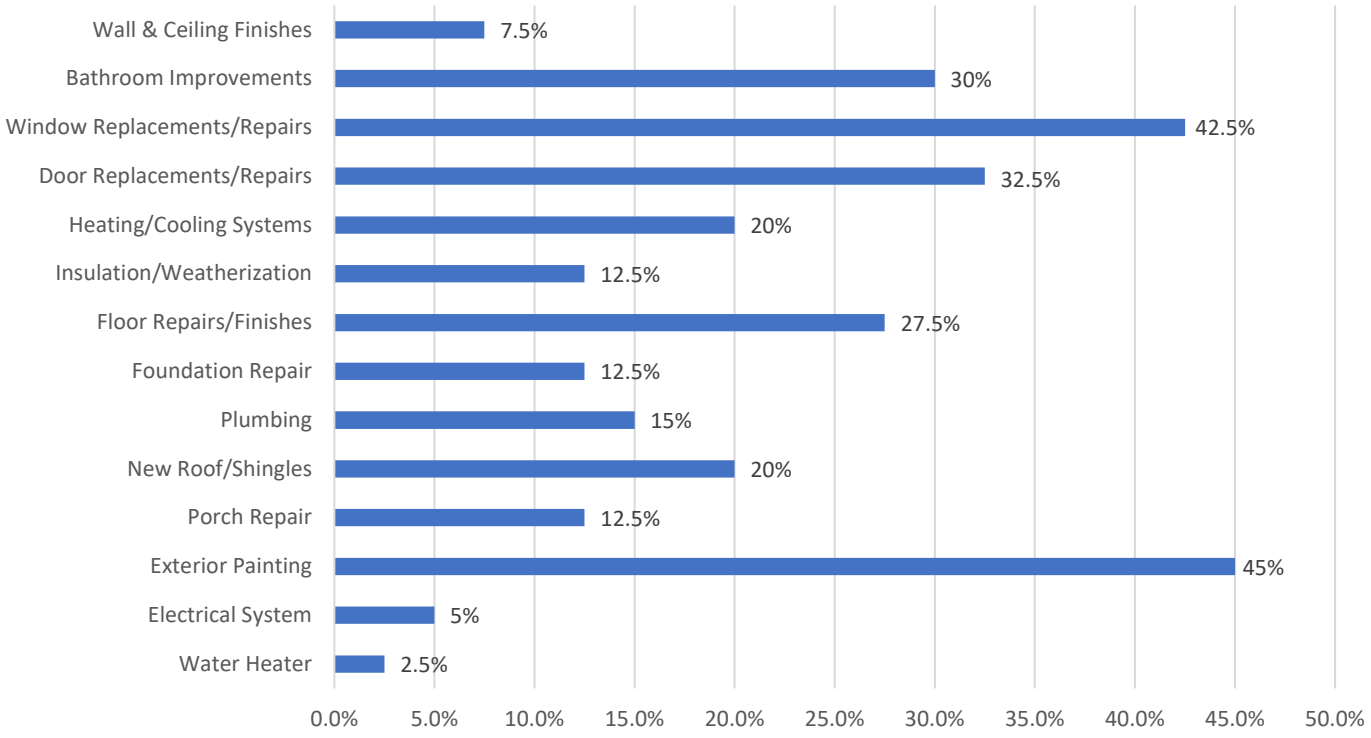
The Village of Springview may want to consider creating a Housing Committee whose purpose is to develop a Housing Strategic Plan that prioritizes housing needs and identifies potential funding resources to enhance housing opportunities that address its citizens and workforce housing needs.

OTHER HOUSING NEEDS

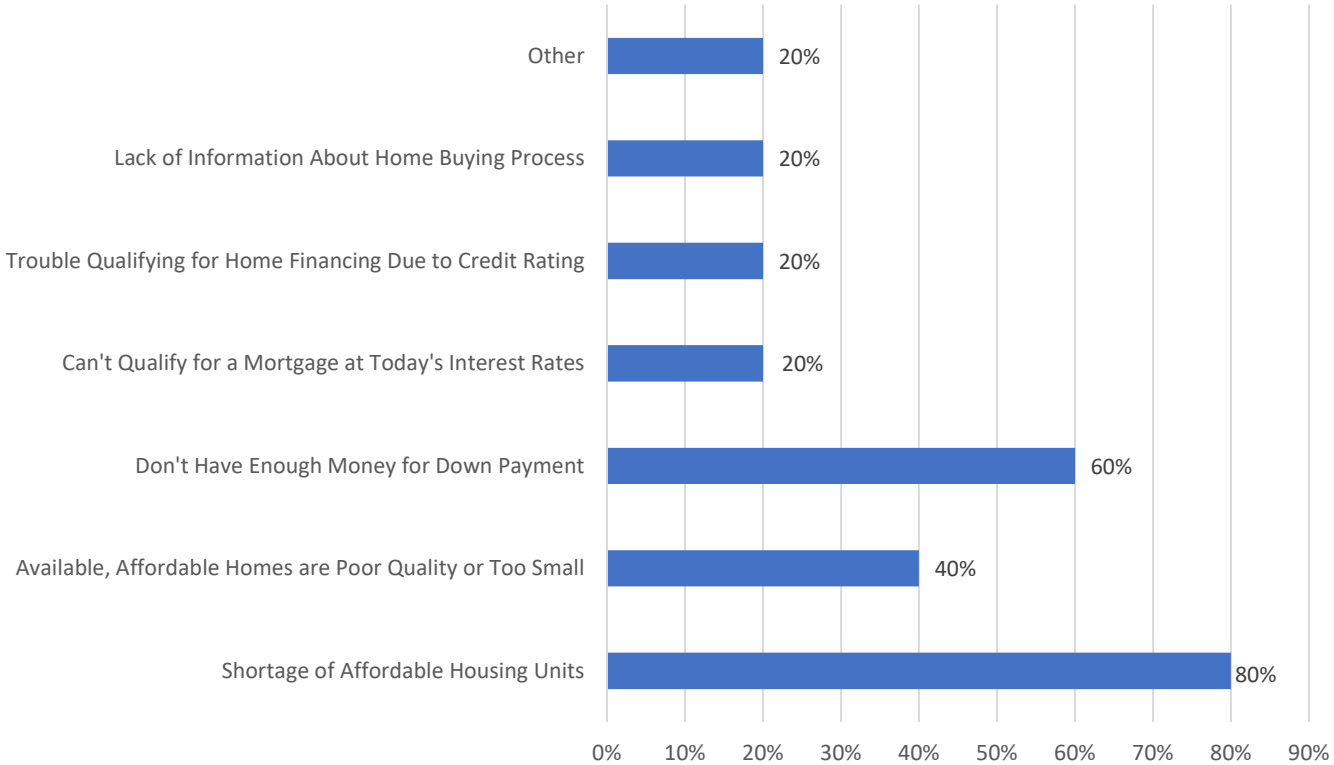
The Household Survey also included questions asking homeowners and renters to judge the age and condition of their housing units, to identify needs to be addressed for housing other than new construction. There are grant programs available through the Nebraska Department of Economic Development to assist homeowners and home buyers with the following needs:



What sorts of repairs does your dwelling need? (mark all that apply)



Have you experienced any of the following difficulties in housing yourself or your family?



DEMOGRAPHIC PROFILE

The 2023 American Community Survey (Census.Gov) reports the following housing demographics for the Village of Springview. It is important to note the following provisions regarding the reporting of Census data:

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented by a margin of error. The value shown here is the 90 percent confidence level/10 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and the upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see (Accuracy of the Data). The effect of nonsampling error is not represented in these table.

POPULATION, SEX, and AGE (2023 American Community Survey, Estimates)

Total Population	**202**
Males	97
Females	105

Years of Age	2019 Estimated American Community Survey	% of Total Population	2023 Estimated American Community Survey	% of Population	Difference from 2019 to Estimated 2023	% Change
Under 5	14	6.9%	10	4.5%	-4	-2.4%
5 to 9	4	2.0%	9	4.0%	+5	2.0%
10 to 14	14	6.9%	9	4.0%	-5	-2.9%
15 to 19	15	7.4%	27	12.1%	+12	4.7%
20 to 24	8	4.0%	0	0.0%	-8	-4.0%
25 to 34	13	6.4%	17	7.6%	+4	1.2%
35 to 44	32	15.8%	35	15.7%	+3	-0.1%
45 to 54	20	9.9%	15	6.7%	-5	-3.2%
55 to 59	20	9.9%	9	4.0%	-11	-5.9%
60 to 64	5	2.5%	11	4.9%	+6	2.4%
65 to 74	24	11.9%	21	9.4%	-3	-2.5%
75 to 84	24	11.9%	37	16.6%	+13	4.7%
85 and over	9	4.5%	23	10.3%	+14	5.8%
Total	202		223		+21	0.2%

HOUSING OCCUPANCY (2023 American Community Survey, Estimates)

Total Housing Units	**150**
Occupied Housing Units	98
Vacant Housing Units	52
Homeowner Vacancy Rate	0.0
Rental Vacancy Rate	53.3

HOUSING TENURE (2023 American Community Survey, Estimates)

Occupied Housing Units	**98**
Owner-Occupied Housing Units	85
Renter-Occupied Housing Units	13
Average Household Size of Owner-Occupied Unit	2.36
Average Household Size of Renter-Occupied Unit	1.69

UNITS IN STRUCTURE (2023 American Community Survey, Estimates)

Total Housing Units	**150**
1-unit, detached	130
1-unit, attached	0
2 units	7
3 or 4 units	6
5 to 9 units	0
10 to 19 units	0
20 or more units	0
Mobile Home	7
Boat, RV, Van, Etc.	0

YEAR STRUCTURE WAS BUILT (2023 American Community Survey, Estimates)

Total Housing Units	**150**
Built 2020 or later	0
Built 2010 to 2019	0
Built 2000 to 2009	11
Built 1990 to 1999	4
Built 1980 to 1989	22
Built 1970 to 1979	15
Built 1960 to 1969	15
Built 1950 to 1959	12
Built 1940 to 1949	9
Built 1939 or earlier	62

WORKFORCE INFORMATION AND TRENDS

EMPLOYMENT

The Village of Springview is home to roughly 34 businesses and employers. While industry/manufacturing and services lead Springview's industries, the Chamber of Commerce includes the following:

Auto	3	Industry/Manufacturing	9
Housing	2	Recreation	1
Education	1	Lodging	3
Financial Services	2	Retail	3
Government	2	Services	6
Restaurants	2		

There is no lack of variety offered throughout Springview businesses, from novelty shops and nurseries, to fine dining, and everything in-between. All these industries play a big part in contributing to Springview's economy. You can find a great source of retail, services, and construction services located within the Village of Springview.

According to the Springview Village Office, the major employers in Springview include:

Keya Paha County Schools -	28 employees
Keya Paha County Courthouse -	20 employees
Turbine Mart -	12 employees

A Workforce Trends Report was generated by the Nebraska Department of Labor for Keya Paha County (see figure 53, page 37), as this information is not available specifically for the Village of Springview. The Keya Paha County Workforce Trends Report for 2025 shows that the industries with the largest number of employees in Keya Paha County include:

Agriculture, Forestry, Fishing & Hunting	31 employees
Other Services, Ex. Public Admin	10 employees
Public Administration	9 employees
Wholesale Trade	5 employees

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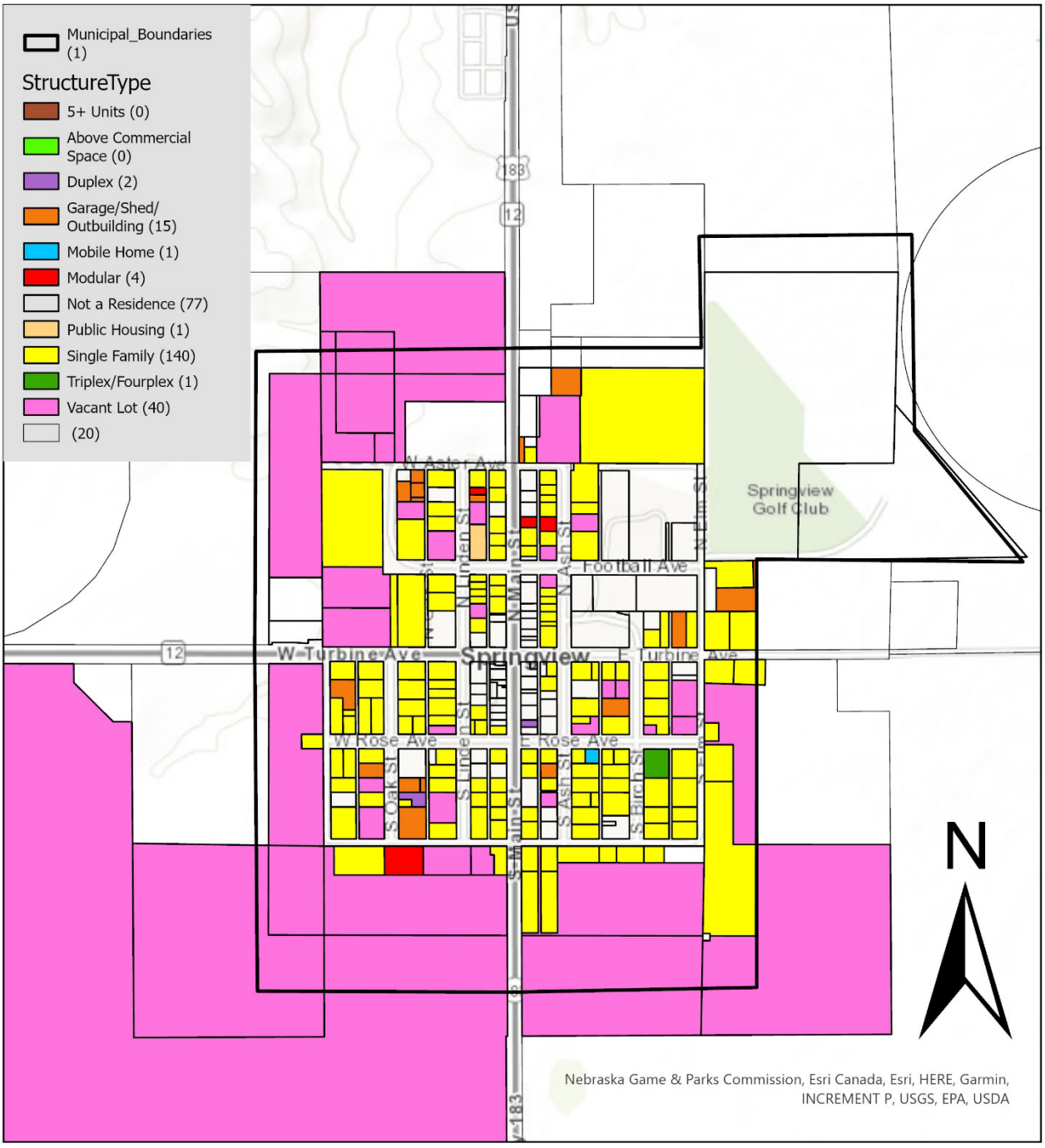
Major Wear/Dilapidated Properties – For the most part, the housing units that were identified as Major Wear or Dilapidated are scattered properties all about the Village of Springview with only a few more Major Wear than Dilapidated.

Figure 4 portrays Vacant Lots throughout the area, with some vacant lots potentially having small outbuildings.

ALL HOUSING UNITS AND VACANT LOTS

Figure 1

Springview All Housing Map



Date Created:12/15/2025
Author: Deanna Tomjack, Marketing Specialist
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Central Nebraska Economic Development District
CNEDD

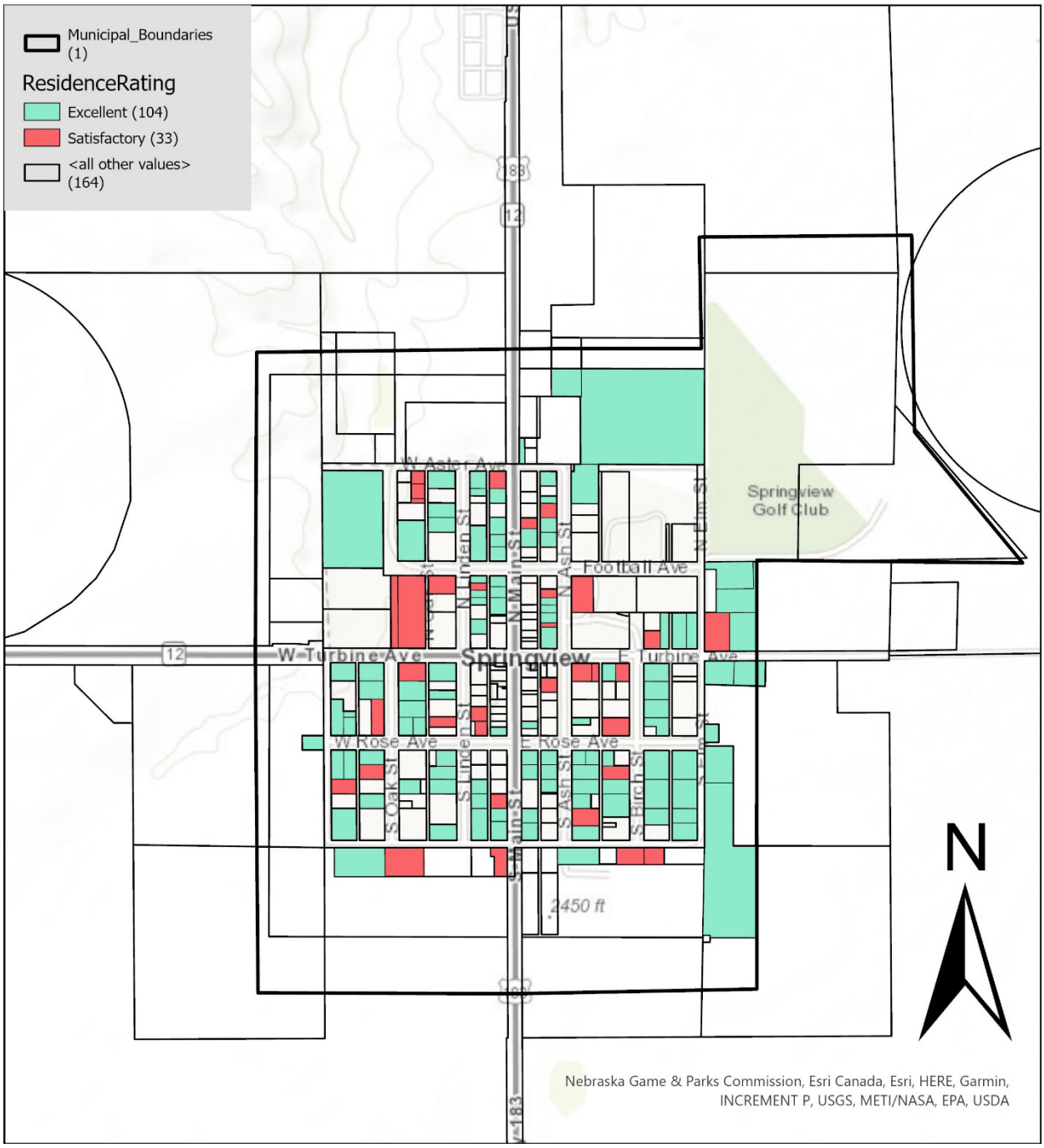
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EXCELLENT AND SATISFACTORY UNITS

Figure 2

Springview Excellent/Satisfactory Housing Map



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Author: Deanna Tomjack, Marketing Specialist
Email: deanna.tomjack@cnedd.org

Central Nebraska Economic Development District
CNEDD

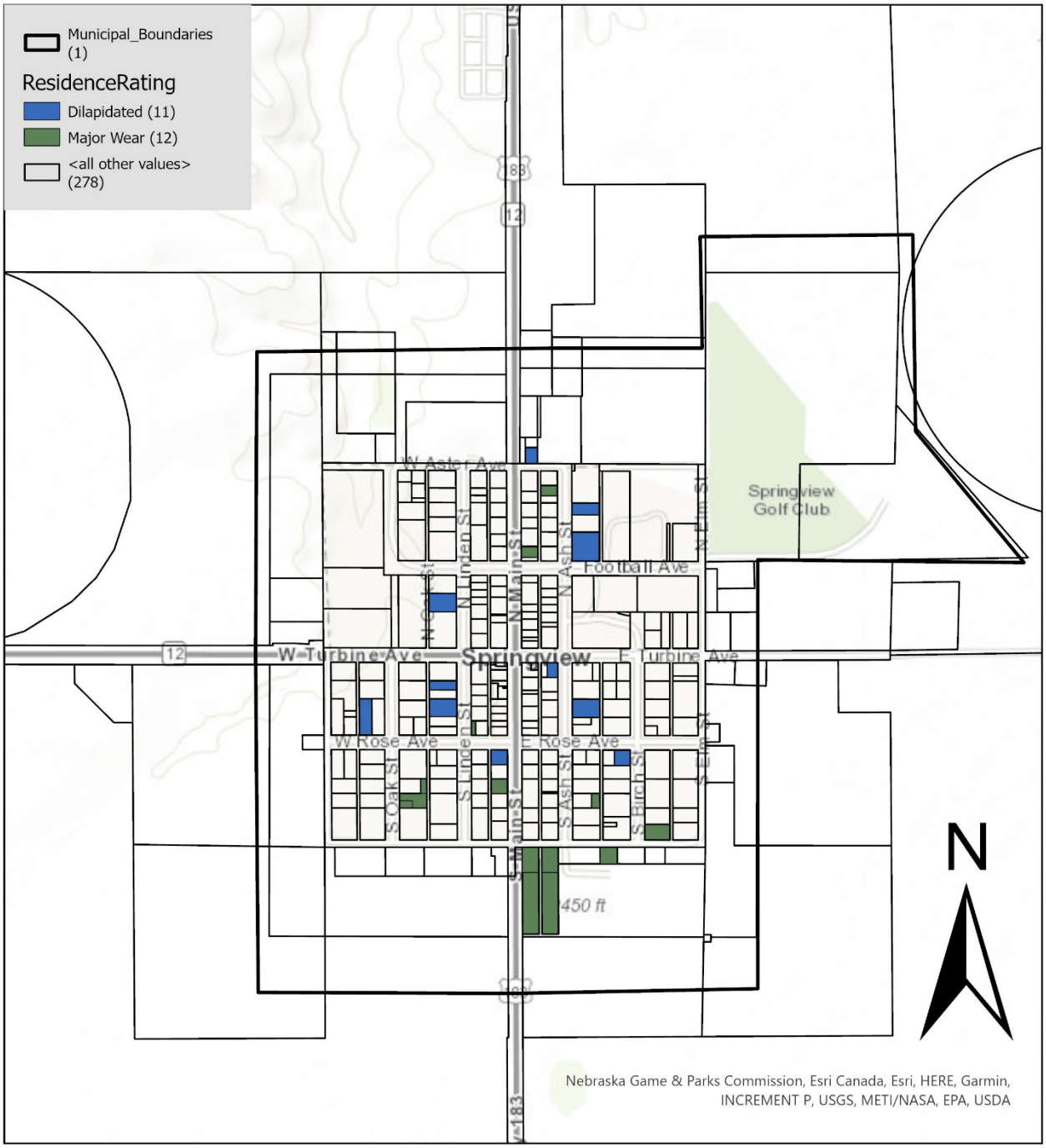
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MAJOR WEAR AND DILAPIDATED UNITS

Figure 3

Springview Major Wear/Dilapidated Housing Map



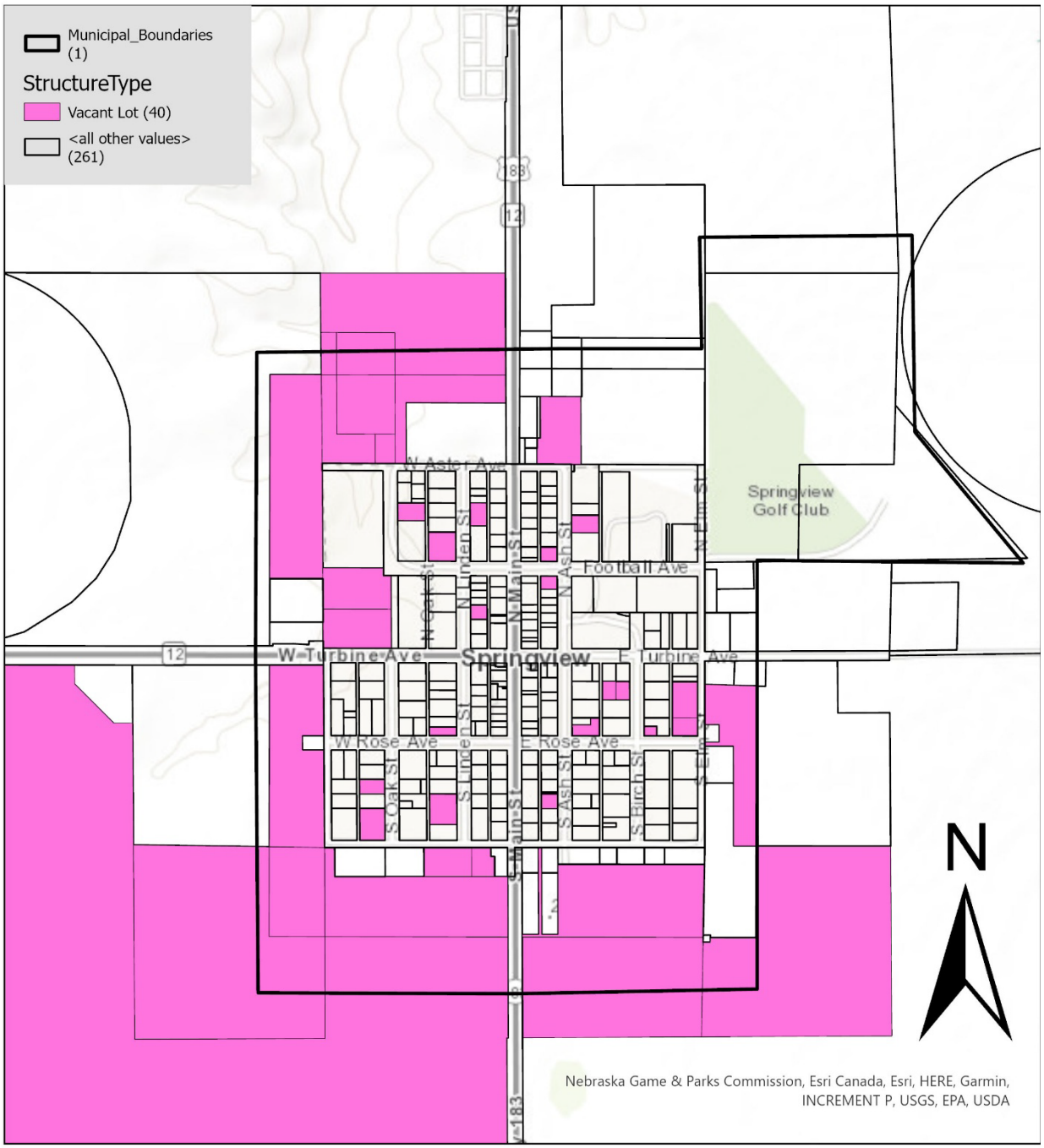
Date Created:12/15/2025
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Email: deanna.tomjack@cnedd.org

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VACANT LOTS

Figure 4

Springview Vacant Lots Map



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HOUSING CONSTRUCTION/REHABILITATION PERMITS SINCE 2019

The following Housing Construction/Rehabilitation Permit information was received from the Village of Springview.

Year	Single-Family Units	Multi-Family Units	Single-Family Additions
2019	1	-	1
2020	-	-	2
2021	1	-	-
2022	-	-	-
2023	-	-	-
2024	-	-	1
2025	1	-	-
Total Units	3	-	4

There is no industry standard that is known regarding the number of new housing units that should be built in a community per year; however, the Nebraska Banker Association's NextGeneration Housing Workforce Task Force is utilizing a figure of one percent (1%) of a community's total housing stock as a healthy new unit construction goal to address the need for new housing while, at the same time, dilapidated housing is being demolished. Another housing committee in the state, the JHEDI Group (Joint Housing and Economic Development Initiative) is now sharing this 1% figure as they work with communities in enhancing housing opportunities.

By taking the total number of housing units in Springview (150 per 2023 American Community Survey Census data), times 1%, you arrive a total of at least 1.5 new housing units per year as the proposed number of housing units to be built each year in Springview.

HOUSING ON MARKET FOR SALE

A point-in-time count of the number of houses for sale in Springview, Nebraska, was taken on January 5, 2026. The planner visited the following realtor websites to generate a listing of residential properties for sale, including: Stracke Land & Realty, Waldo Realty, Zillow.com, and Realtor.com.

As of January 5, 2026, there were 0 residential Springview properties listed for sale within Village limits. This figure includes any residential properties that were for sale by owner.

Following is a breakdown of the number of houses for sale on January 5, 2026, by purchase price:

Housing Price Range	Number of Houses Listed
$0 to $50,000	0
$50,001 to $100,000	0
$100,001 to $150,000	0
$150,001 to $200,000	0
$200,000 and above	0
Totals	0

HOUSING SURVEY OF INDIVIDUAL HOUSEHOLDS IN THE VILLAGE OF SPRINGVIEW

Understanding the housing needs of the public and individuals living in the Village of Springview is a vital component to developing a plan to enhance housing opportunities within the municipal boundaries of the Village.

Below you will find survey results for each of the questions responded to.

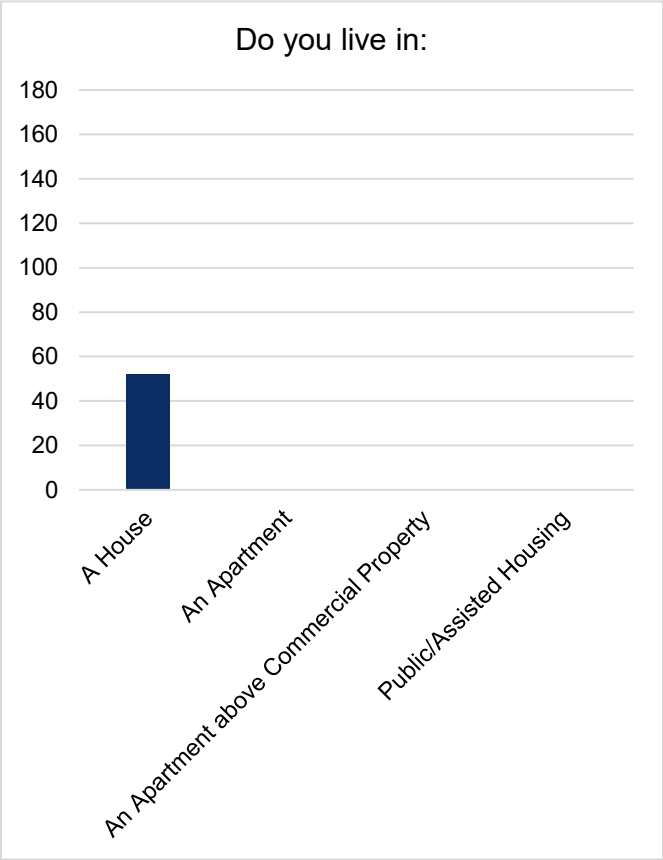


Figure 5 - Survey Results for Housing Type

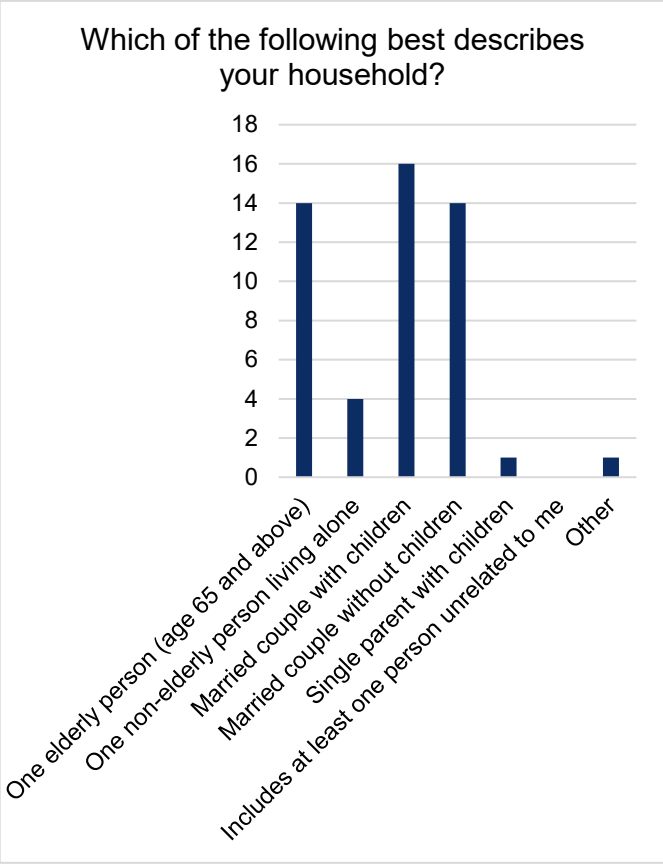


Figure 6 - Household Demographics

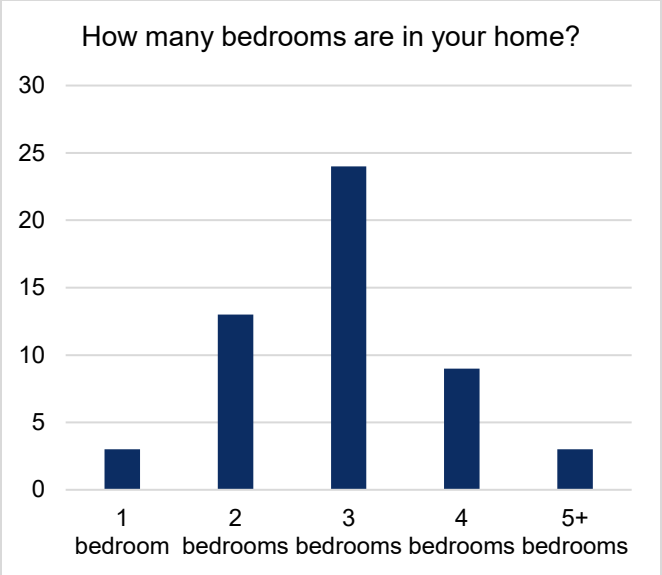


Figure 7 - Number of Bedrooms Reported

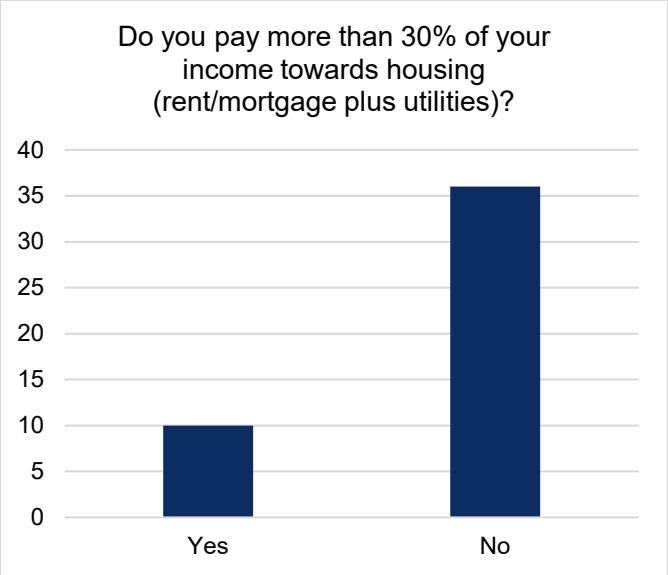


Figure 8 - Housing Affordability

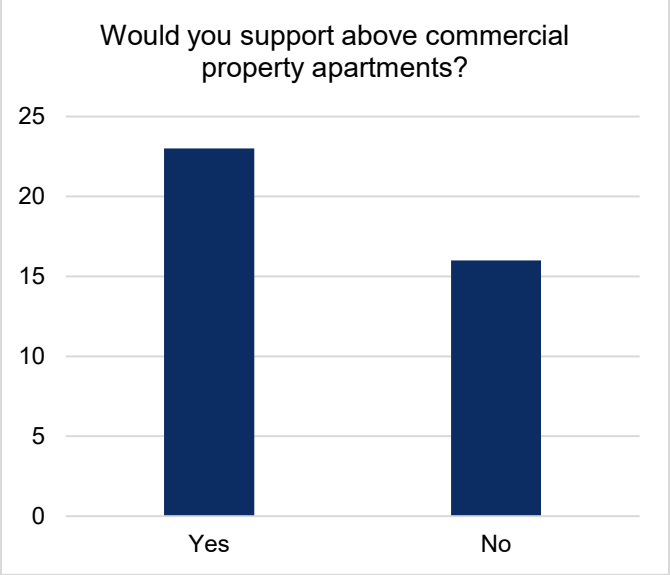


Figure 9 – Upper Story Apartments

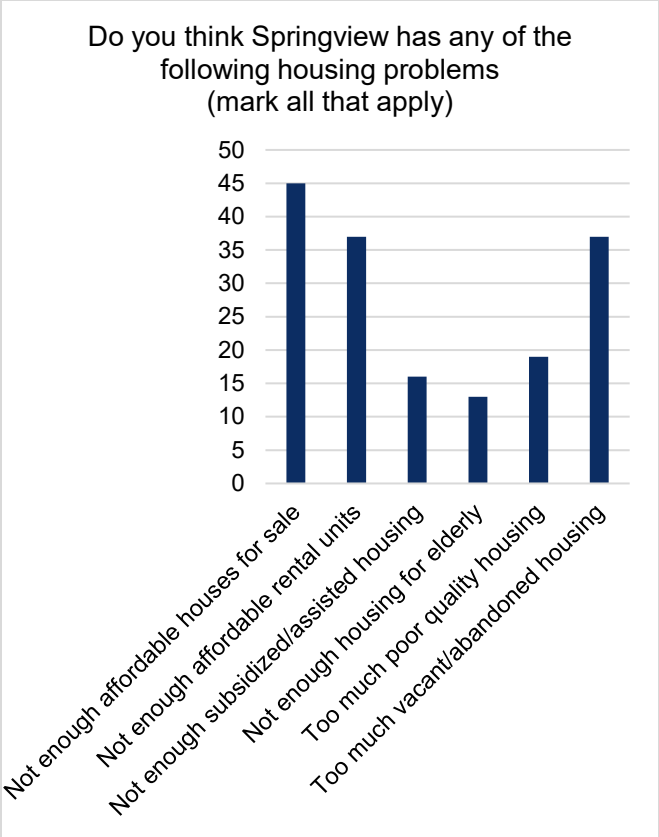


Figure 10 - Housing Problems Identified

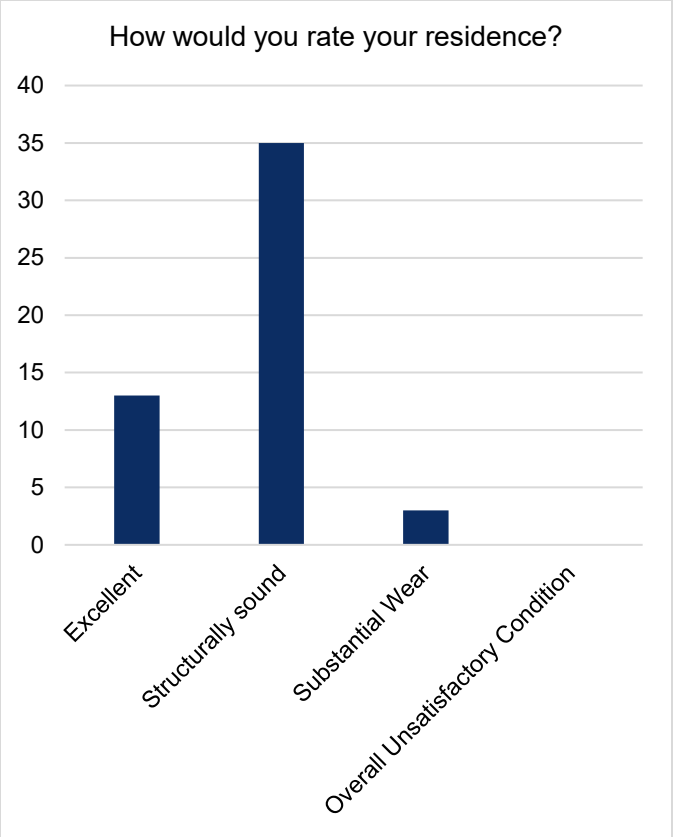


Figure 11 - Housing Conditions by Occupants

Housing Condition Definitions:

- Excellent – solid roof, foundation, and contributes positives to Springview's housing stock
- Structurally Sound – may need minor repairs such as shingles, paint, concrete steps, or new doors.
- Substantial Wear- such as sagging roof, missing or rotting siding, rotting windows, sagging porch.
- Overall Unsatisfactory Condition- with a crumbling foundation, windows and doors that are broken or rotting, or sagging roof.

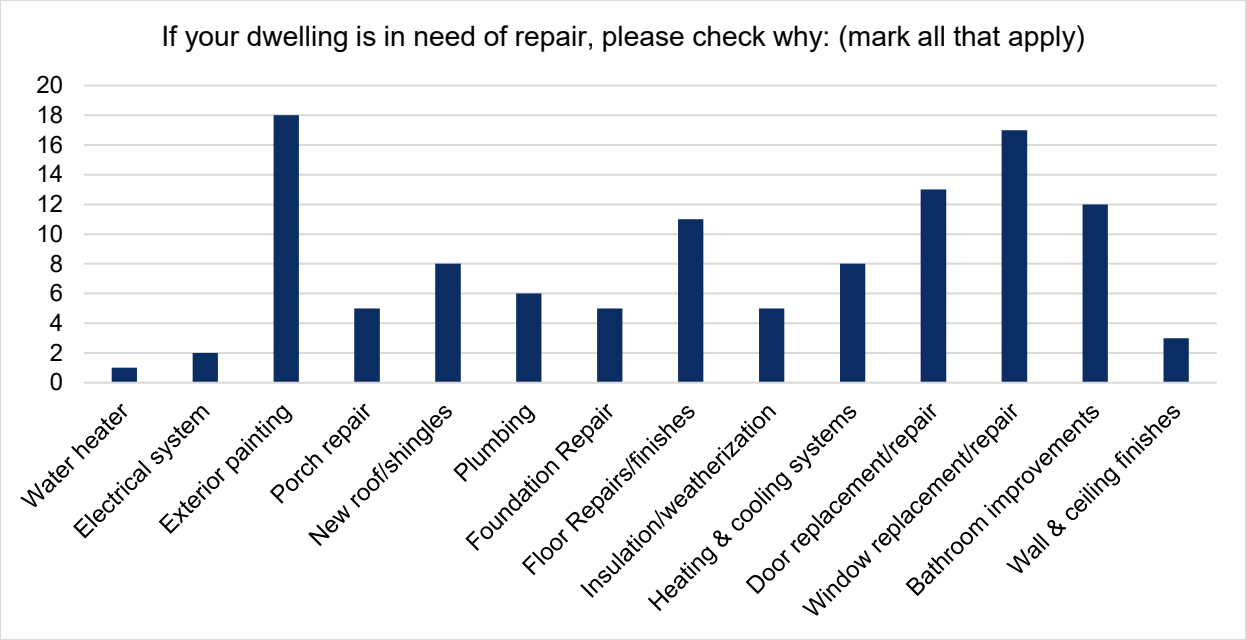


Figure 12 – Housing Repairs Identified

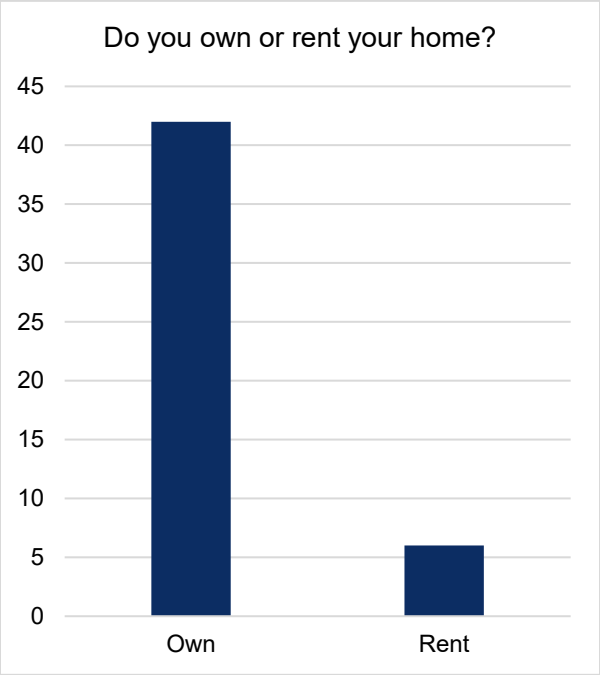


Figure 13 - Housing Rent/Own Reported

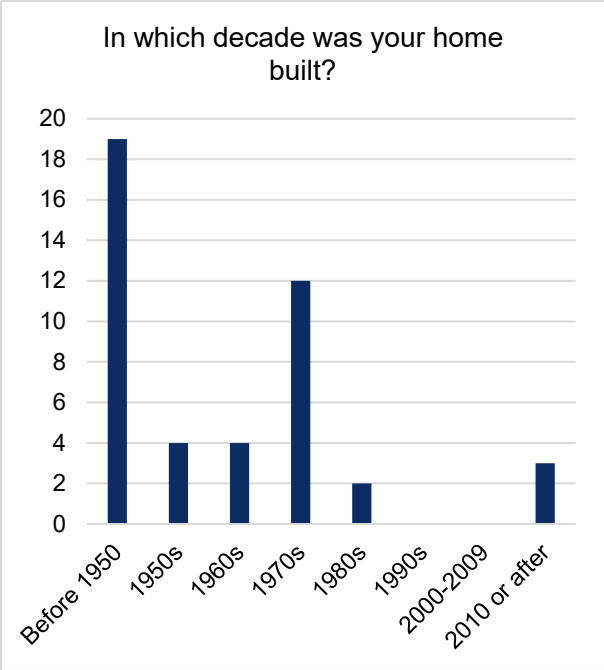


Figure 14 - Housing Age Reported

FOR OWNERS ONLY:

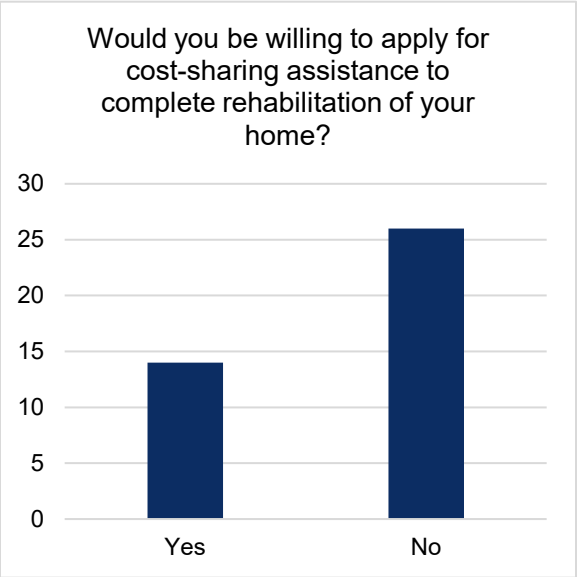


Figure 15 - Interest in Home Rehabilitation

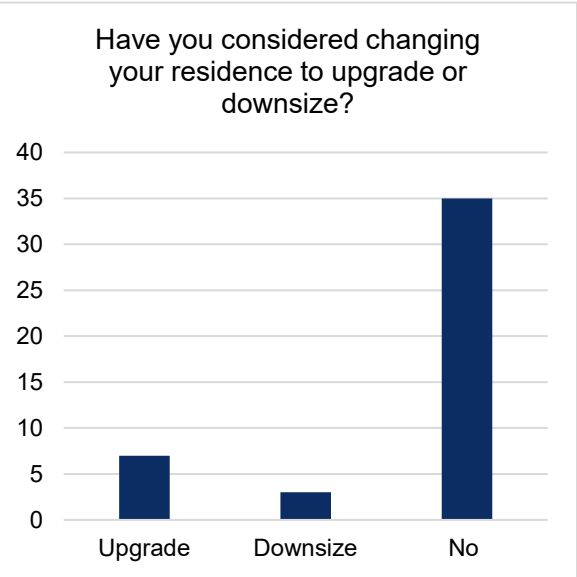


Figure 16 - Interest in Change in Housing

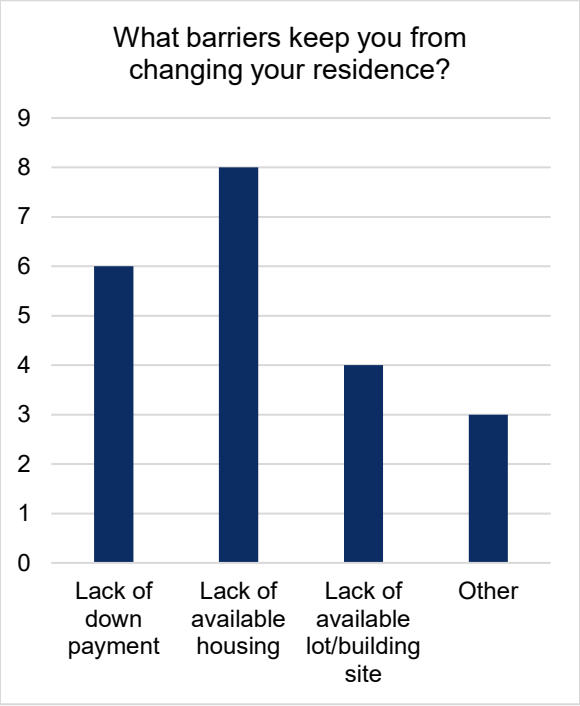


Figure 17 - Housing Change Preference

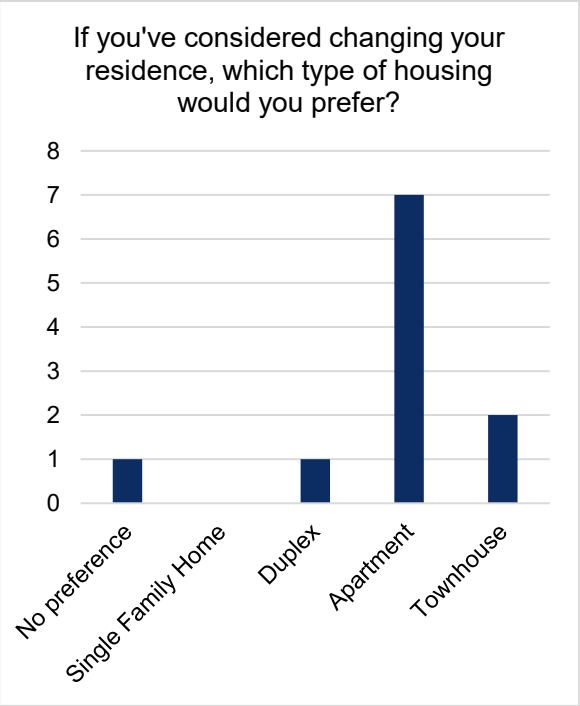


Figure 18 - Barriers to Housing Changes

FOR RENTERS ONLY:

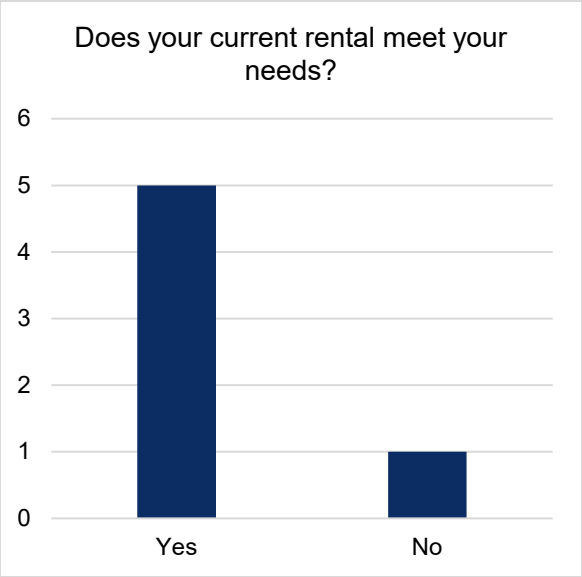


Figure 19 - Does Rental Meet Housing Needs

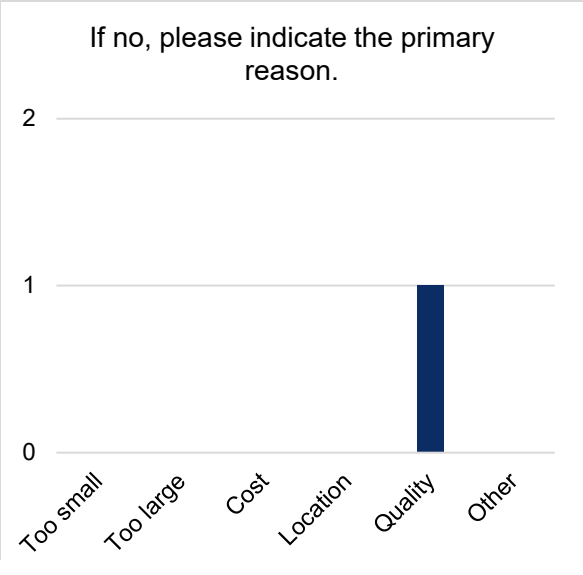


Figure 20 - Reasons Rental Unit Does Not Meet Needs

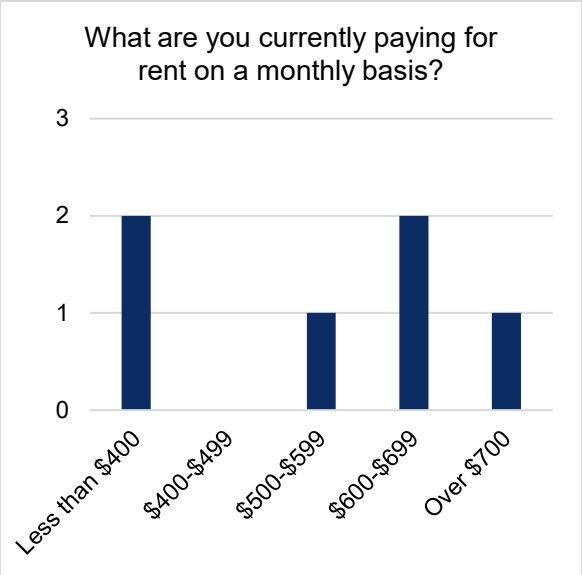


Figure 21 - Monthly Rental Rates Paid

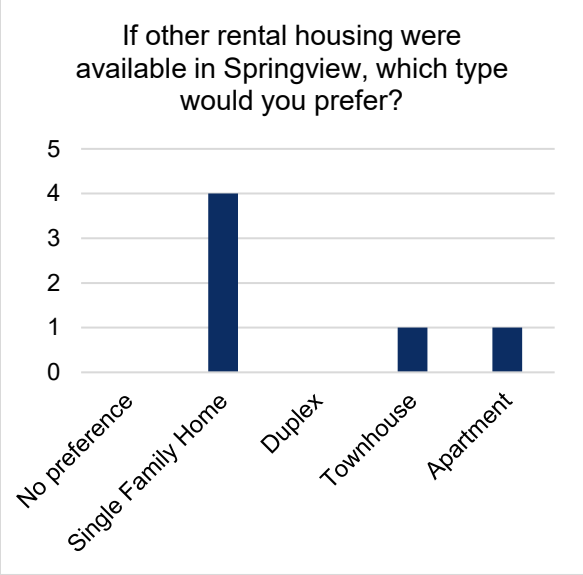


Figure 22 - Rental Housing Preferences

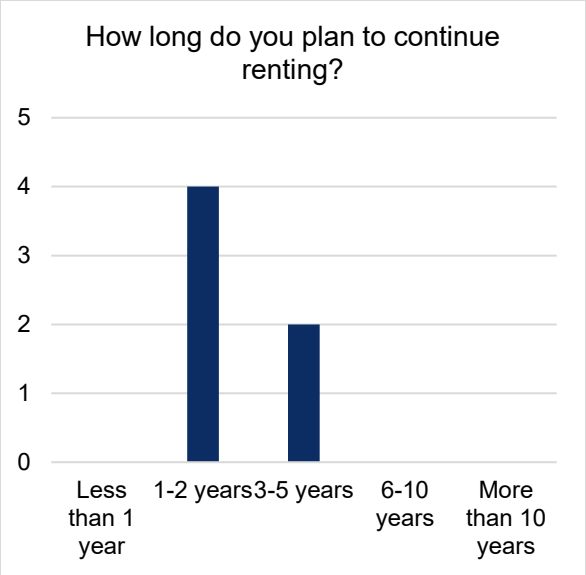


Figure 23 - Future Rental Tenure Plans



Figure 24 - Monthly Rent/House Payment Willing to Pay

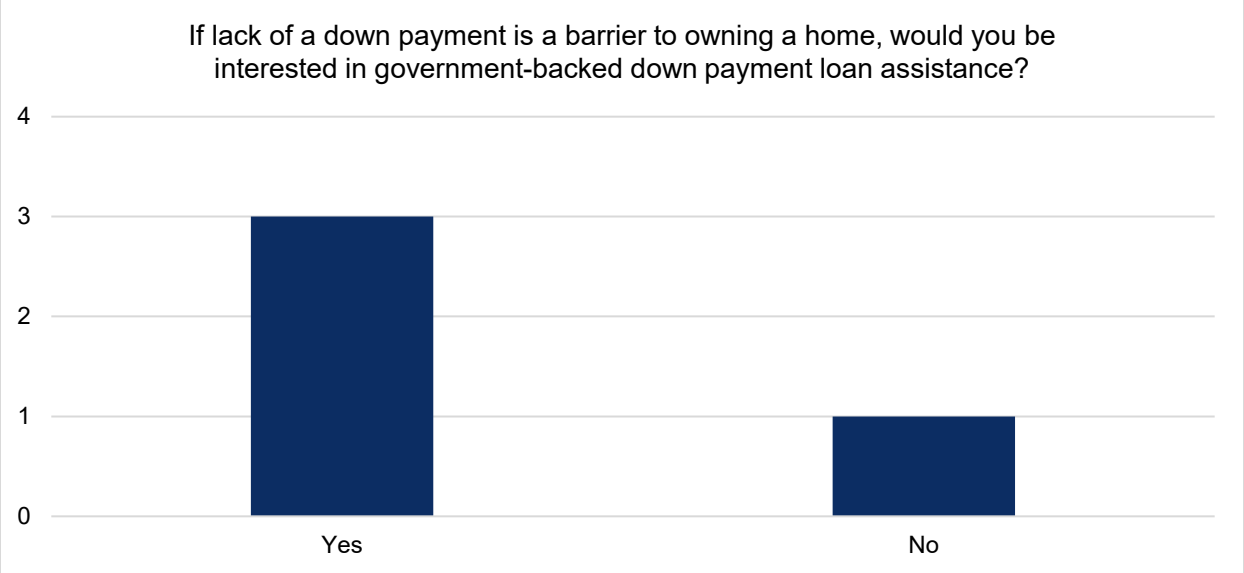


Figure 25 - Interest in Down Payment Assistance

NEW HOUSING CONSTRUCTION CONSIDERATIONS:

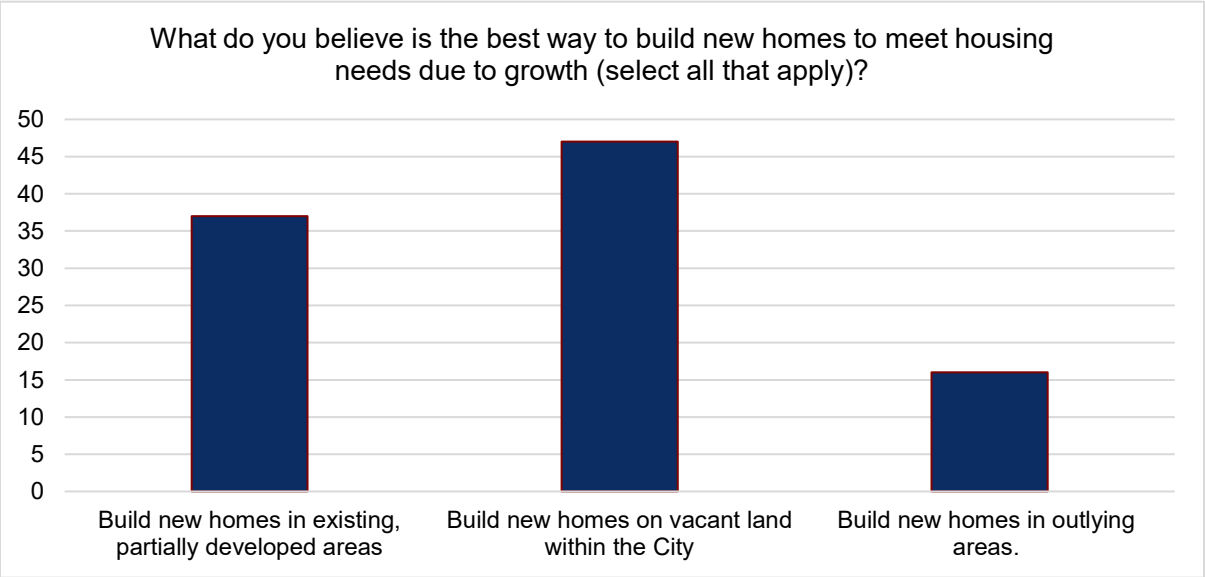


Figure 26 – New Home Construction Recommendations

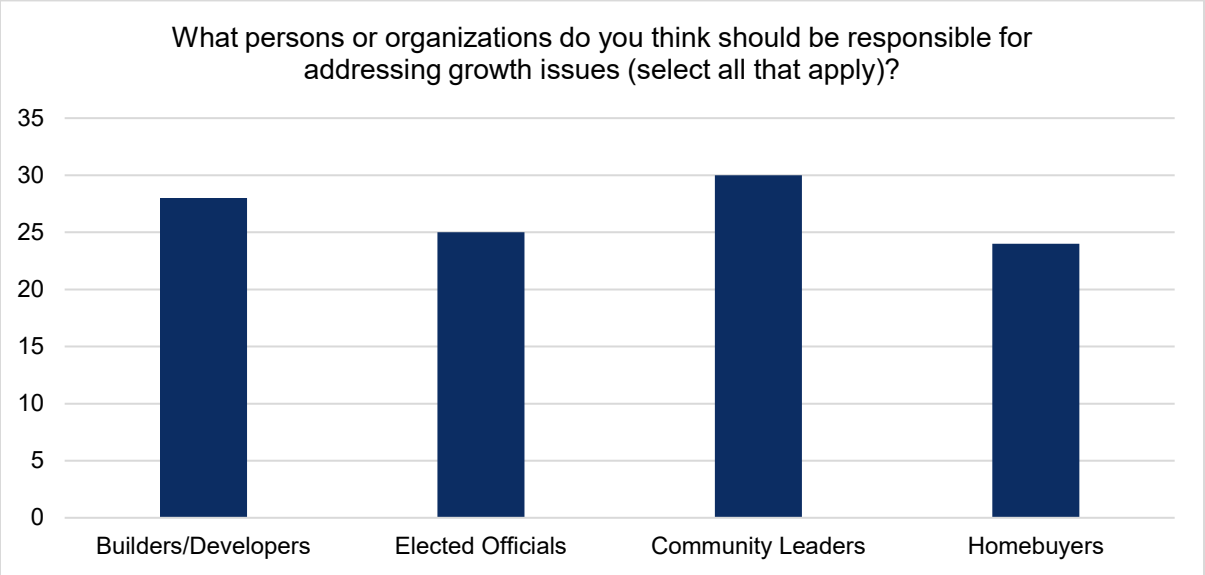


Figure 27 – Housing Growth Responsibility Opinions

DEMOGRAPHICS OF HOUSEHOLD SURVEY RESPONDENTS:

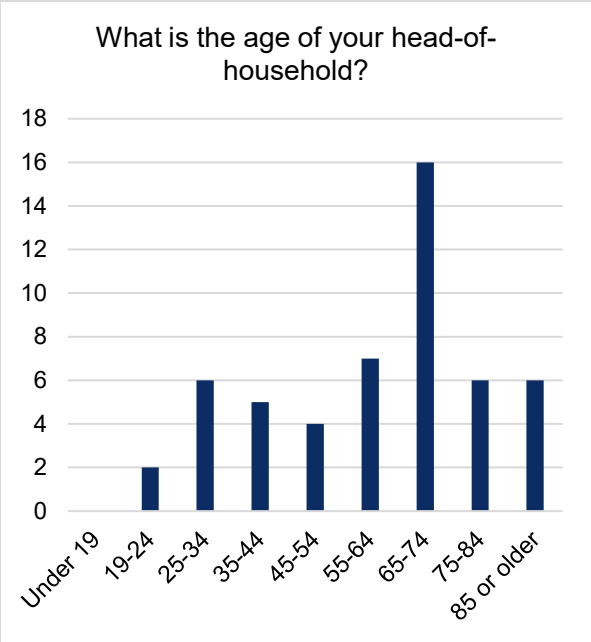


Figure 28 – Age of Head of Household Completing Survey

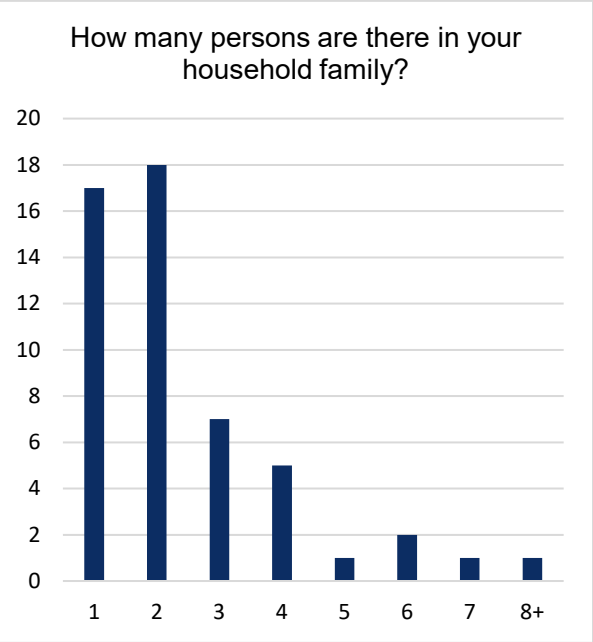


Figure 29 – Number of Persons in Family Living in Household

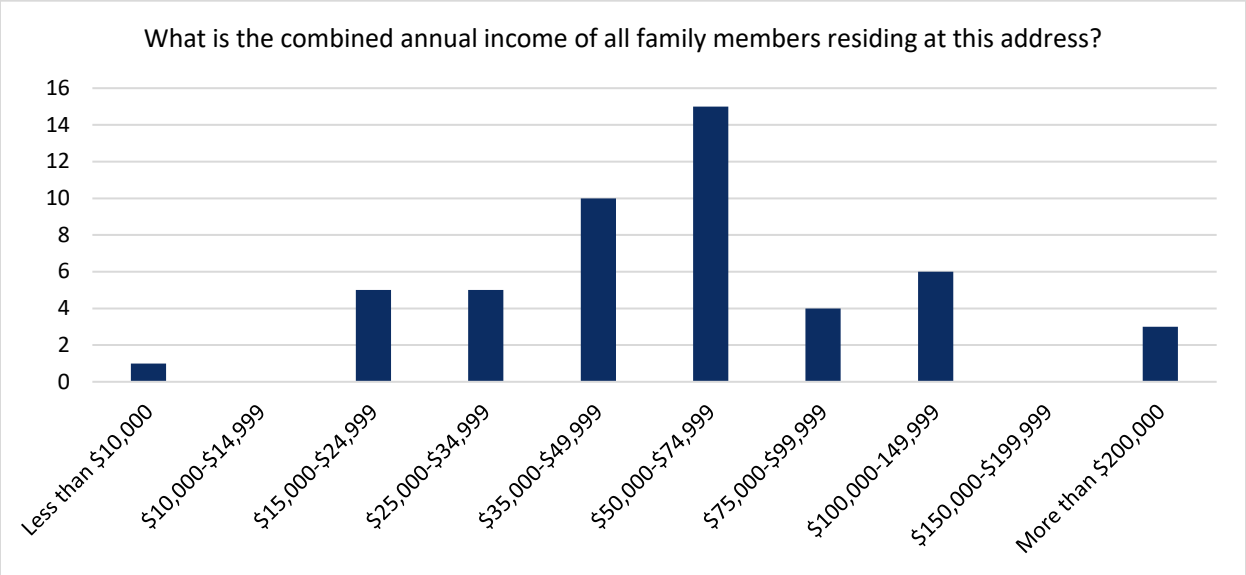


Figure 30 – Family Household Income

FOR RENTAL PROPERTY OWNERS ONLY:

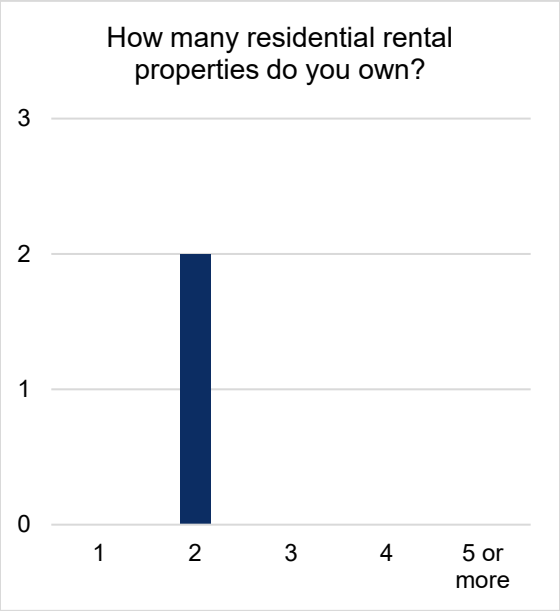


Figure 31 - Number of Rentals Owned by Landlords

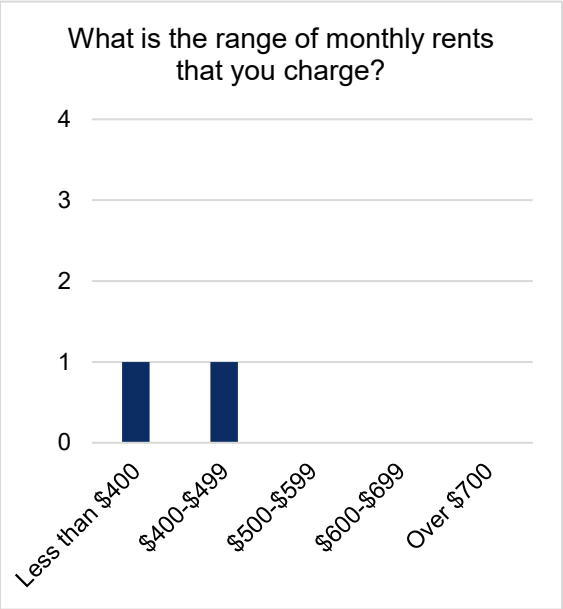


Figure 32 – Range of Monthly Rents Charged

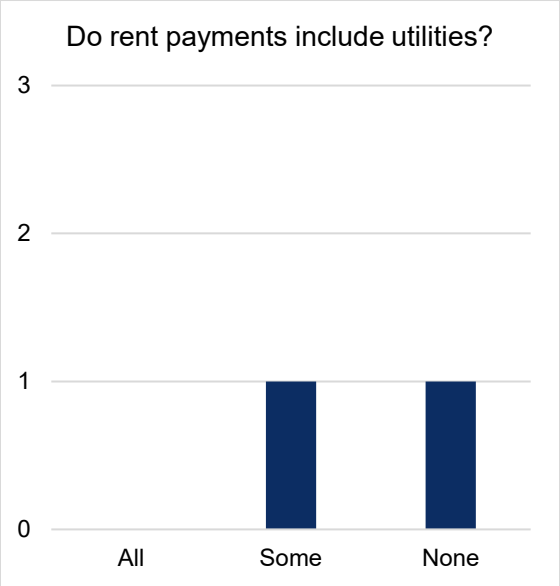


Figure 33 – Utilities Included in Monthly Rent

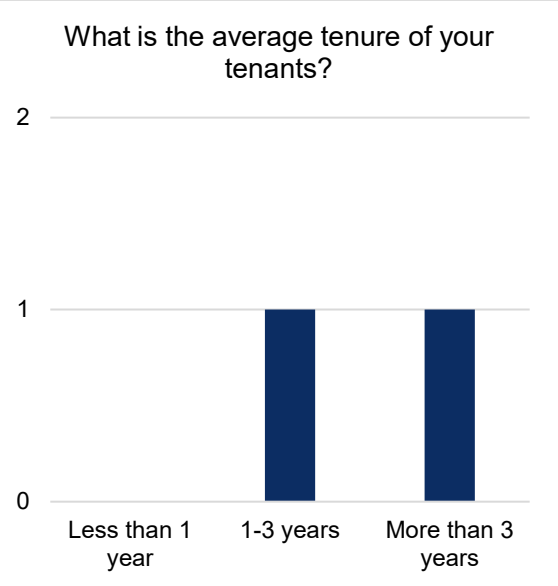


Figure 34 – Tenant Tenure

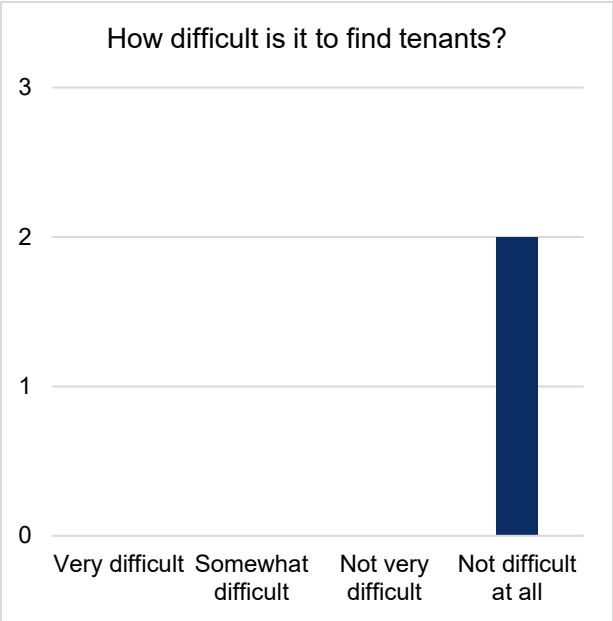


Figure 35 – Difficulty in Finding Tenants

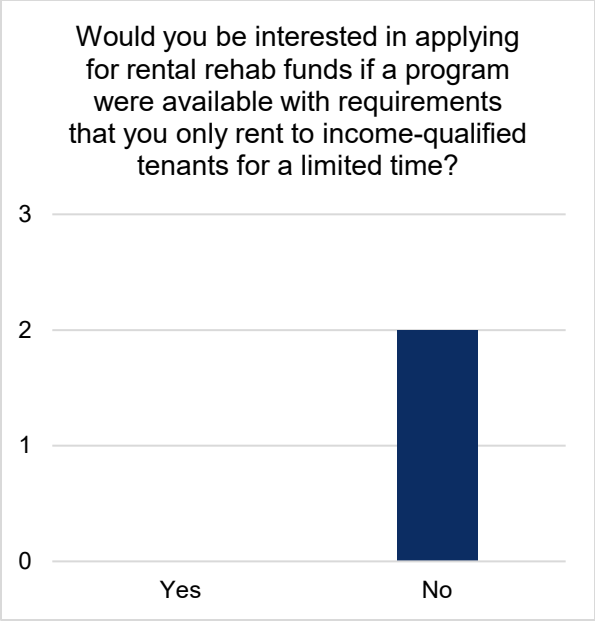


Figure 36 – Interest in Landlord Rehabilitation Funds for Income-Restricted Tenants

HOUSING SURVEY OF EMPLOYERS IN THE VILLAGE OF SPRINGVIEW

Housing a workforce is vital to the success of businesses located in Springview, and the availability of safe, affordable housing for workforce is a key component to the local economy.

Below you will find survey question results displayed in graph form:

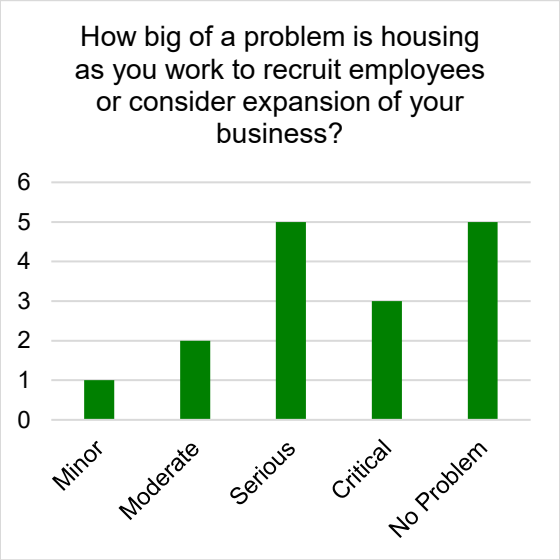


Figure 37 – Housing as a Barrier to Recruiting Employees/Expanding Business

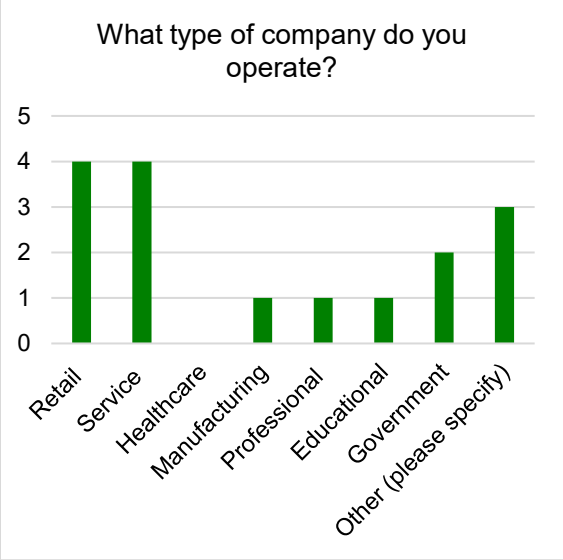


Figure 38 – Employer Business Types

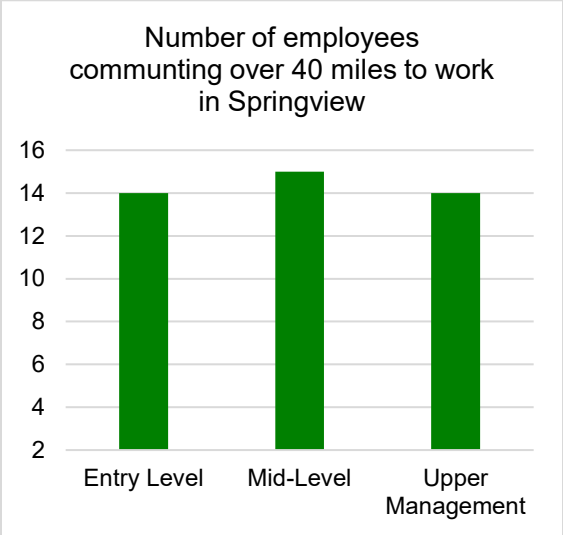


Figure 39 – Number of Employees Commuting 40 Miles or More to Work

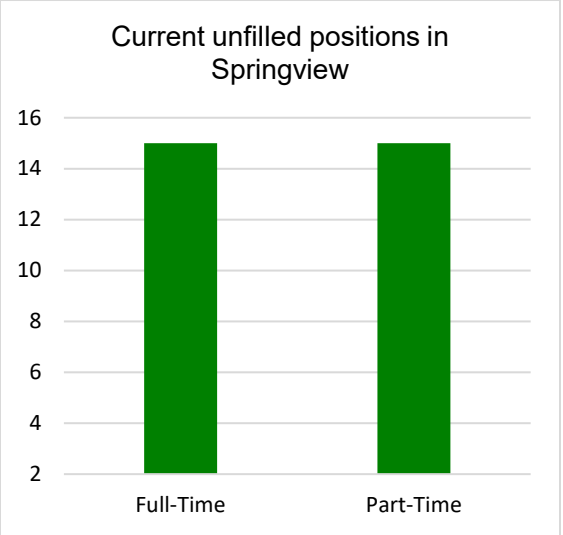


Figure 40 – Unfilled Employee Positions

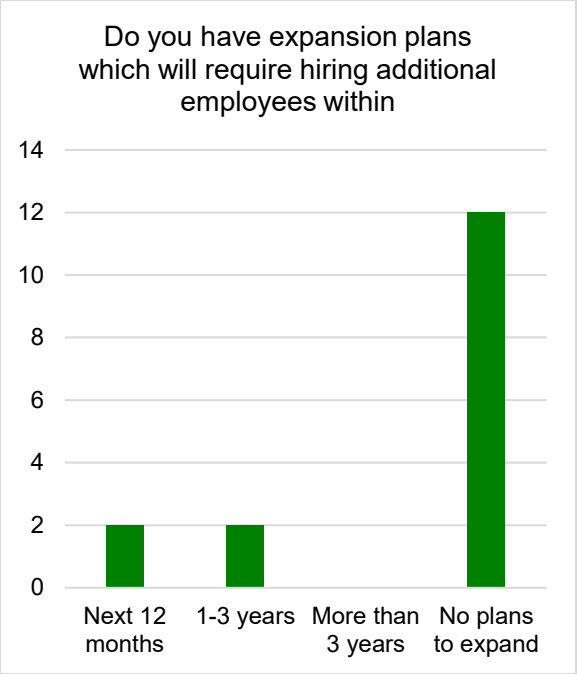


Figure 41 – Future Business Expansions Planned

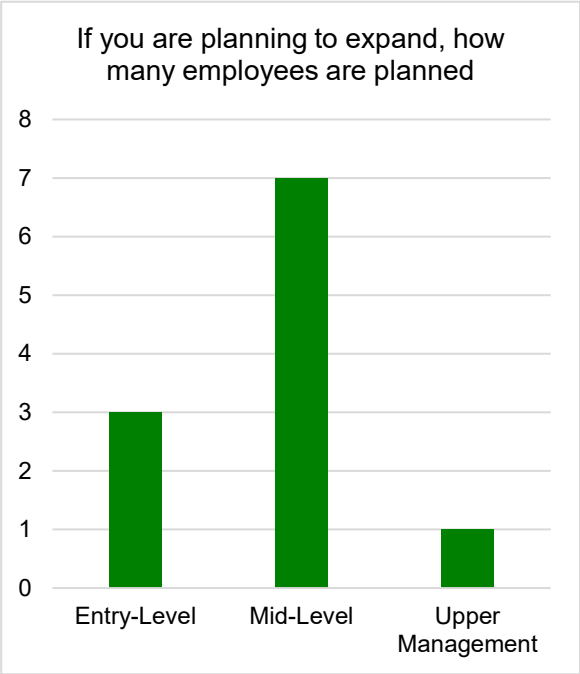


Figure 42 – Future Employee Needs Due to Planned Expansions

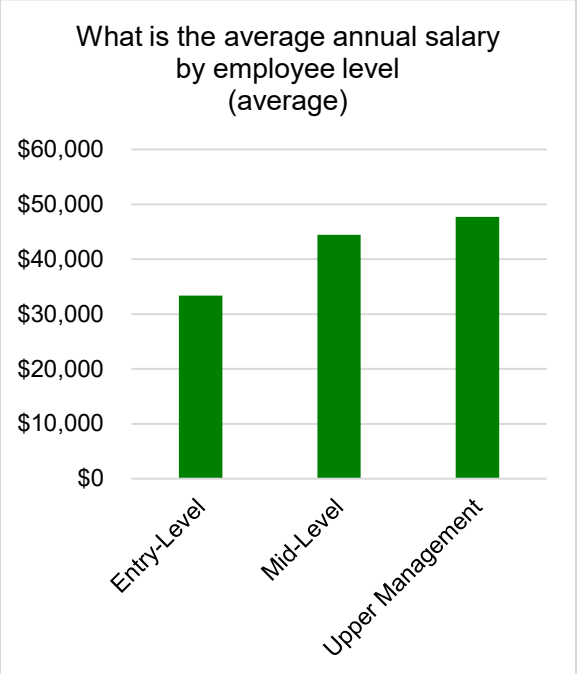


Figure 43 – Average Wage by Employee Level

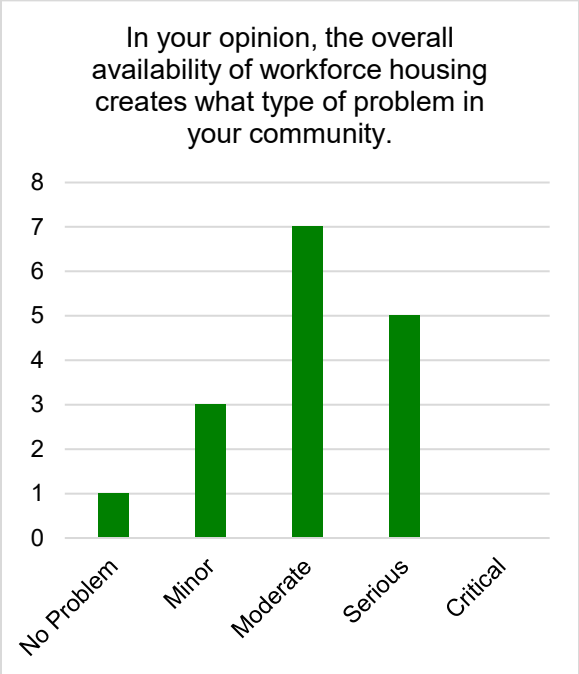


Figure 44 – Overall Opinion of Workforce Housing Availability.

HOUSING SURVEY OF EMPLOYEES WORKING IN THE VILLAGE OF SPRINGVIEW

It was vital to the Village of Springview to determine the housing needs of employees working in Springview, to determine if the availability of housing was a barrier to employees and identify opportunities to provide workforce housing for employees commuting to work.

Below you will find survey question results displayed in graph form:

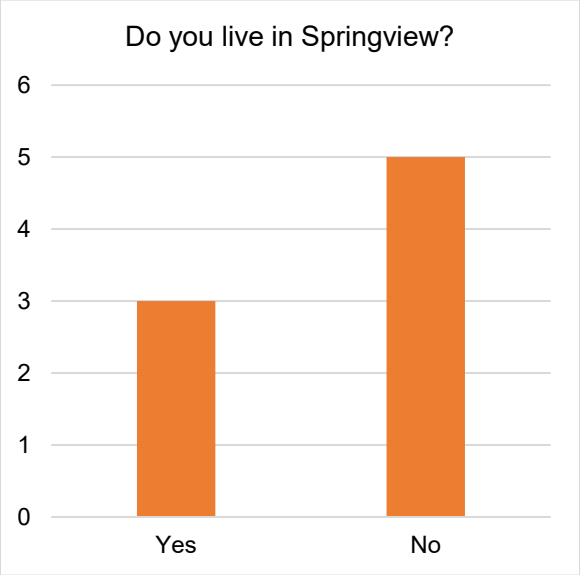


Figure 45 – Springview Employees Residency



Figure 46 – Employees Commuting to Work

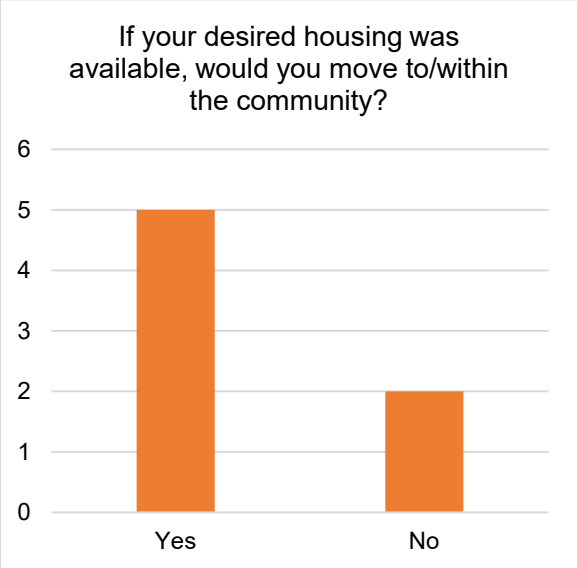


Figure 47 – Workers Would Move to Springview

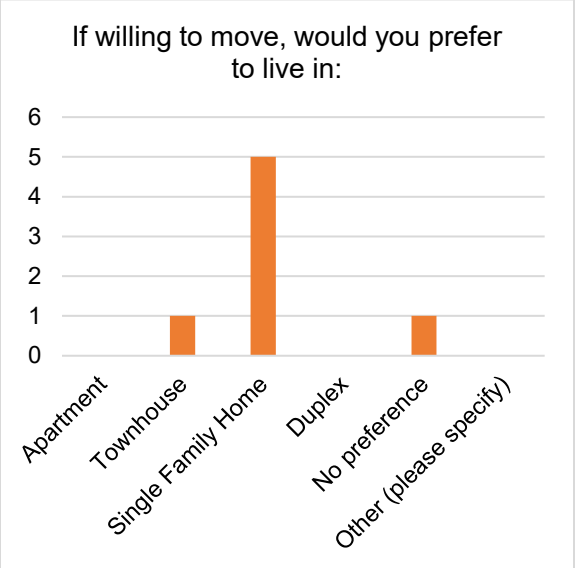


Figure 48 – Housing Type Preferences

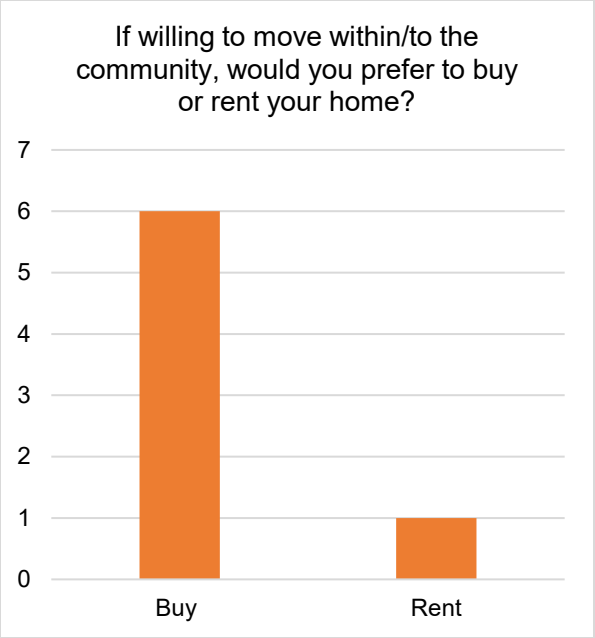


Figure 49 – Buy or Rent Preference

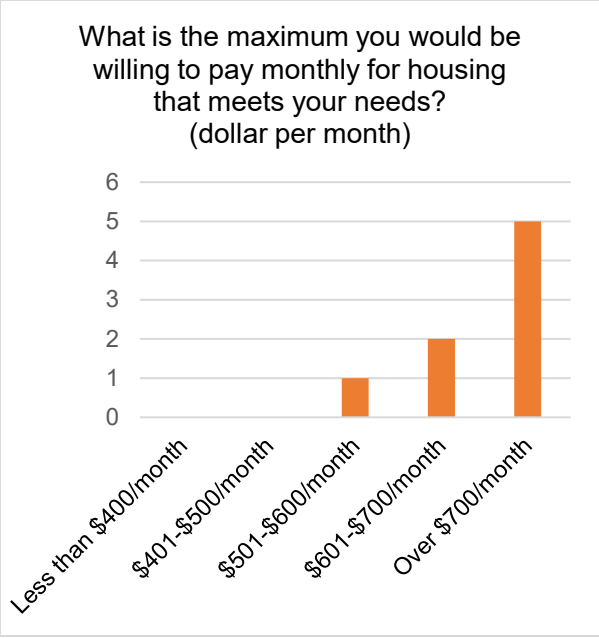


Figure 50 – Monthly Rent Preferences

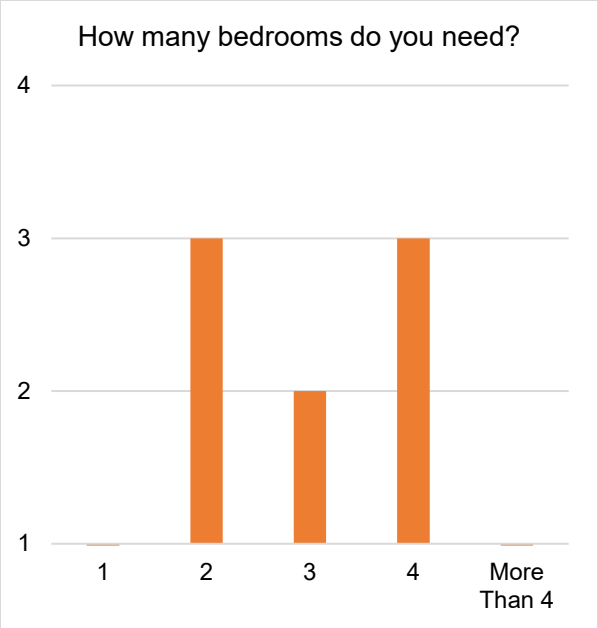


Figure 51 – Number of Bedrooms Needed



Figure 52 – Barriers to Home Ownership

Figure 53

Keya Paha County Industry Trends		2010 Quarter 2		2020 Quarter 2		2023 Quarter 2						Q2 2010 - Q2 2023		Q2 2020 - Q2 2023	
Industry Code	Industry Title	Establishments	Average Employment	Establishments	Average Employment	Establishments	Average Employment	Average Employment Per Establishment	Total Wage	Average Weekly Wage	Location Quotient	Change in Employment	Percent Change	Change in Employment	Percent Change
00	Total, All Industries	32	122	34	137	34	122	3.59	$1,027,019	$648		0	0.00%	-15	-10.95%
11	Agriculture, Forestry, Fishing & Hunting	4	25	4	32	5	31	6.20	$262,230	$651	17.13	6	24.00%	-1	-3.13%
21	Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0	0		$0	$0	0.00	0		0	
22	Utilities	0	0	0	0	0	0		$0	$0	0.00	0		0	
23	Construction	1	Confidential	1	Confidential	2	Confidential		Confidential	Confidential	Confidential				
31-33	Manufacturing	1	Confidential	1	Confidential	2	Confidential		Confidential	Confidential	Confidential				
42	Wholesale Trade	2	Confidential	4	9	3	5	1.67	$103,483	$1,592	0.98			-4	-44.44%
44-45	Retail Trade	2	Confidential	2	Confidential	2	Confidential		Confidential	Confidential	Confidential				
48-49	Transportation and Warehousing	3	Confidential	2	Confidential	2	Confidential		Confidential	Confidential	Confidential				
51	Information	2	Confidential	2	Confidential	1	Confidential		Confidential	Confidential	Confidential				
52	Finance and Insurance	1	Confidential	1	Confidential	1	Confidential		Confidential	Confidential	Confidential				
53	Real Estate and Rental and Leasing	0	0	0	0	0	0		$0	$0	0.00	0		0	
54	Professional and Technical Services	2	Confidential	3	Confidential	3	Confidential		Confidential	Confidential	Confidential				
55	Management of Companies and Enterprises	0	0	0	0	0	0		$0	$0	0.00	0		0	
56	Administrative and Waste Services	0	0	1	Confidential	0	0		$0	$0	0.00	0			
61	Educational Services	3	Confidential	2	29	2	Confidential		Confidential	Confidential	Confidential				
62	Health Care and Social Assistance	1	Confidential	2	Confidential	0	0		$0	$0	0.00				
71	Arts, Entertainment, and Recreation	0	0	0	0	0	0		$0	$0	0.00	0		0	
72	Accommodation and Food Services	2	Confidential	1	Confidential	1	Confidential		Confidential	Confidential	Confidential				
81	Other Services, Ex. Public Admin	2	Confidential	3	Confidential	6	10	1.67	$39,158	$301	3.09				
92	Public Administration	6	30	5	34	4	9	2.25	$61,073	$522	1.42	-21	-70.00%	-25	-73.53%

Sources:
Nebraska Department of Labor, Labor Market Information, Quarterly Census of Employment and Wages
Industry totals and rollups may not be additive due to the suppression of non-disclosable industry cells
The Location Quotient is calculated comparing the region to Nebraska Statewide
3/5/2024

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