

CITY OF BURWELL, NEBRASKA

“Home of Nebraska’s Big Rodeo”

“Calamus Reservoir” • “2008 Governor’s Showcase Community”



Burwell Housing Study – August 2021

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 City of Burwell 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 identify 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 next steps in addressing housing needs in the City of Burwell.

By outlining current conditions and recent trends, the resulting Burwell 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 City of Burwell is located in central Nebraska and is the county seat for Garfield County, Nebraska. Two highways intersect in Burwell – Highway 11 which runs north and south and extends south to Highway 2, and as far north into South Dakota; and Highway 90 which runs east and west as a connecting highway to Highway 2 and Highway 281. These highways make Burwell a major hub for the transportation of grain, livestock, distribution of goods and manufacturing supplies.

Burwell's Community Memorial Health Center serves as a major hub for the City and surrounding area as they assist with Long Term Care, Veterans, Assisted Living, Memory Care, and Transportation services.

Educational opportunities abound in Burwell through Burwell Public Schools, which offers grades K-12.

Subconn Inc., a company that manufactures electrical equipment and components, is a major employer for Burwell's economy.

Agriculture is the major industry in Garfield County, which includes cattle and swine production, grain production, and fertilizer production. Garfield County is also home to Rowse Rakes, who manufactures farm hay equipment.

While Burwell is the county seat for Garfield County, Burwell's workforce and shoppers also come from citizens living in communities such as Taylor, Ericson, Elyria, Sargent, and Ord. Additionally, Burwell's workforce lives in rural Garfield County, as well as other counties and communities that surround Burwell.

WORKFORCE DATA GATHERED

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

Information about existing businesses in Burwell, coupled with Garfield County workforce trends can be found in Figure 53 on pages 40 of this Study. Major employers in Burwell include: Subconn, Inc., Community Memorial Health Center, Burwell Public Schools, and Jeffres Sand & Gravel.

DEMOGRAPHIC DATA AND HOUSING SURVEYS GATHERED

An assortment of data was collected from the U.S. Census (2019 American Community Survey) and the City of Burwell Building Permits for 2014-2020, which can be found on page 23.

A variety of surveys were mailed as follows:

- Household Survey mailed to 455 households
- Employer's Survey mailed to 135 employers
- Employee Surveys were sent to those same employers for their workforce to complete
- Rental Property Owner Surveys mailed to 74 Landlords
- Household Assessment conducted on all Burwell residential properties

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

HOUSEHOLD SURVEYS

A total of 35 questions were asked of each of the Burwell 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 25.

Housing Problems Identified:

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

Ability to Pay for Rent or Mortgage Payment

- \$250 to \$500/month
- \$500 to \$750/month

Best Way to Build New Homes to Meet Housing Needs

- Build new homes on vacant land within the city (57%)
- Build new homes in existing, partially developed areas (over 32%)
- Build new homes in outlying areas (10%)

Persons/Organizations Who Should Be Responsible for Addressing Growth Issues

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

EMPLOYER SURVEY

A total of 11 questions were asked of each of the Burwell employers. 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 36.

Current Unfilled Positions in Burwell

- 15 Full-Time Positions
- 12 Part-Time Positions

Businesses with Expansion Plans That Will Require Hiring Additional Employees

- 18% within the next 12 months
- 14% within the next 1-3 years
- 64% within the next 4 years or more

Level of Employees Planned for Future Expansion

- Entry Level (nearly 30)
- Mid-Level (less than 10)
- Upper Management (less than 10)

EMPLOYEE SURVEY

A total of 18 questions were asked of each of the Burwell 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 38.

Number of Miles from Burwell

- Less than 10 miles (63%)
- 10-19 miles (approximately 26%)
- 20 miles or more (over 10%)

If Housing Was Available Would You Move to Burwell?

- Yes (over 38%)
- No (over 61%)

If Moving to Burwell, Would You Prefer to Buy or Rent Your Home?

- Buy (100%)

RENTAL PROPERTY OWNER SURVEY

A total of 13 questions were asked of each of the Burwell 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 34.

Range of Monthly Rents Charged

- \$250-\$350/month (14%)
- \$351-450/month (14%)
- \$451-550/month (over 42%)
- \$551-\$700/month (14%)
- %701-\$900/month (14%)

Difficulty in Finding Tenants?

- Somewhat Difficult (approximately 14%)
- Not Very Difficult (43%)
- Not Difficult at All (43%)

HOUSING ASSESSMENT

All housing units located within the municipal boundaries of the City of Burwell 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 City.

The purpose of this mapping was to identify which properties were in need of major repair or demolition, to accommodate future housing construction opportunities. Housing Values were also mapped to enable the City to plan for any potential future acquisition, demolition, and redevelopment of housing on those lots.

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 City.

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 portrays all properties that were being used for housing or were located within residential areas of the city. Vacant lots are identified on this map in the pink-shaded areas.

Figure 2 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 City, with a majority of the Excellent residential property’s scattered throughout the City of Burwell. For Satisfactory housing units, the repairs needed were identified and included: Exterior Paint, Siding, Roof/Shingles, Porch, Door Replacement, Window Replacement and Foundation.

Figure 3 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 located north of “I” Street, with a few scattered properties south of “I” Street that were categorized as Major Wear or Dilapidated.

Figure 4 portrays Residential Values for each of the properties identified as residential. Again, the property Values do not include any land values, only structure values.

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 City of Burwell this translates into approximately 7 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 city.
- 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 City of Burwell, this poses a great opportunity for the City to consider a program of acquisition, demolition, and redevelopment of housing to meet Burwell’s current and future workforce housing needs.

The City of Burwell 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 that the City could apply for to assist homeowners and home buyers with the following needs:

- Do You Pay More Than 30% of Your Income Towards Housing (include utilities)?
- Yes (approximately 26%)
 - No (approximately 73%)

If Your Dwelling Is in Need of Repair, Please Check Why (top 10 needs listed)

- Window Replacement/Repairs (ranked #1)
- Bathroom Improvements (ranked #2)
- Door Replacement/Repairs (ranked #3)
- Wall & Ceiling Finishes (ranked #4)
- Floor Repairs/Finishes (ranked #5)
- Foundation (ranked #6)
- Exterior Painting (ranked #7)
- Insulation/Weatherization (Ranked #8)
- Porch Repair (ranked #9)
- Electrical System and Heating & Cooling System (#10)

Would You Be Willing to Apply for Cost-Sharing Assistance to Rehabilitate Your Home?

- Yes (approximately 28%)
- No (approximately 71%)

Have You Experienced Any of the Following Difficulties in Housing Yourself or Your Family?

- Shortage of Affordable Housing Units (approximately 68%)
- Available, Affordable Homes Are of Poor Quality or Too Small (50%)
- Don't Have Enough Money for Down Payment (approximately 18%)
- Trouble Qualifying for Home Financing Because of Credit Rating (approximately 12%)

If the Lack of a Down payment is a Barrier to Owning a Home, Would You Be Interested in Down Payment Assistance?

- Yes (50%)
- No (50%)

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DEMOGRAPHIC PROFILE

The 2019 American Community Survey (Census.Gov) reports the following housing demographics for the City of Burwell. 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 through the use of a margin of error. The value shown here is the 90 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 (2019 American Community Survey, Estimates)

Total Population	1,244
Males	613
Females	631

Years of Age	2015 Estimated American Community Survey	% of Total Population	2019 Estimated American Community Survey	% of Population	Difference from 2015 to Estimated 2019	% Change
Under 5	58	4.8%	50	4.0%	-8	-13.8%
5 to 9	99	8.1%	52	4.2%	-47	-47.5%
10 to 14	47	3.9%	91	7.3%	+44	93.6%
15 to 19	54	4.4%	66	5.3%	+12	22.2%
20 to 24	108	8.9%	105	8.4%	-3	-2.8%
25-34	106	8.7%	131	10.5%	+25	23.6%
35 to 44	85	7.0%	69	5.5%	-16	-18.8%
45 to 54	166	13.6%	136	10.9%	-30	-18.1%
55 to 59	85	7.0%	80	6.4%	-5	-5.9%
60 to 64	99	8.1%	86	6.9%	-13	-13.1%
65 to 74	109	8.9%	159	12.8%	+50	45.9%
75 to 84	139	11.4%	138	11.1%	-1	-.72%
85 and over	64	5.3%	81	6.5%	+17	26.6%
Total	1,219		1,244		+25	2.05%

HOUSING OCCUPANCY (2019 American Community Survey, Estimates)

Total Housing Units	691
Occupied Housing Units	548
Vacant Housing Units	143
Homeowner Vacancy Rate	2.2
Rental Vacancy Rate	3.4

HOUSING TENURE (2019 American Community Survey, Estimates)

Occupied Housing Units	548
Owner-Occupied Housing Units	405
Renter-Occupied Housing Units	143
Average Household Size of Owner-Occupied Unit	2.33
Average Household Size of Renter-Occupied Unit	1.71

UNITS IN STRUCTURE (2019 American Community Survey, Estimates)

Total Housing Units	691
1-unit, detached	617
1-unit, attached	11
2 units	2
3 or 4 units	0
5 to 9 units	45
10 to 19 units	12
20 or more units	2
Mobile Home	2
Boat, RV, Van, Etc.	0

YEAR STRUCTURE WAS BUILT (2019 American Community Survey, Estimates)

Total Housing Units	691
Built 2014 or later	10
Built 2010 to 2013	0
Built 2000 to 2009	11
Built 1990 to 1999	38
Built 1980 to 1989	37
Built 1970 to 1979	39
Built 1960 to 1969	60
Built 1950 to 1959	133
Built 1940 to 1949	36
Built 1939 or earlier	327

WORKFORCE INFORMATION AND TRENDS

EMPLOYMENT

The City of Burwell is home to over 130 businesses and employers. While health care and manufacturing are the primary industries in Burwell, the Burwell Chamber of Commerce’s membership includes the following:

Car/Auto	4	Media	2
Construction	3	Professionals	8
Education	7	Recreation	13
Financial Services	5	Restaurants	8
Government	2	Retail	20
Health Care	11	Services	16
Industry/Manufacturing	4	Wholesalers	4
Lodging	9	AG-Services & Farming	8

The City of Burwell is the county seat for Garfield County. As mentioned above, Burwell is a primary location for Manufacturing and Health Care Services. Another main Industry trend for Garfield County is Retail Trade. All these industries play a big part in contributing to Garfield County’s economy.

Burwell has a great source of health care services, educational services, and construction services located within the City of Burwell. In addition, there are also workforce opportunities that are within 30 miles, in the following communities: Taylor, Ord Sargent, and Bartlett.

According to Burwell Economic Development, the major employers in Burwell include:

Community Memorial Health Center-	estimated 80-90 employees
Subconn, Inc. (Burwell location)-	estimated 60-70 employees
Burwell Public Schools-	estimated 50-70 employees
Jeffres Sand & Gravel-	estimated 30-40 employees

A Workforce Trends Report was generated by the Nebraska Department of Labor for Garfield County (see figure 53, page 40), as this information is not available specifically for the City of Burwell. The Garfield County Workforce Trends Report for 2020 shows that the industries with the largest number of employees in Garfield County include:

Health Care/ Social Assistance-	134 employees
Manufacturing-	115 employees
Retail Trade-	85 employees
Public Administration-	79 employees
Wholesale Trade-	64 employees

HOUSING ASSESSMENT

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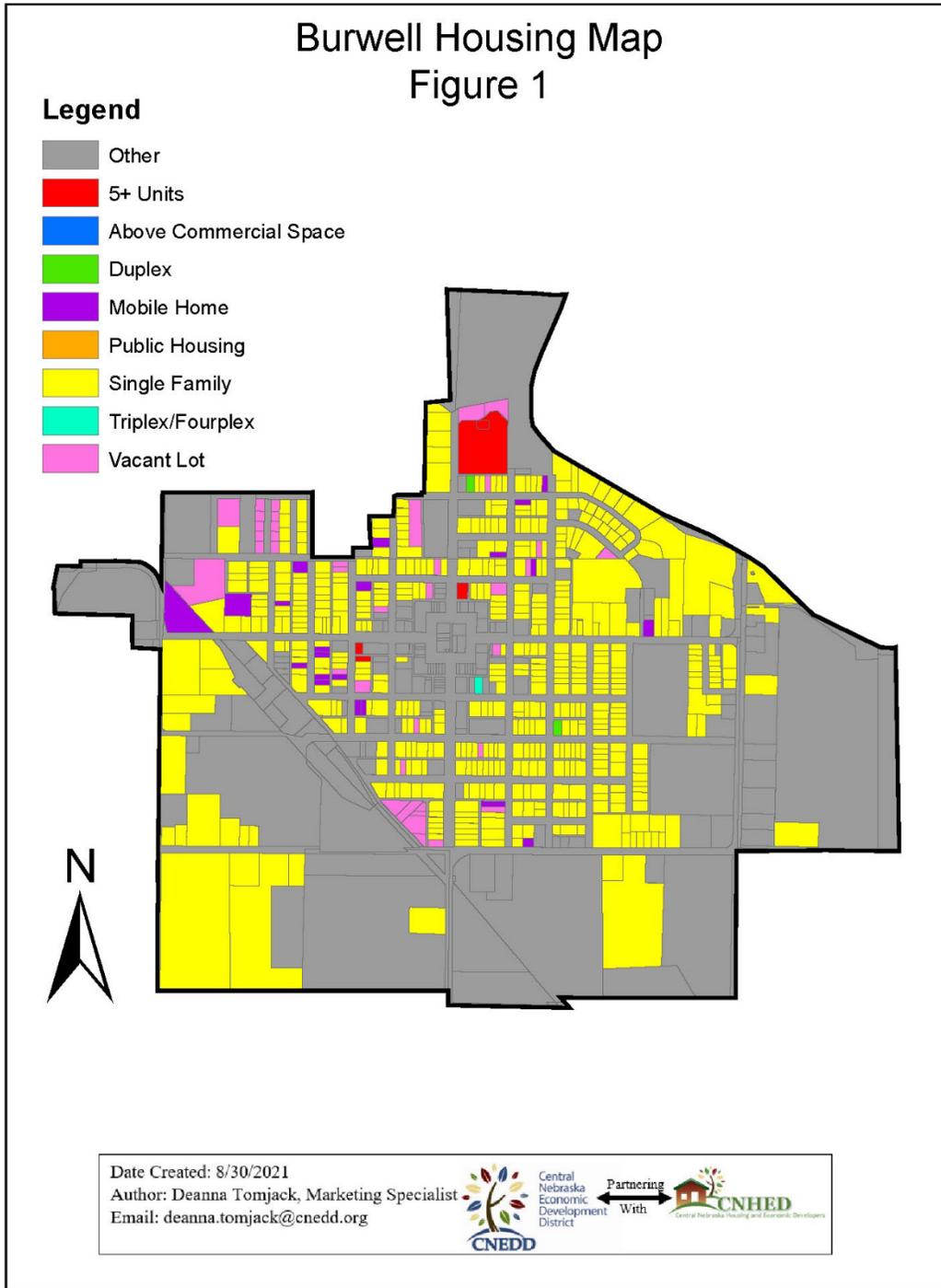
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ALL HOUSING UNITS AND VACANT LOTS



EXCELLENT AND SATISFACTORY UNITS

Burwell Excellent-Satisfactory Housing Map

Figure 2

Legend

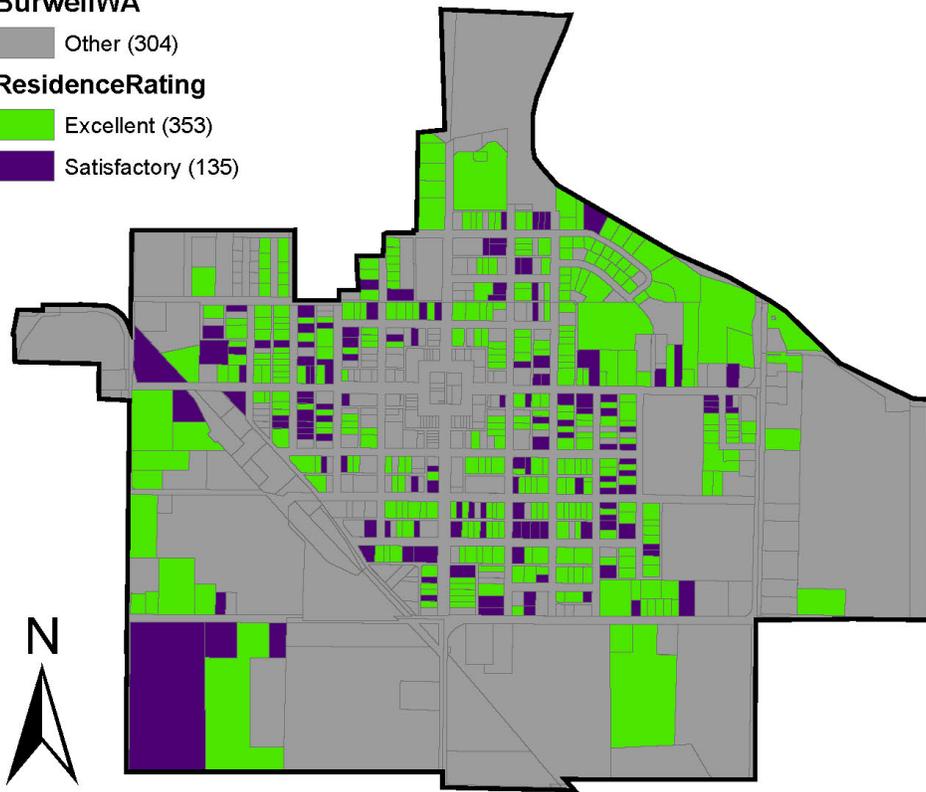
BurwellWA

Other (304)

ResidenceRating

Excellent (353)

Satisfactory (135)



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MAJOR WEAR AND DILAPIDATED UNITS

Burwell Major Wear-Dilapidated Housing Map

Figure 3

Legend

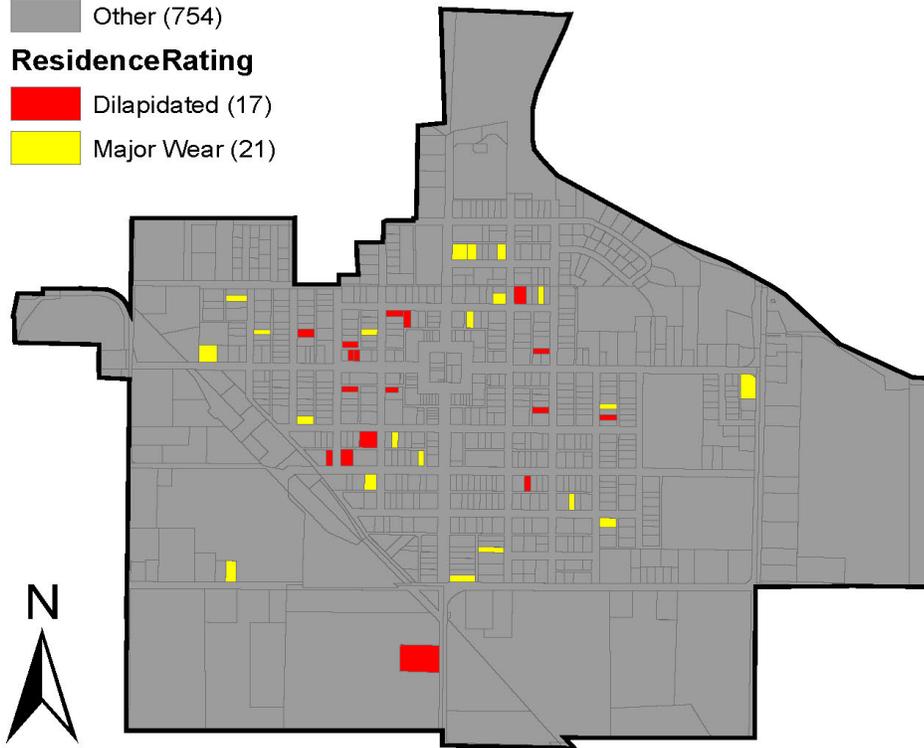
Burwell IWA

Other (754)

Residence Rating

Dilapidated (17)

Major Wear (21)



Date Created: 8/30/2021

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HOUSING VALUES MAP

Burwell Residence Values

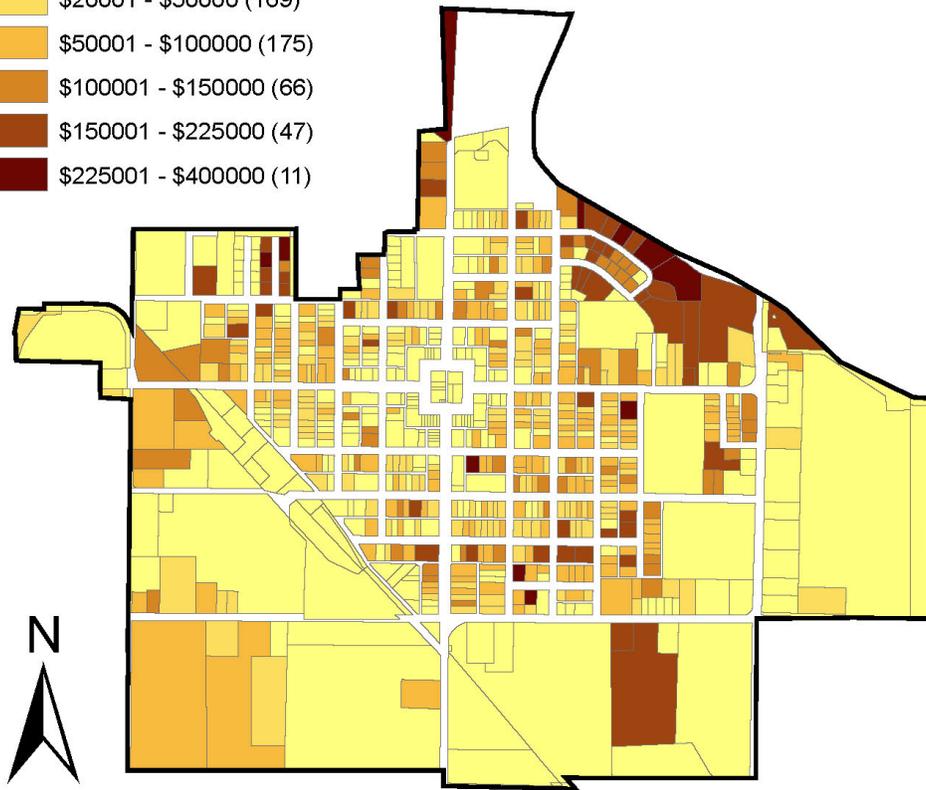
Figure 4

Legend

BurwellWA

Residential Values

-  \$0 - \$20000 (301)
-  \$20001 - \$50000 (169)
-  \$50001 - \$100000 (175)
-  \$100001 - \$150000 (66)
-  \$150001 - \$225000 (47)
-  \$225001 - \$400000 (11)



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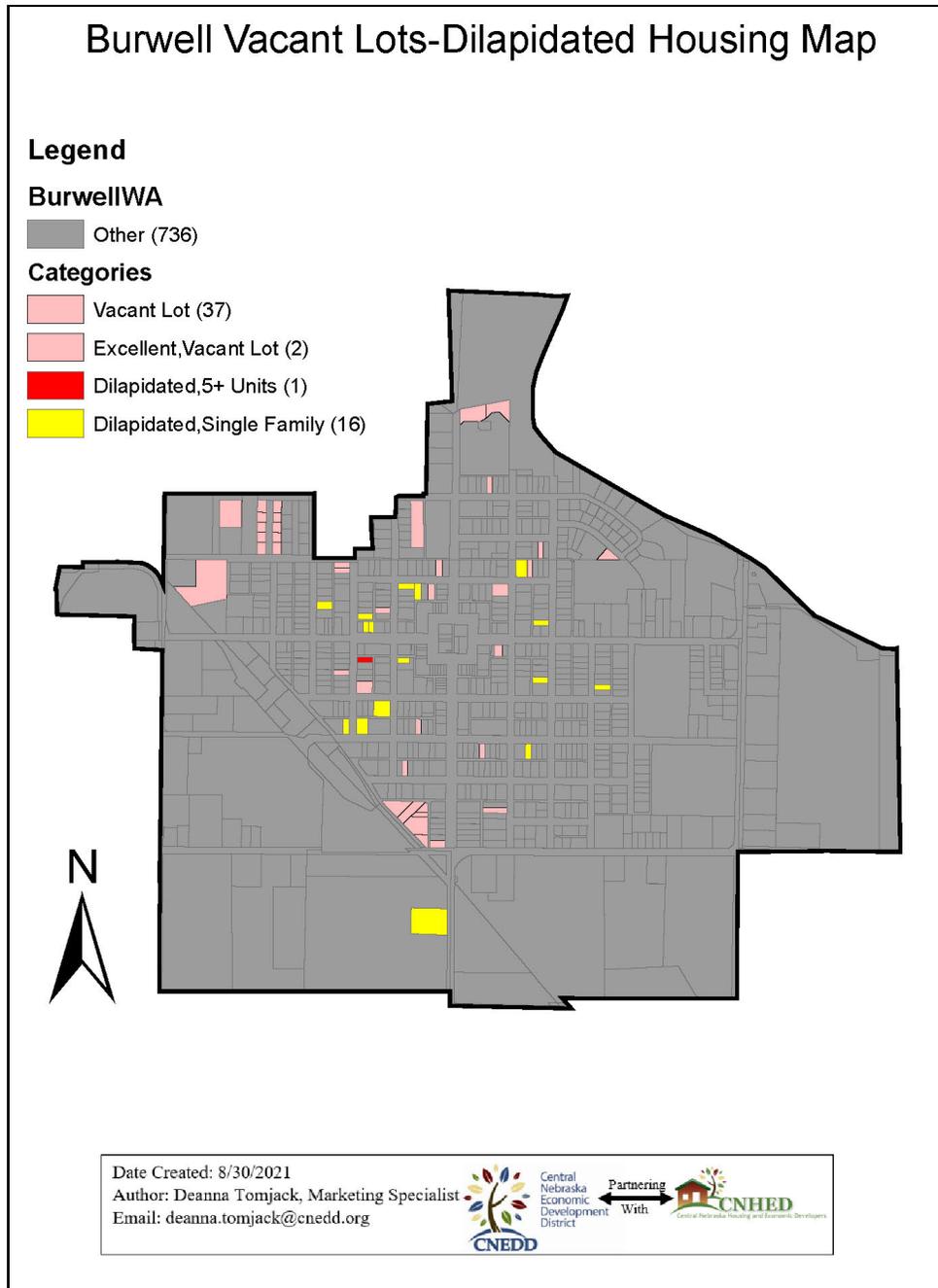
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VACANT LOTS AND DILAPIDATED HOUSING



HOUSING CONSTRUCTION/REHABILITATION PERMITS SINCE 2014

The following Housing Construction/Rehabilitation Permit information was received from the City of Burwell:

Year	Single-Family Units	Multi-Family Units	Single-Family Additions
2014	0	1 Multiplex (8 Units)	1
2015	2	0	3
2016	3	1 Duplex	0
2017	1	1 Duplex	0
2018	4	0	0
2019	1	0	0
2020	0	0	2
Total Units	11	10	6

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 Burwell (691 per 2019 American Community Survey Census data), times 1%, you arrive a total of at least 7 new housing units per year as the proposed number of housing units to be built each year in Burwell.

HOUSING ON MARKET FOR SALE

A point-in-time count of the number of houses for sale in Burwell, Nebraska, was taken on August 4, 2021. The planner visited the following realtor websites to generate a listing of residential properties for sale, including: Wolf Inc. Auction and Real Estate, Gumb Auction & Realty, Inc., Cabin Realty & Ag Services, Inc., and Realtor.com.

As of August 4, 2021, there were 9 residential Burwell property listed for sale. This figure does not include any residential properties that were for sale by owner.

Following is a breakdown of the number of houses for sale on August 4, 2021, by purchase price:

Housing Price Range	Number of Houses Listed
\$0 to \$50,000	1
\$50,001 to \$100,000	0
\$100,001 to \$150,000	2
\$150,001 to \$200,000	2
\$200,000 and above	4
Totals	9

HOUSING SURVEY OF INDIVIDUAL HOUSEHOLDS IN THE CITY OF BURWELL

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

The City of Burwell partnered with CNEDD to provide mailing labels for approximately 455 households currently paying for the City-owned utilities (water/sewer/garbage), which enabled CNEDD to mail surveys to these residential properties in Burwell. CNEDD made an attempt to mail household surveys to as many tenant-occupied residents whose utility bills are being paid by the property owners, and because no names or addresses were requested on the completed surveys we are unsure of the success of reaching these residents. CNEDD also recognizes that other entities such as nursing homes and assisted living centers would be counted as housing units in Census demographics, but not receive separate utility bills for each of the housing units, and thus no household surveys were sent to these entities.

Of the approximate 455 household surveys that were mailed out to Burwell households, a total of 197 surveys were completed and returned.

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

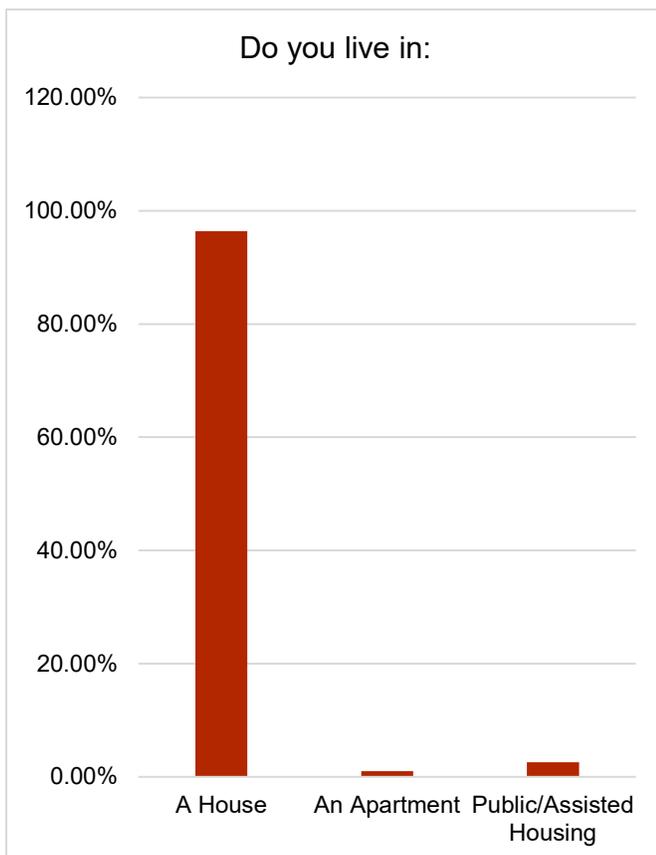


Figure 6- Survey Results for Housing Type

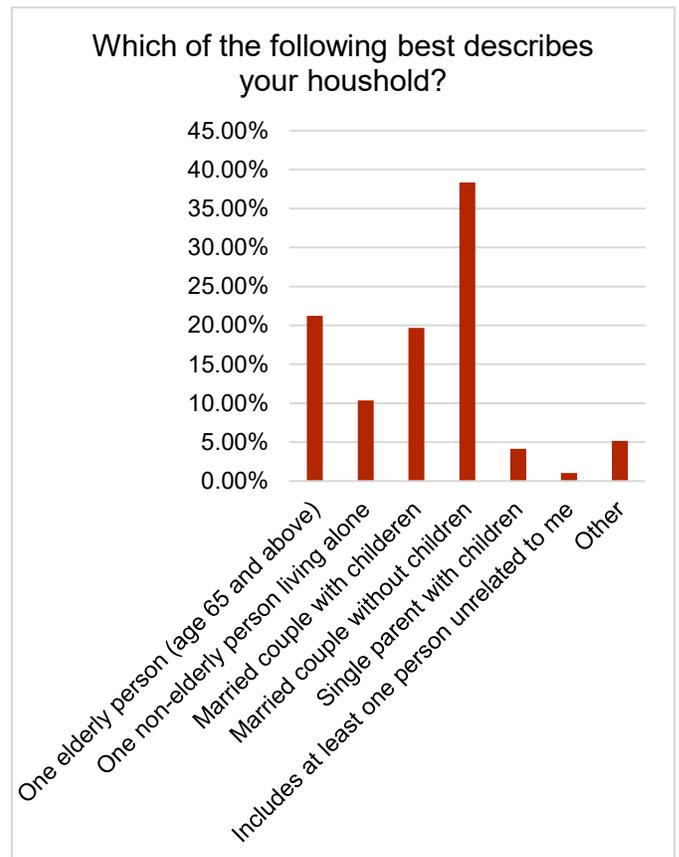


Figure 7- Household Demographics

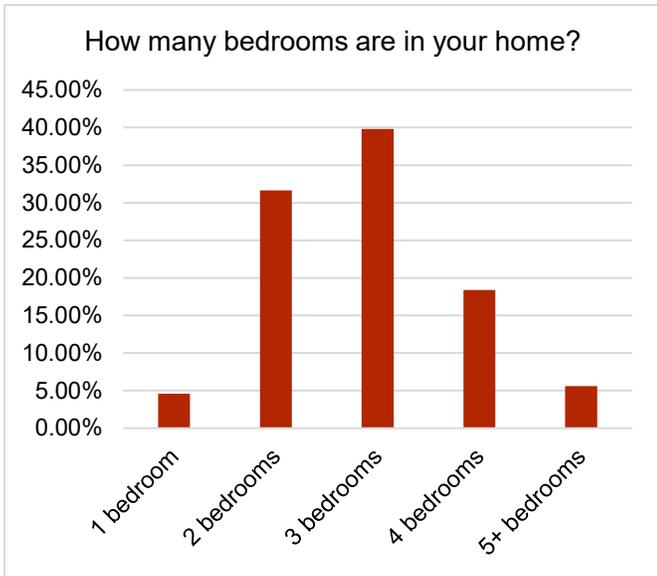


Figure 8- Number of Bedrooms Reported

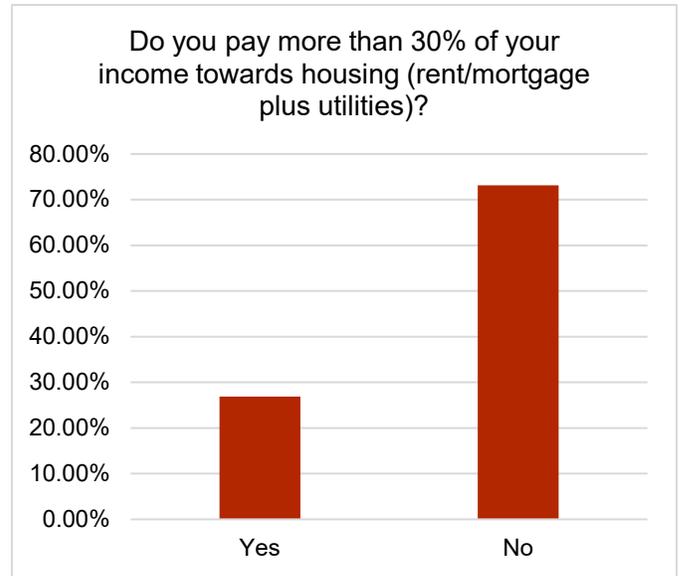


Figure 9- Housing Affordability

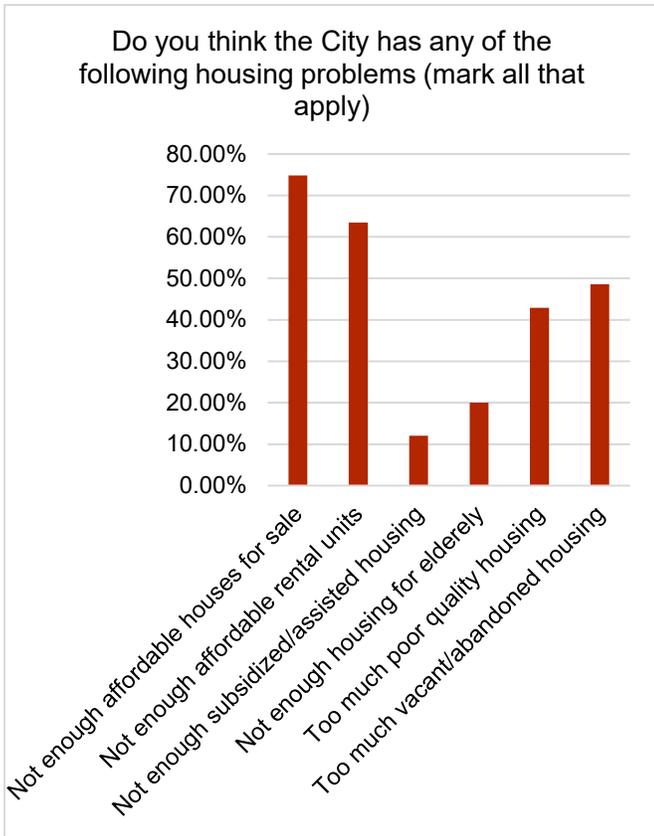


Figure 10- Housing Problems Identified

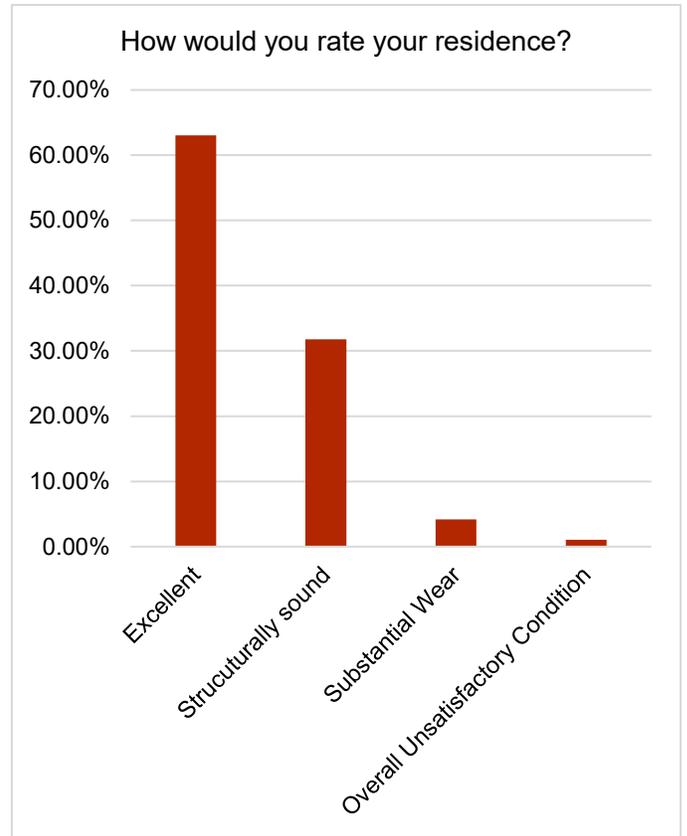


Figure 11- Housing Conditions by Occupants

Housing Condition Definitions:

- Excellent – solid roof, foundation, and contributes positives to Burwell’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 rotted siding, rotting windows, sagging porch.
- Overall Unsatisfactory Condition- with a crumbling foundation, windows and doors that are broken or rotted, or sagging roof.

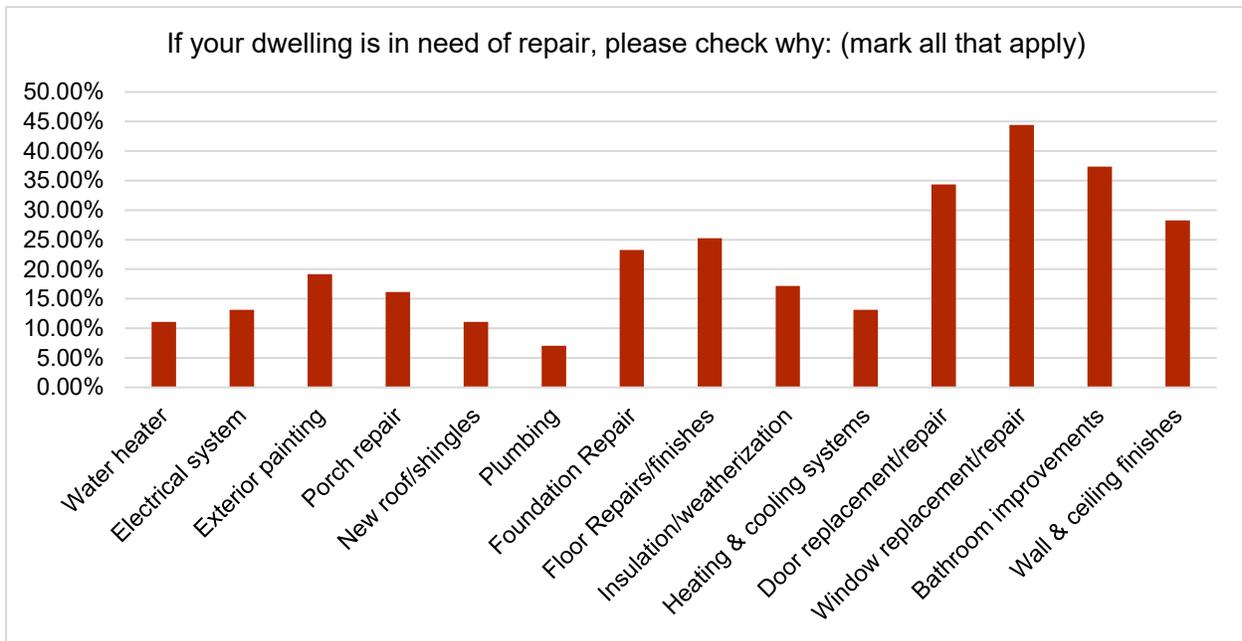


Figure 12- Housing Repairs Identified

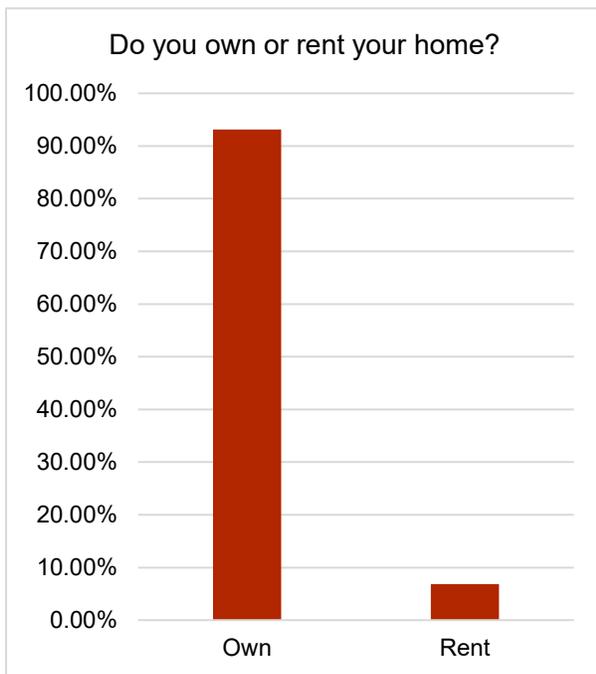


Figure 13- Housing Rent/Own Reported

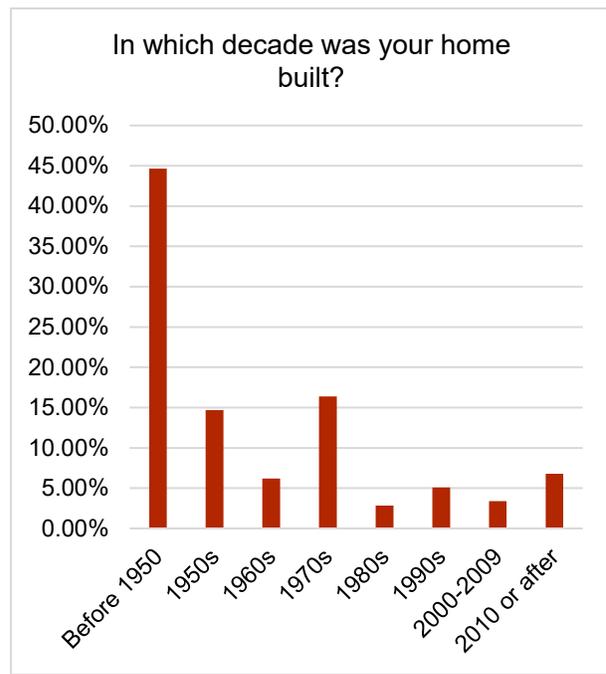


Figure 14- Housing Age Reported

FOR OWNERS ONLY:

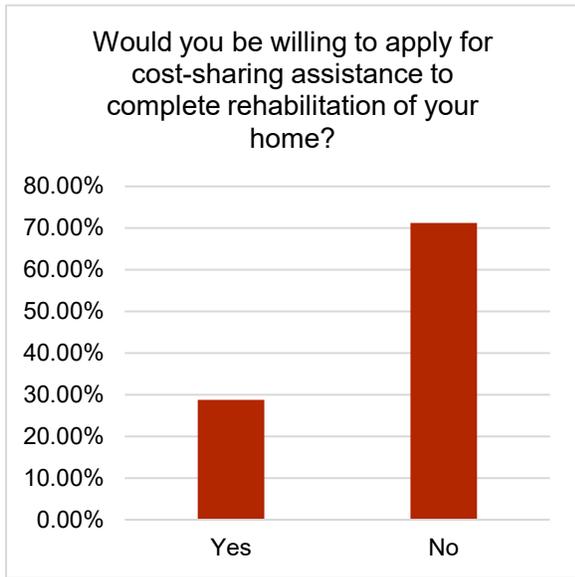


Figure 15- Interest in Home Rehabilitation

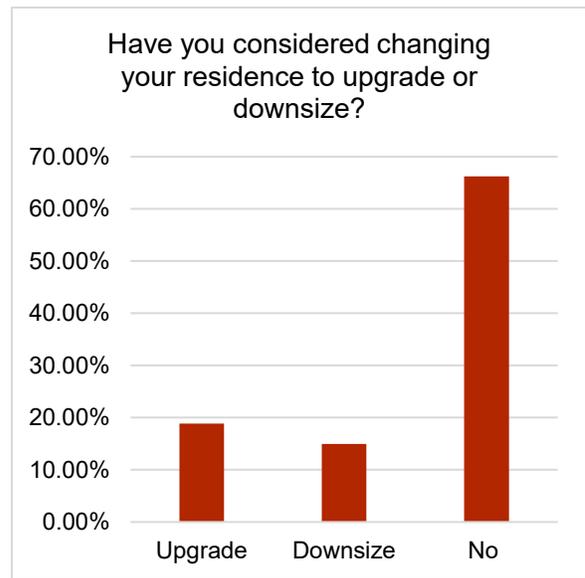


Figure 16- Interest in Change in Housing

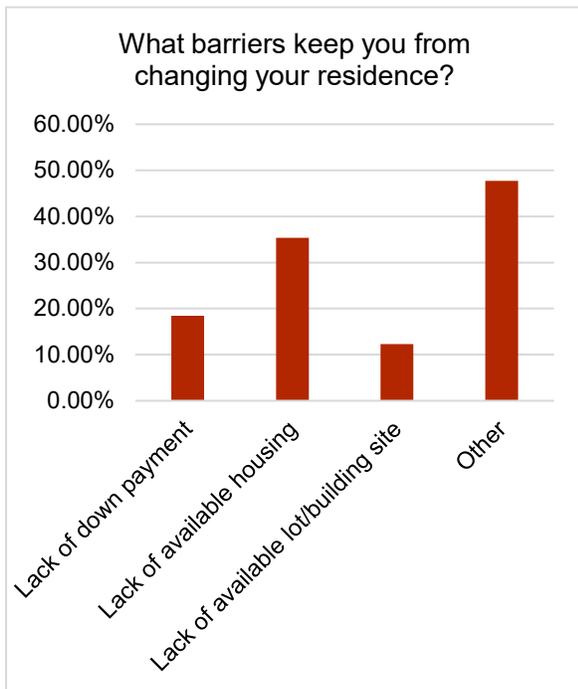


Figure 17- Housing Change Preference

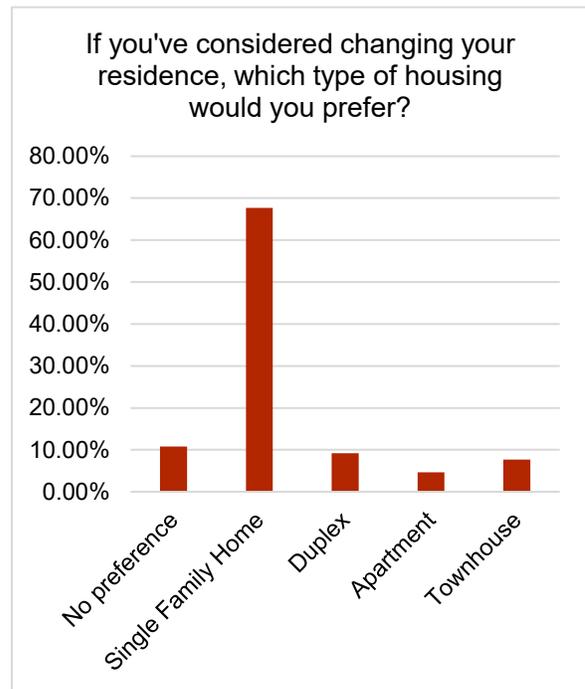


Figure 18- Barriers to Housing Changes

FOR RENTERS ONLY:

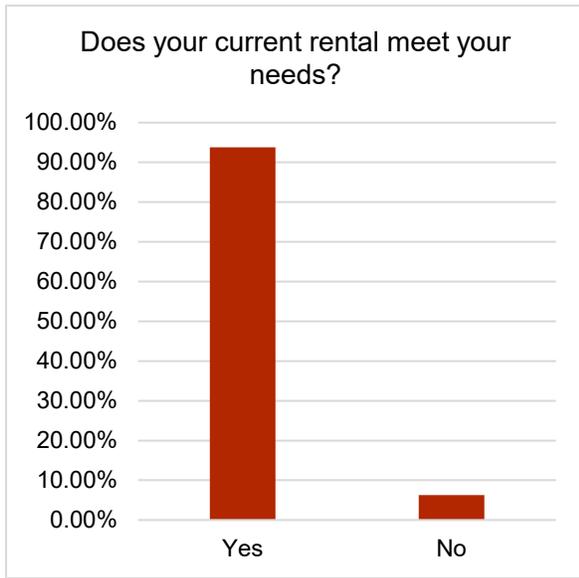


Figure 19- Does Rental Meet Housing Needs

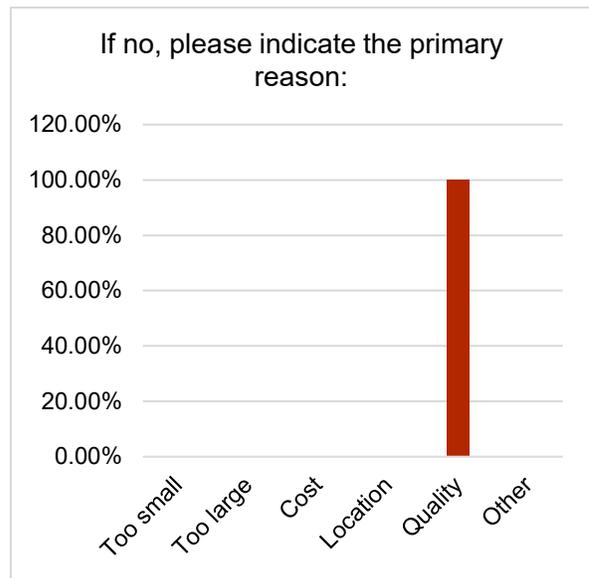


Figure 20- Reasons Rental Unit Does Not Meet Needs



Figure 21- Monthly Rental Rates Paid

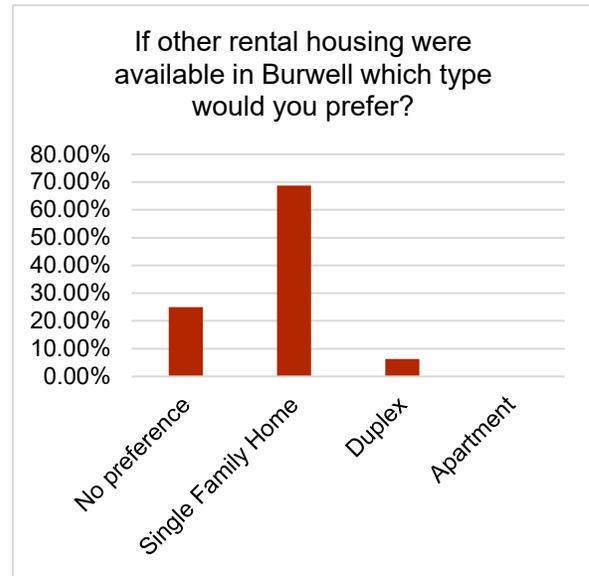


Figure 22- Rental Housing Preferences

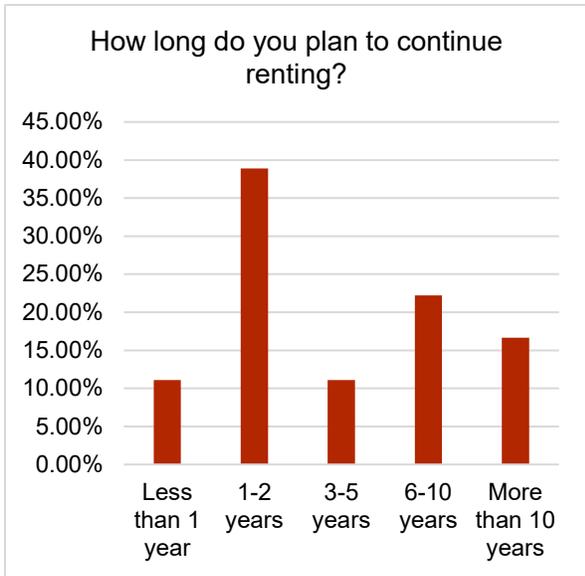


Figure 23- Future Rental Tenure Plans

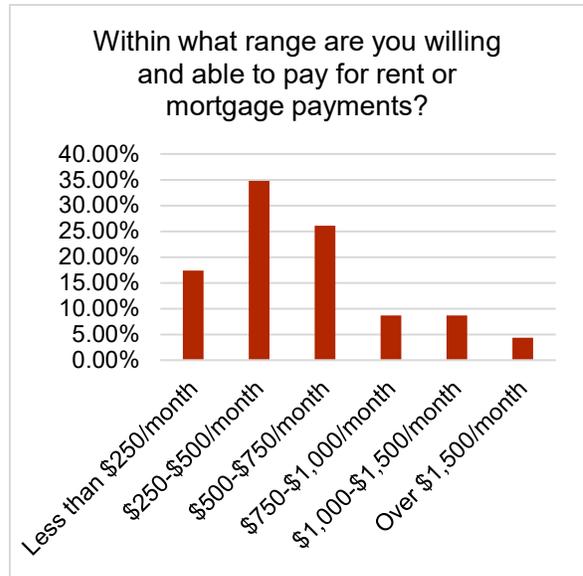


Figure 24- Monthly Rent/House Payment Willing to Pay

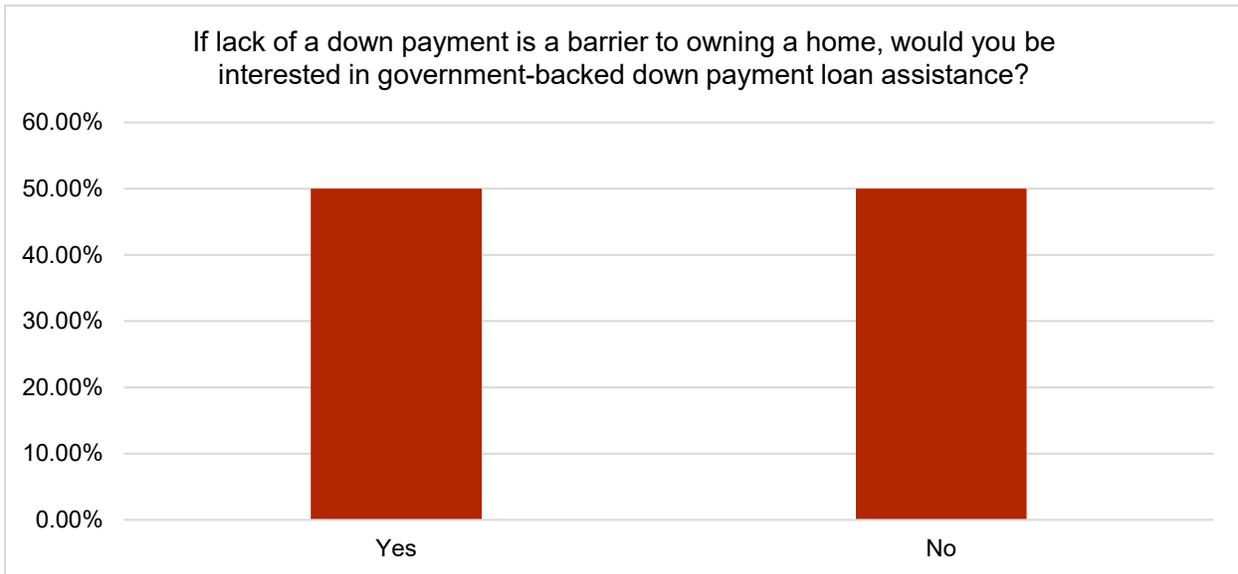


Figure 25- Interest in Down Payment Assistance

NEW HOUSING CONSTRUCTION CONSIDERATIONS:

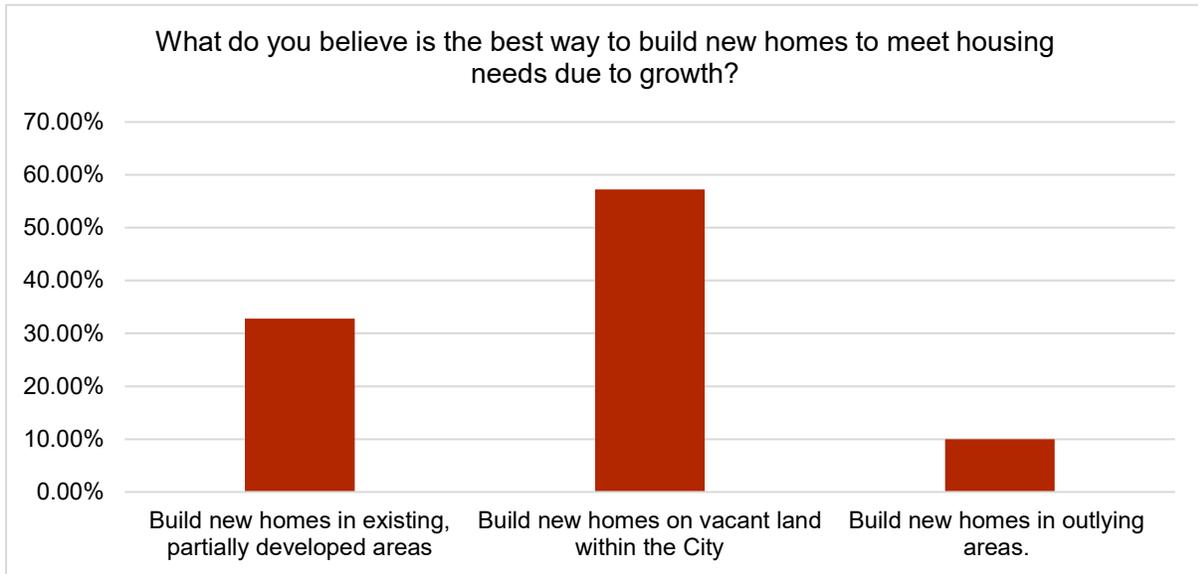


Figure 26 – New Home Construction Recommendations

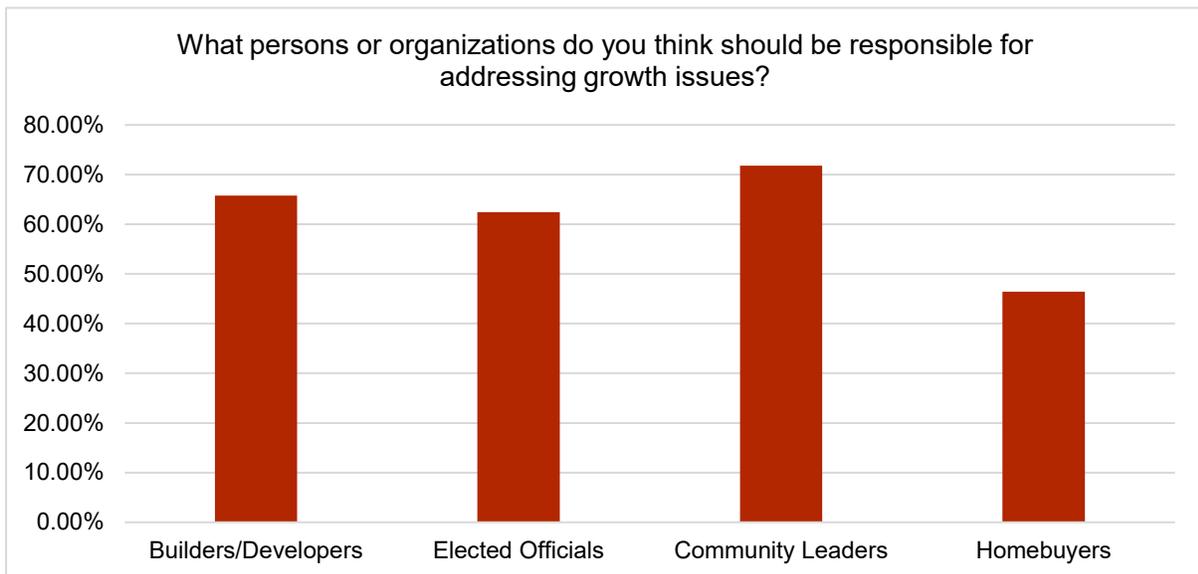


Figure 27 – Housing Growth Responsibility Opinions

DEMOGRAPHICS OF HOUSEHOLD SURVEY RESPONDENTS:

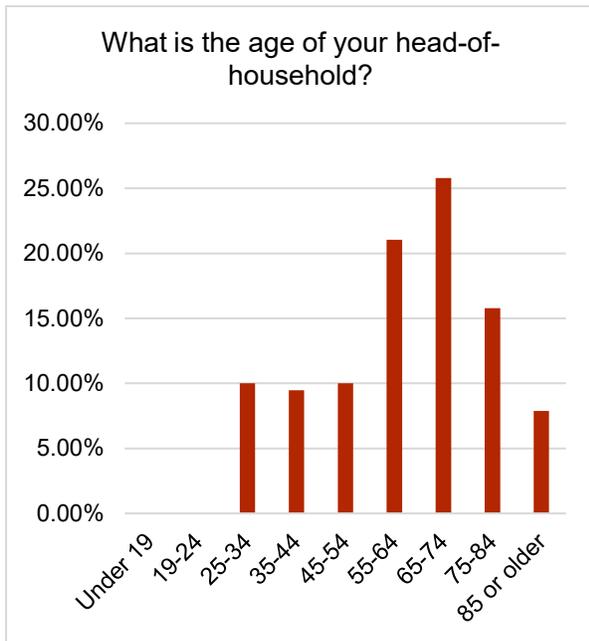


Figure 28 – Age of Head of Household Completing Survey

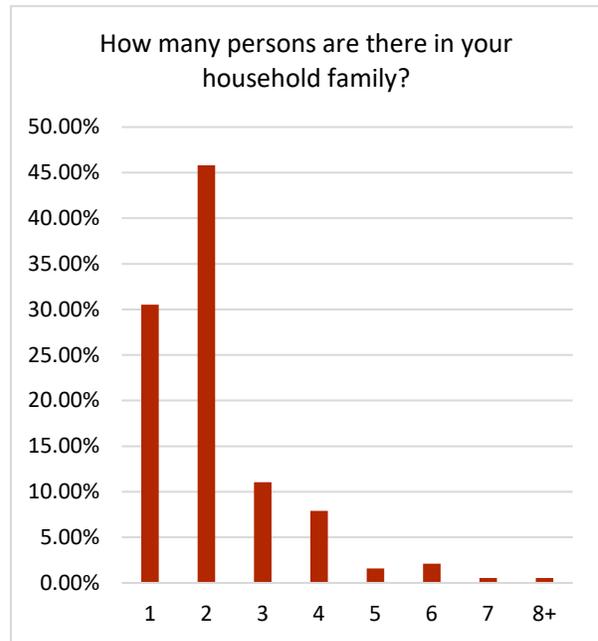


Figure 29 – Number of Persons in Family Living in Household

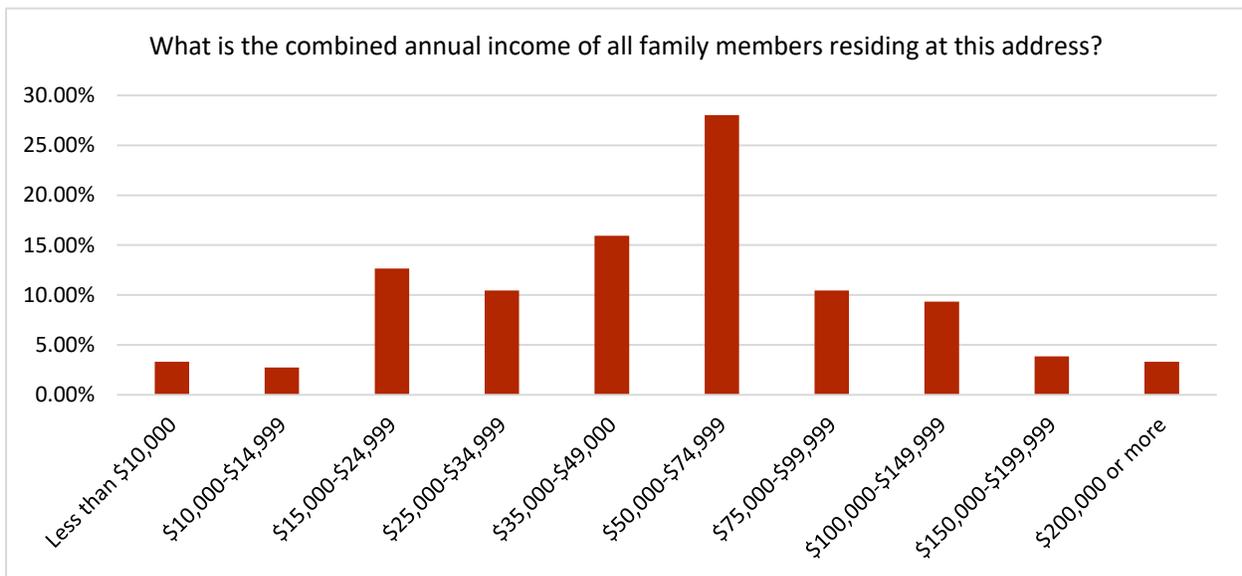


Figure 30 – Family Household Income

FOR RENTAL PROPERTY OWNERS ONLY:

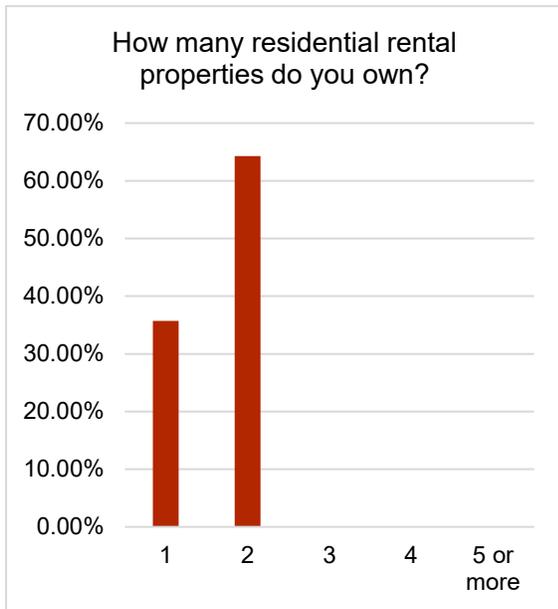


Figure 31- Number of Rentals Owned by Landlords

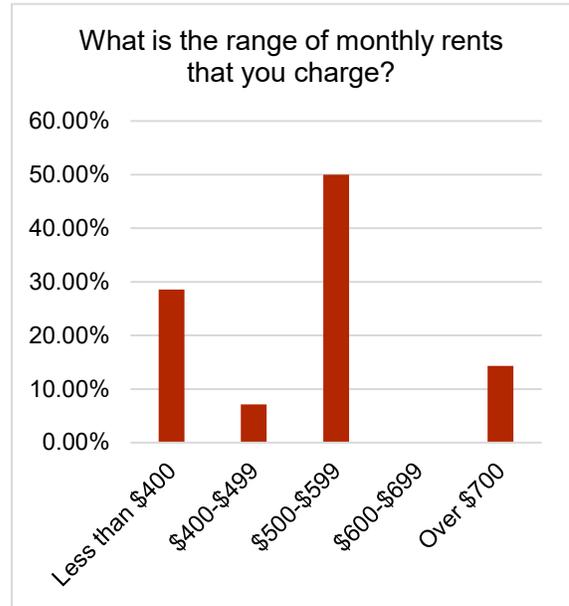


Figure 32 – Range of Monthly Rents Charged

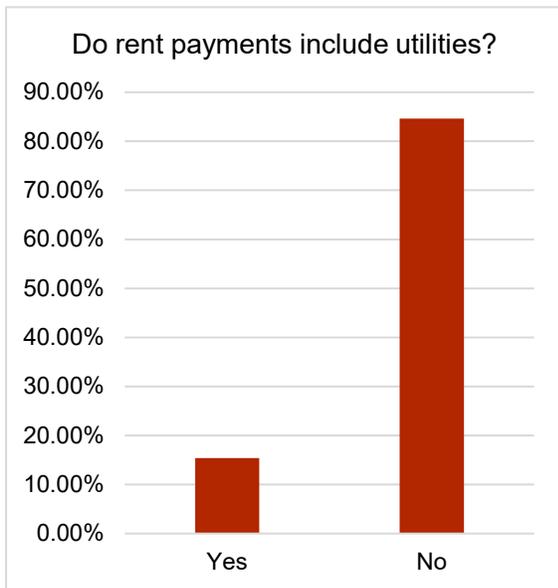


Figure 33 – Utilities Included in Monthly Rent

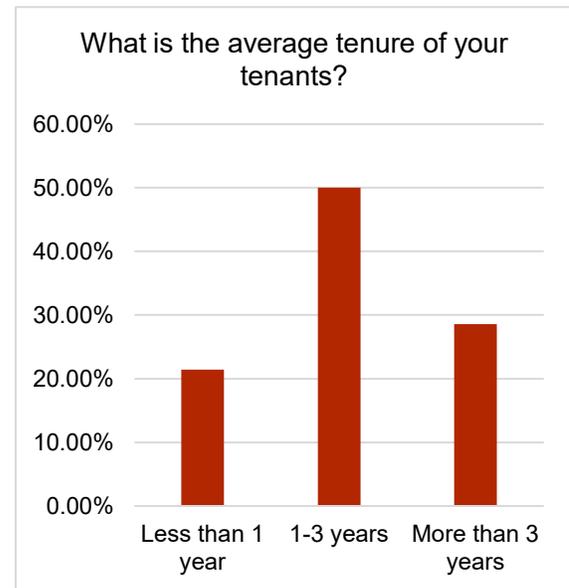


Figure 34 – Tenant Tenure

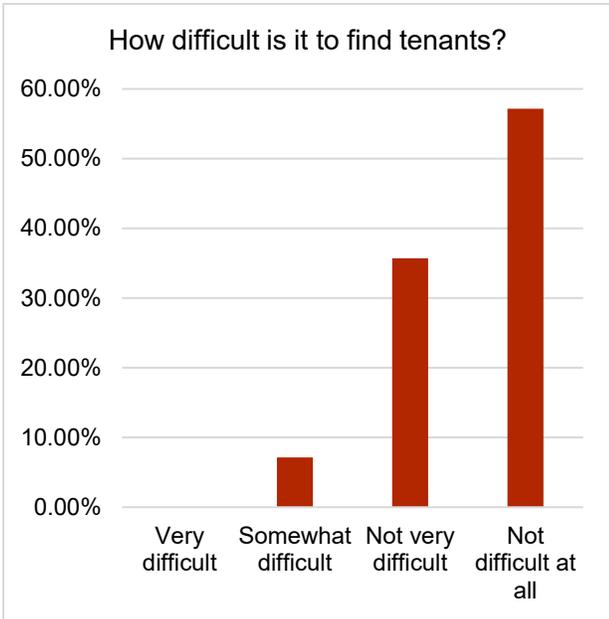


Figure 35 – Difficulty in Finding Tenants

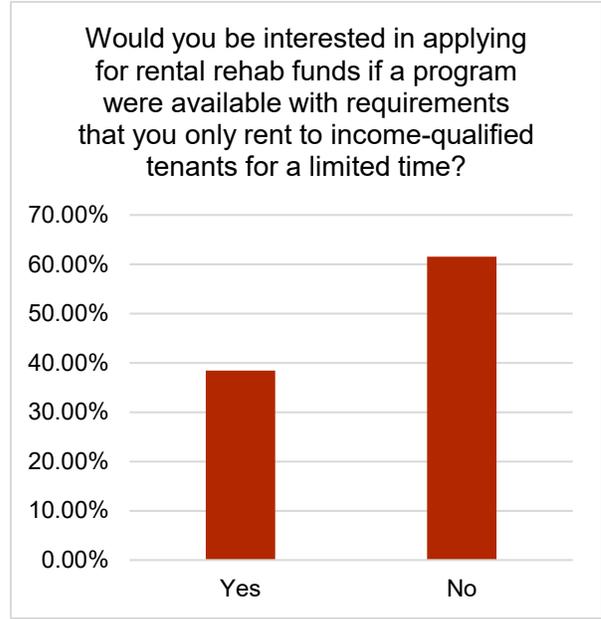


Figure 36 – Interest in Landlord Rehabilitation Funds for Income-Restricted Tenants

HOUSING SURVEY OF EMPLOYERS IN THE CITY OF BURWELL

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

Employer surveys were mailed to 156 businesses in the City of Burwell, with 23 completed surveys being returned (15%).

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

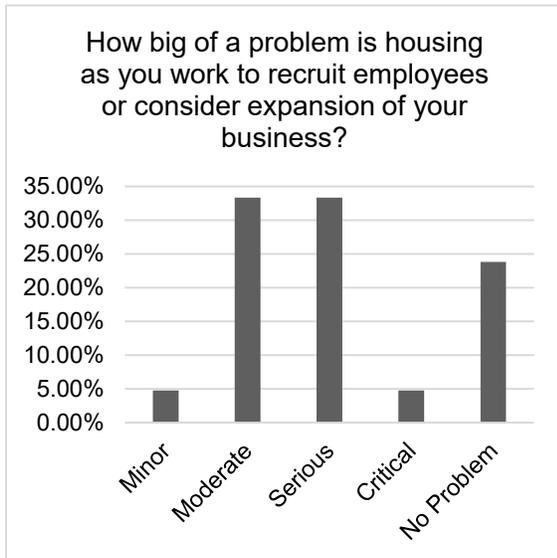


Figure 37 – Housing as a Barrier to Recruiting Employees/Expanding Business

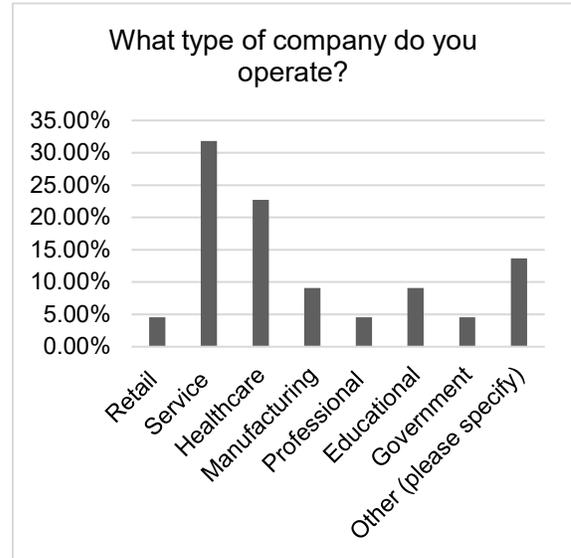


Figure 38 – Employer Business Types

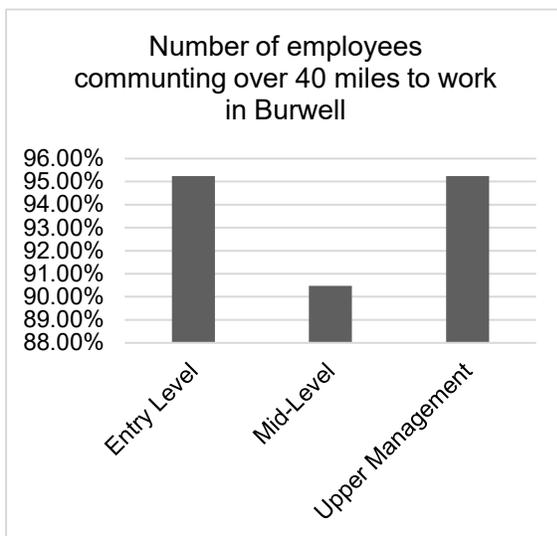


Figure 39 – Number of Employees Commuting 40 Miles or More to Work

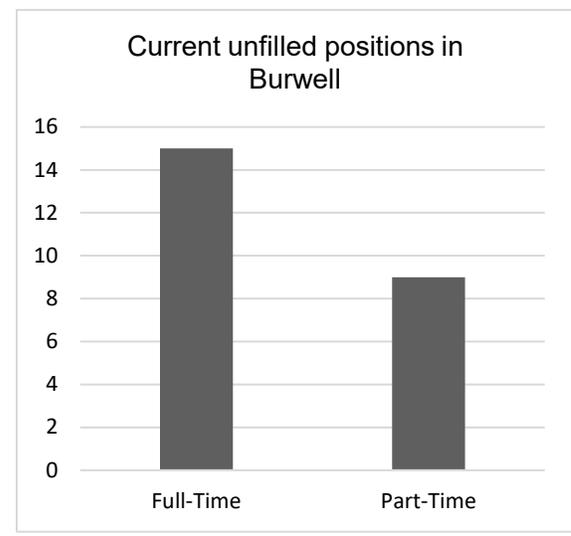


Figure 40 – Unfilled Employee Positions

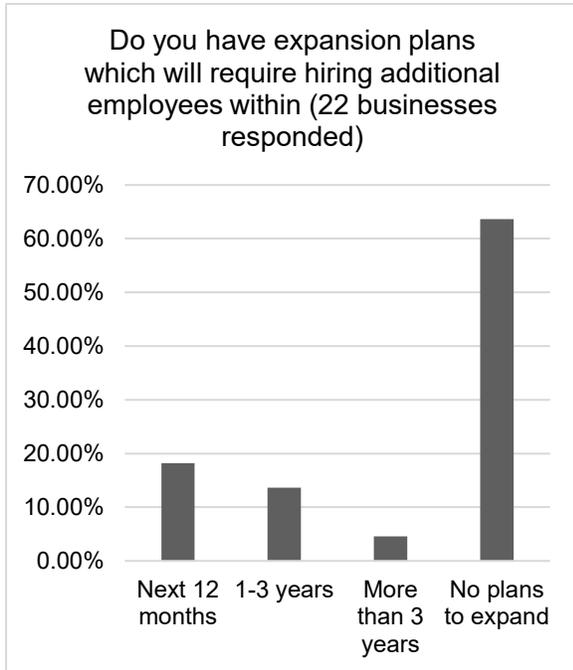


Figure 41 – Future Business Expansions Planned

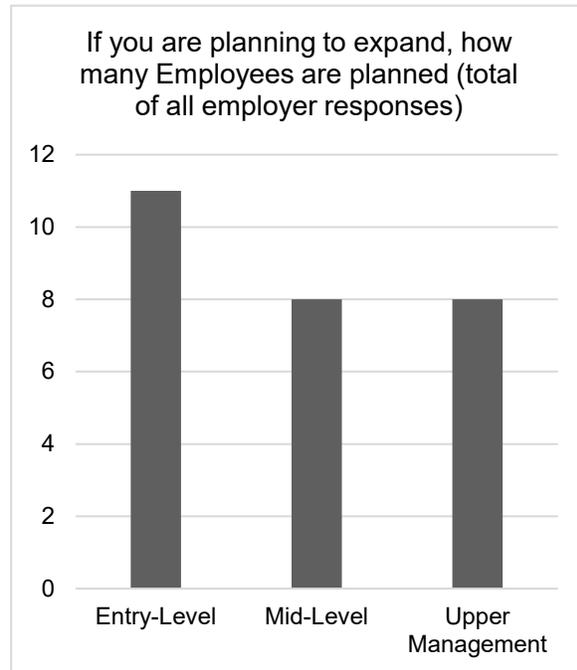


Figure 42 – Future Employee Needs Due to Planned Expansions

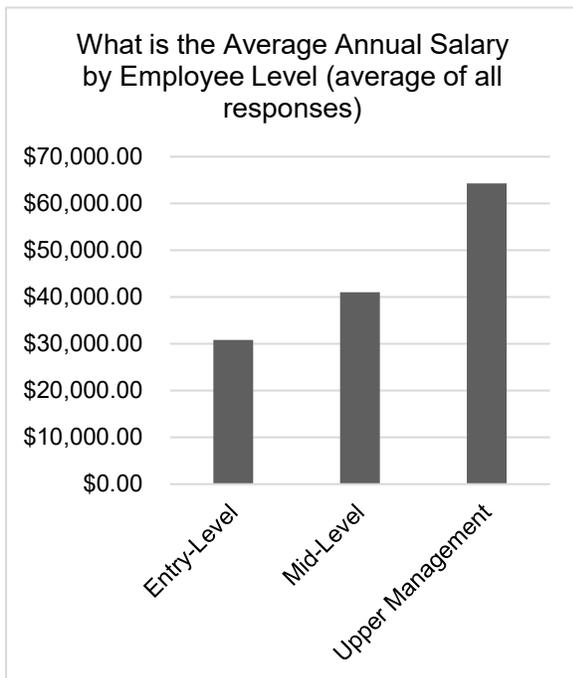


Figure 43 – Average Wage by Employee Level

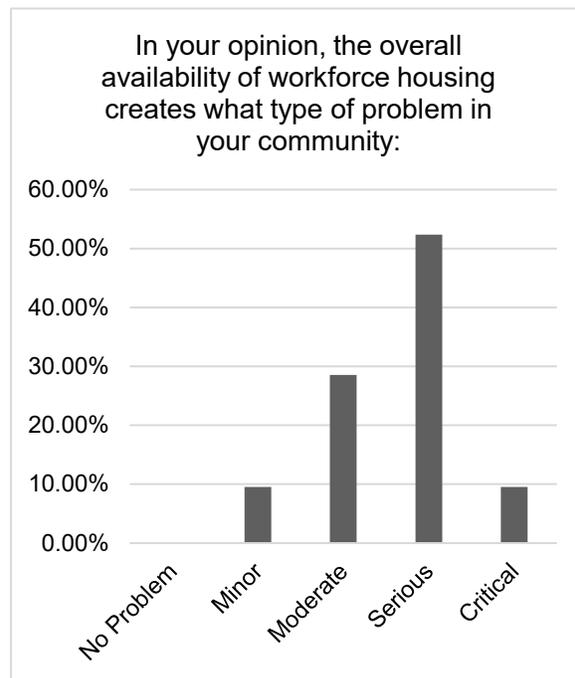


Figure 44 – Overall Opinion of Workforce Housing Availability.

HOUSING SURVEY OF EMPLOYEES WORKING IN THE CITY OF BURWELL

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

The Employee Housing Survey was sent to each of the Burwell businesses, and several employees provided Employee Survey responses (20 total).

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

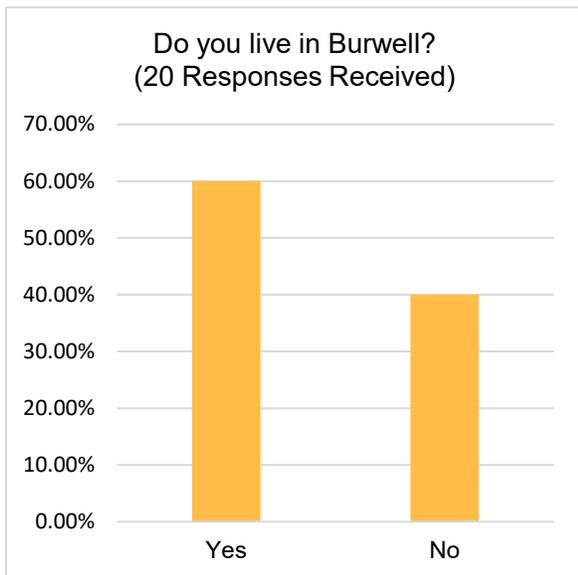


Figure 45 – Burwell Employees Residency

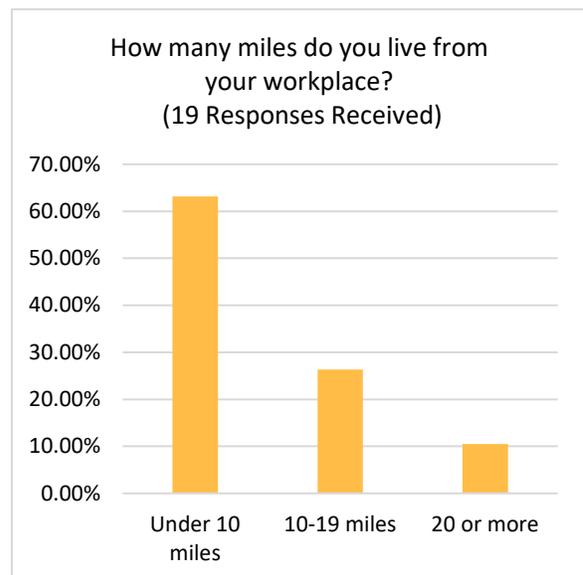


Figure 46 – Employees Commuting to Work

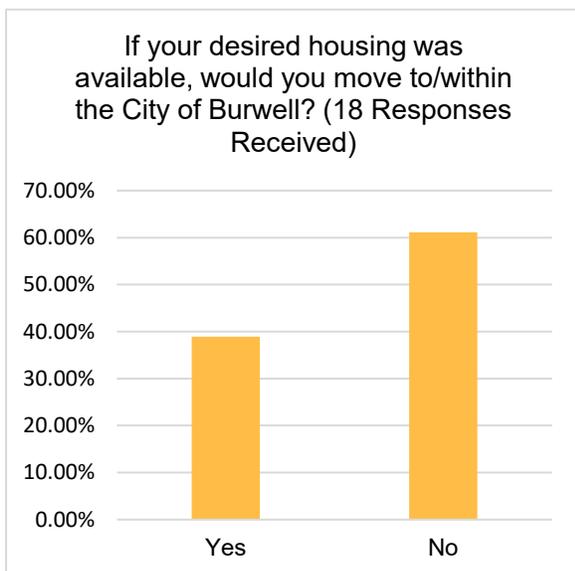


Figure 47 – Workers Would Move to Burwell

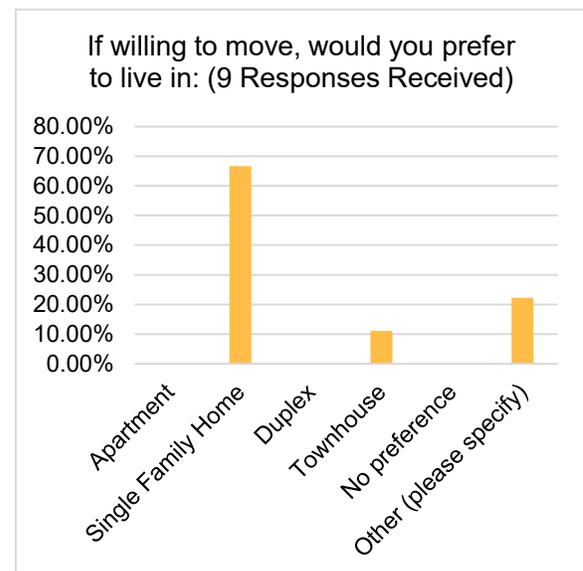


Figure 48 – Housing Type Preferences

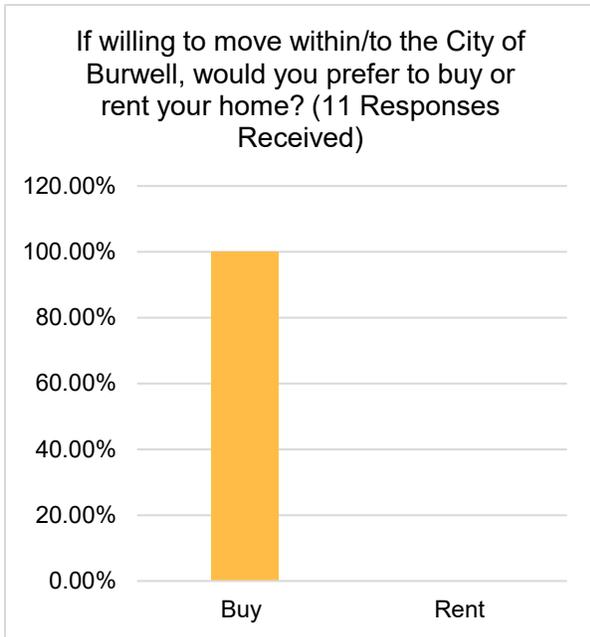


Figure 49 – Buy or Rent Preference

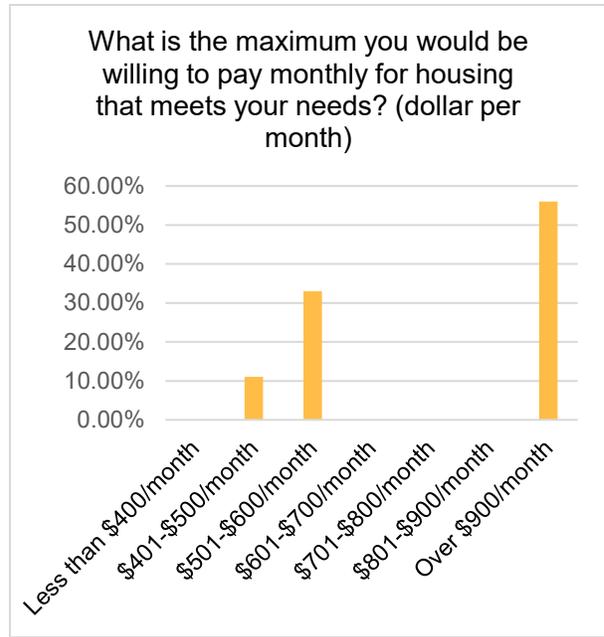


Figure 50 – Monthly Rent Preferences

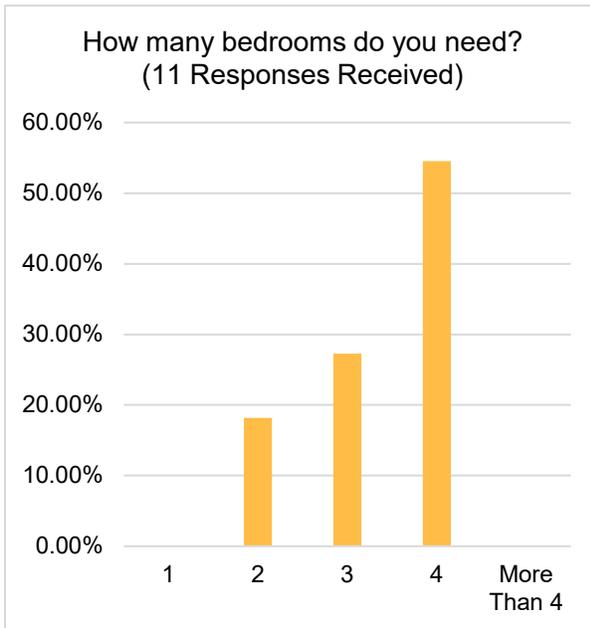


Figure 51 – Number of Bedrooms Needed

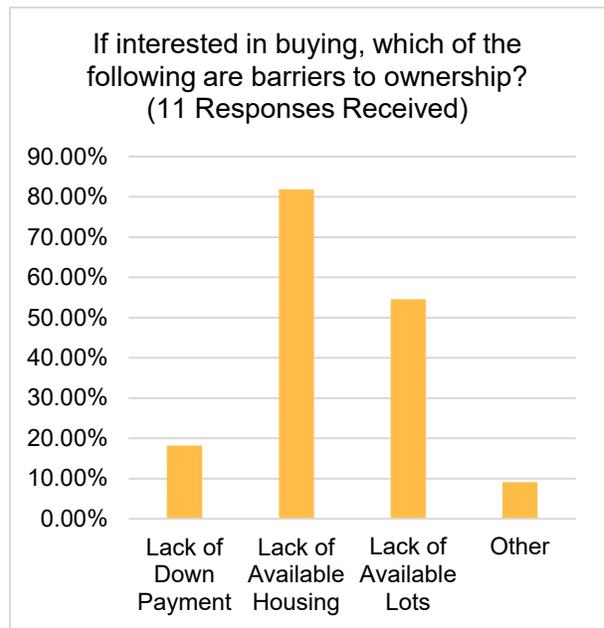


Figure 52 – Barriers to Home Ownership

Industry Code	Industry Title	2010 Quarter 4			2018 Quarter 4			2020 Quarter 4			2010-2020			2018-2020		
		Establishments	Average Employment	Total Wage	Average Weekly Wage	Location Quotient	Change in Employment	Percent Change	Change in Employment	Percent Change						
00	Total, All Industries	104	799	124	812	120	808	120	\$7,855,895	\$748	3.01	9	1.1%	-4	-0.5%	
11	Agriculture, Forestry, Fishing & Hunting	3	Confidential	8	39	8	38	8	\$368,428	\$746				-1	-2.6%	
21	Mining, Quarrying, and Oil and Gas Extraction	1	Confidential	1	Confidential	1	Confidential	1	Confidential							
22	Utilities			0	0	0	0	0	\$0	\$0	0.00	0	0.0%	0	0.0%	
23	Construction	10	22	11	25	11	23	11	\$205,649	\$688	0.49	1	4.5%	-2	-8.0%	
31-33	Manufacturing	5	44	5	45	4	115	4	\$2,050,584	\$1,372	1.39	71	161.4%	70	155.6%	
42	Wholesale Trade	5	125	5	131	4	64	4	\$324,675	\$390	1.91	-61	-48.8%	-67	-51.1%	
44-45	Retail Trade	19	121	18	84	16	85	16	\$645,679	\$584	0.95	-36	-29.8%	-9	-9.6%	
48-49	Transportation and Warehousing	6	26	6	26	6	23	6	\$291,107	\$974	0.58	-3	-11.5%	-3	-41.5%	
51	Information	2	Confidential	1	Confidential	1	Confidential	1	Confidential							
52	Finance and Insurance	3	Confidential	4	21	4	30	4	\$263,517	\$1,013	0.42			-1	-4.8%	
53	Real Estate and Rental and Leasing	2	Confidential	2	Confidential	3	Confidential	3	Confidential							
54	Professional and Technical Services	6	20	9	24	8	22	8	\$174,196	\$609	0.54	2	10.0%	-2	-8.3%	
55	Management of Companies and Enterprises			0	0	0	0	0	\$0	\$0	0.00	0	0.0%	0	0.0%	
56	Administrative and Waste Services	3	Confidential	2	75	2	Confidential	2	\$0	\$0	0.00	0	0.0%	0	0.0%	
61	Educational Services			2	75	2	Confidential	2	Confidential							
62	Health Care and Social Assistance	6	108	17	130	14	134	14	\$1,063,192	\$614	1.12	26	24.1%	4	3.1%	
71	Arts, Entertainment, and Recreation	2	Confidential	3	Confidential	3	Confidential	3	Confidential							
72	Accommodation and Food Services	8	63	9	60	10	63	10	\$180,068	\$220	1.09	0	0.0%	3	5.0%	
81	Other Services, Ex. Public Admin	10	37	12	36	13	45	13	\$428,408	\$732	2.47	8	21.6%	9	25.0%	
92	Public Administration	13	86	11	80	12	79	12	\$783,208	\$763	1.83	-7	-8.1%	-1	-1.3%	

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 8/20/2021

Figure 53- Garfield County Workforce Trends

ADDITIONAL COMMENTS

HOUSEHOLD SURVEY COMMENTS:

1. "The Housing issue is there are too many in town cabins or Air B and B's-tax them more! This is a town not a vacation town. Things are being considered "houses" or vacation homes that are not in code or reasonable."
2. "Bath Room's at the City Hall dirty- More Toilet Paper"
3. "If a rental or duplex, garages need to be available. Duplex with double car garage."
4. "If you do any upgrades or just fix up your home- the county accessor is at your place like stink on shit to raise your value! People do not want to fix up their homes or even businesses because the county accessor will be right there to raise the property values. This county charges way too much for property taxes!"
5. "Too many houses are purchased for lake weekenders. A vacancy tax should be accessed for those who are NOT true residents of this community."
6. "Can we please fix our sidewalks?", "There are too many houses in Burwell that appear to be abandoned. Owners should be found so these properties can be fixed or TORN DOWN!"
7. "My property is in the Burwell City limits but it is a vacation property for my family. I am not a Nebraska State Resident."

EMPLOYEE SURVEY COMMENTS:

1. "Electricity out of line!"

RENTAL PROPERTY OWNER SURVEY:

1. "Our business purchased a rental house for our employees only. We were losing prospective employees due to the lack of housing."

OTHER SURVEY COMMENTS:

1. "Received a survey. Am opposed to government intervention to community development. Federal and State funding comes with an oppressive cost."

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