

**VOLUME III:
SCHUYLER**

NEBRASKA PROFILE

Please visit the Nebraska State Profile Dashboard:

<http://www.NEstats.org>

For and online version of this profile with many additional features including:

- **Mapping**
- **Interactive Charts and Tables**
- **Data Downloads**
- **Interactive Long Read**
- **Interactive Tour**
- **Jurisdiction to Jurisdiction Comparison**
- **Download Additional Reports**
- **And More**

Schuyler

DEMOGRAPHICS

Population Estimates

Table III.26.1, at right shows the population for the City of Schuyler. As can be seen, the population in Schuyler decreased from 6,211 persons in 2010 to 6,106 person in 2016, or by -1.7 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Schuyler. Although a city may span several counties, for the county level data pieces, Colfax County was selected. For a more in-depth county level view, please refer to Colfax County in Volume II of this profile.

Colfax County Population Migration Trends

The Nebraska Department of Transportation (DOT)'s Department of Motor Vehicles provides another source of information about migration trends. These data represent the net of driver's license exchanges: licenses issued to new residents of Nebraska and licenses surrendered to other states when Nebraska residents relocate to a new state. Known as the driver's license exchange data, these records show that the net change in Colfax County decreased from 30 persons in 2015 to -3 persons in 2016, with an additional net movement of 24 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.26.2.

Year	Population	Percent Yearly Change
2000	5,371	.
2001	5,653	5.3%
2002	5,732	1.4%
2003	5,767	0.6%
2004	5,839	1.2%
2005	5,775	-1.1%
2006	5,693	-1.4%
2007	5,749	1%
2008	5,857	1.9%
2009	6,088	3.9%
2010	6,211	2%
2011	6,258	0.8%
2012	6,229	-0.5%
2013	6,143	-1.4%
2014	6,199	0.9%
2015	6,183	-0.3%
2016	6,106	-1.2%

Table III.26.2			
Driver's Licenses Exchanged and Surrendered			
Colfax County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	93	98	-5
Calendar 2002	67	61	6
Calendar 2003	76	66	10
Calendar 2004	58	68	-10
Calendar 2005	39	87	-48
Calendar 2006	51	58	-7
Calendar 2007	78	55	23
Calendar 2008	156	46	110
Calendar 2009	125	55	70
Calendar 2010	213	86	127
Calendar 2011	135	49	86
Calendar 2012	157	71	86
Calendar 2013	125	80	45
Calendar 2014	132	85	47
Calendar 2015	128	98	30
Calendar 2016	106	109	-3
First Half of 2017	70	46	24

Census Demographic Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Population Characteristics

Table III.26.3, shows population by age for the 2000 and 2010 Census. The population changed by 15.6 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by -22.1 percent to a total of 604 persons in 2010. Those aged 25 to 34 changed by 15 percent, and those aged under 5 changed by 53.9 percent.

Table III.26.3 Population by Age Schuyler 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	464	8.6%	714	11.5%	53.9%
5 to 19	1,303	24.3%	1,579	25.4%	21.2%
20 to 24	402	7.5%	456	7.3%	13.4%
25 to 34	819	15.2%	942	15.2%	15%
35 to 54	1,291	24%	1,409	22.7%	9.1%
55 to 64	317	5.9%	507	8.2%	59.9%
65 or Older	775	14.4%	604	9.7%	-22.1%
Total	5,371	100.0%	6,211	100.0%	15.6%

The elderly population is further explored in Table III.26.4. Those aged 65 to 66 changed by -8.3 percent between 2000 and 2010, resulting in a population of 55 persons. Those aged 85 or older changed by 5 percent during the same time period, and resulted in 148 persons over age 85 in 2010.

Table III.26.4 Elderly Population by Age Schuyler 2000 & 2010 Census SF1 Data					
Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	60	7.7%	55	9.1%	-8.3%
67 to 69	116	15%	89	14.7%	-23.3%
70 to 74	159	20.5%	99	16.4%	-37.7%
75 to 79	157	20.3%	124	20.5%	-21%
80 to 84	142	18.3%	89	14.7%	-37.3%
85 or Older	141	18.2%	148	24.5%	5%
Total	775	100.0%	604	100.0%	-22.1%

Population by race and ethnicity is shown in Table III.26.5 representing 56.7 percent of the white population in 2010. The black population changed by 1283.3 percent, representing 1.3 percent of the population in 2010. The American Indian and Asian populations represented 1.7 and 0.2 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 67.6 percent between 2000 and 2010, compared to the -27 percent growth rate for non-Hispanics.

Table III.26.5 Population by Race and Ethnicity Schuyler 2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	3,722	69.3%	3,522	56.7%	-5.4%
Black	6	0.1%	83	1.3%	1283.3%
American Indian	14	0.3%	107	1.7%	664.3%
Asian	15	0.3%	14	0.2%	-6.7%
Native Hawaiian/ Pacific Islander	13	0.2%	2	0%	-84.6%
Other	1,470	27.4%	2,298	37%	56.3%
Two or More Races	131	2.4%	185	3%	41.2%
Total	5,371	100.0%	6,211	100.0%	15.6%
Hispanic	2,423	45.1%	4,060	65.4%	67.6%
Non-Hispanic	2,948	54.9%	2,151	34.6%	-27%



Population by race and ethnicity through 2016 is shown in Table III.26.6. The white population represented 86.1 percent of the population in 2016, compared with black households accounting for 3.5 percent of the population. Hispanic households represented 71.8 percent of the population in 2016.

Table III.26.6				
Population by Race and Ethnicity				
Schuyler				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	3,522	56.7%	5,313	86.1%
Black	83	1.3%	216	3.5%
American Indian	107	1.7%	65	1.1%
Asian	14	0.2%	0	0%
Native Hawaiian/ Pacific Islander	2	0%	0	0%
Other	2,298	37%	402	6.5%
Two or More Races	185	3%	175	2.8%
Total	6,211	100.0%	6,171	100.0%
Non-Hispanic	2,151	34.6%	1,738	28.2%
Hispanic	4,060	65.4%	4,433	71.8%

The population by race is broken down further by ethnicity in Table III.26.7. While the white non-Hispanic population changed by -30.1 percent between 2000 and 2010, the white Hispanic population changed by 81.1 percent. The black non-Hispanic population changed by 975 percent, while the black Hispanic population changed by 1900 percent.

Table III.26.7					
Population by Race and Ethnicity					
Schuyler					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	2,893	98.1%	2,021	94%	-30.1%
Black	4	0.1%	43	2%	975%
American Indian	11	0.4%	30	1.4%	172.7%
Asian	10	0.3%	11	0.5%	10%
Native Hawaiian/ Pacific Islander	1	0%	1	0%	0%
Other	11	0.4%	14	0.7%	27.3%
Two or More Races	18	0.6%	31	1.4%	72.2%
Total Non-Hispanic	2,948	100.0%	2,151	100.0%	-27%
Hispanic					
White	829	34.2%	1,501	37%	81.1%
Black	2	0.1%	40	1%	1900%
American Indian	3	0.1%	77	1.9%	2466.7%
Asian	5	0.2%	3	0.1%	-40%
Native Hawaiian/ Pacific Islander	12	0.5%	1	0%	-91.7%
Other	1,459	60.2%	2,284	56.3%	56.5%
Two or More Races	113	4.7%	154	3.8%	36.3%
Total Hispanic	2,423	100.0%	4,060	100.0%	-27%
Total Population	5,371	100.0%	6,211	100.0%	15.6%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.26.8. During this time, the total non-Hispanic population was 1,738 persons in 2016. The Hispanic population was 4,433.

Table III.26.8				
Population by Race and Ethnicity				
Schuyler				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	2,021	94%	1,522	87.6%
Black	43	2%	216	12.4%
American Indian	30	1.4%	0	0%
Asian	11	0.5%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	14	0.7%	0	0%
Two or More Races	31	1.4%	0	0%
Total Non-Hispanic	2,151	100.0%	1,738	100.0%
Hispanic				
White	1,501	37%	3,791	85.5%
Black	40	1%	0	0%
American Indian	77	1.9%	65	1.5%
Asian	3	0.1%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	2,284	56.3%	402	9.1%
Two or More Races	154	3.8%	175	3.9%
Total Hispanic	4,060	100.0	4,433	100.0%
Total Population	6,211	100.0%	6,171	100.0%

Households by type and tenure are shown in Table III.26.9. Family households represented 73.4 percent of households, while non-family households accounted for 26.6 percent. These changed from 74.2 and 25.8 percent, respectively.

Table III.26.9				
Household Type by Tenure				
Schuyler				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,356	74.2%	1,349	73.4%
Married-Couple Family	987	72.8%	960	71.2%
Owner-Occupied	781	79.1%	771	80.3%
Renter-Occupied	206	20.9%	189	19.7%
Other Family	369	27.2%	389	27.4%
Male Householder, No Spouse Present	150	40.7%	164	38.6%
Owner-Occupied	82	54.7%	113	68.9%
Renter-Occupied	68	45.3%	51	31.1%
Female Householder, No Spouse Present	219	59.3%	225	56.3%
Owner-Occupied	98	44.7%	58	25.8%
Renter-Occupied	121	55.3%	167	74.2%
Non-Family Households	472	25.8%	490	26.6%
Owner-Occupied	283	60%	255	52%
Renter-Occupied	189	40%	235	48%
Total	1,828	100.0%	1,839	100.0%



The group quarters population was 59 in 2010, compared to 79 in 2000. Institutionalized populations experienced a -24.4 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -100 percent change during this same time period.

Table III.26.10					
Group Quarters Population					
Schuyler					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	9	11.5%	0	0%	-100%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	69	88.5%	59	100%	-14.5%
Other Institutions	0	0%	0	0%	%
Total	78	100.0%	59	100.0%	-24.4%
Non-Institutionalized					
College Dormitories	0	0%	0	%	%
Military Quarters	0	0%	0	%	%
Other Non-Institutionalized	1	100%	0	%	-100%
Total	1	100.0%	0	100.0%	-100%
Group Quarters Population	79	100.0%	59	100.0%	-25.3%

The number of foreign-born persons is shown in Table III.26.11. An estimated 25.6 percent of the population was born in Mexico, with 10.4 percent born in Guatemala, and another 2.8 percent were born in Cuba.

Table III.26.11			
Place of Birth for the Foreign-Born Population			
Schuyler			
2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	1,579	25.6%
#2 country of origin	Guatemala	640	10.4%
#3 country of origin	Cuba	170	2.8%
#4 country of origin	Somalia	105	1.7%
#5 country of origin	Peru	90	1.5%
#6 country of origin	El Salvador	45	0.7%
#7 country of origin	Bolivia	44	0.7%
#8 country of origin	Honduras	28	0.5%
#9 country of origin	Afghanistan	0	0%
#10 country of origin	Africa n.e.c	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.26.12. An estimated 46.6 percent of the population speaks Spanish at home, followed by 1.9 percent speaking Other and unspecified languages.

Table III.26.12
Limited English Proficiency and Language Spoken at Home
 Schuyler
 2016 Five-Year ACS

Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	2,541	46.6%
#2 LEP Language	Other and unspecified languages	105	1.9%
#3 LEP Language	Russian, Polish, or other Slavic languages	7	0.1%
#4 LEP Language	Arabic	0	0%
#5 LEP Language	Chinese	0	0%
#6 LEP Language	French, Haitian, or Cajun	0	0%
#7 LEP Language	German or other West Germanic languages	0	0%
#8 LEP Language	Korean	0	0%
#9 LEP Language	Other Asian and Pacific Island languages	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.26.13. Some 18.6 percent of the population was disabled in 2000, or a total of 894 persons. The disability rate was highest for those over 65, with 38.4 percent disabled.

Table III.26.13
Disability by Age
 Schuyler
 2000 Census SF3 Data

Age	Total	
	Disabled Population	Disability Rate
5 to 15	42	4.4%
16 to 64	586	18.6%
65 and older	266	38.4%
Total	894	18.6%

Table III.26.14 shows disability by type in 2000. There were 256 physical disabilities in 2000, some 445 employment disabilities, and 381 go-outside-home disabilities reported.

Table III.26.14
Total Disabilities Tallied: Aged 5 and Older
 Schuyler
 2000 Census SF3 Data

Disability Type	Population
Sensory disability	113
Physical disability	256
Mental disability	128
Self-care disability	83
Employment disability	445
Go-outside-home disability	381
Total	1,406

Disability by age, as estimated by the 2016 ACS, is shown in Table III.26.15. The disability rate for females was 8.6 percent, compared to 3.4 percent for males. The disability rate changed precipitously higher with age, with 40.3 percent of those over 75 experiencing a disability.

Table III.26.15 Disability by Age Schuyler 2016 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	24	7.1%	24	3.3%
5 to 17	13	1.7%	30	4.3%	43	3%
18 to 34	0	0%	34	4.9%	34	2.2%
35 to 64	8	0.8%	82	9.7%	90	4.8%
65 to 74	60	33.5%	25	14.5%	85	24.2%
75 or Older	30	36.1%	51	43.2%	81	40.3%
Total	111	3.4%	246	8.6%	357	5.8%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.26.16. Some 3.4 percent have an ambulatory disability, 2.8 have an independent living disability, and 1.4 percent have a self-care disability.

Table III.26.16 Total Disabilities Tallied: Aged 5 and Older Schuyler 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	108	1.8%
Vision disability	88	1.4%
Cognitive disability	119	2.2%
Ambulatory disability	185	3.4%
Self-Care disability	75	1.4%
Independent living disability	112	2.8%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.26.17 and Table III.26.18. In 2016, some 2,792 persons were employed and 252 were unemployed. This totaled a labor force of 3,044 persons. The unemployment rate for Schuyler was estimated to be 8.3 percent in 2016.

Table III.26.17 Employment, Labor Force and Unemployment Schuyler 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	2,792
Unemployed	252
Labor Force	3,044
Unemployment Rate	8.3%



In 2016, 62.4 percent of households in Schuyler had a high school education or greater.

Table III.26.18	
High School or Greater Education	
Schuyler	
2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	1,148
Total Households	1,839
Percent High School or Above	62.4%

As seen in Table III.26.19, 30.6 percent of the population had a high school diploma or equivalent, another 19.3 percent have some college, 4.2 percent have a Bachelor's Degree, and 2.3 percent of the population had a graduate or professional degree.

Table III.26.19		
Educational Attainment		
Schuyler		
2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	1,744	43.6%
High School or Equivalent	1,225	30.6%
Some College or Associates Degree	772	19.3%
Bachelor's Degree	167	4.2%
Graduate or Professional Degree	91	2.3%
Total Population Above 18 years	3,999	100.0%

ECONOMICS

Colfax County Earnings

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts which provide a consistent framework for analyzing and comparing individual state and local area economies. Diagram III.26.1, shows real average earnings per job for Colfax County from 1990 to 2016. Over this period the average earnings per job for Schuyler was 42,500 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram III.26.1
Real Average Earnings Per Job
 Colfax County
 BEA Data 1990 - 2016

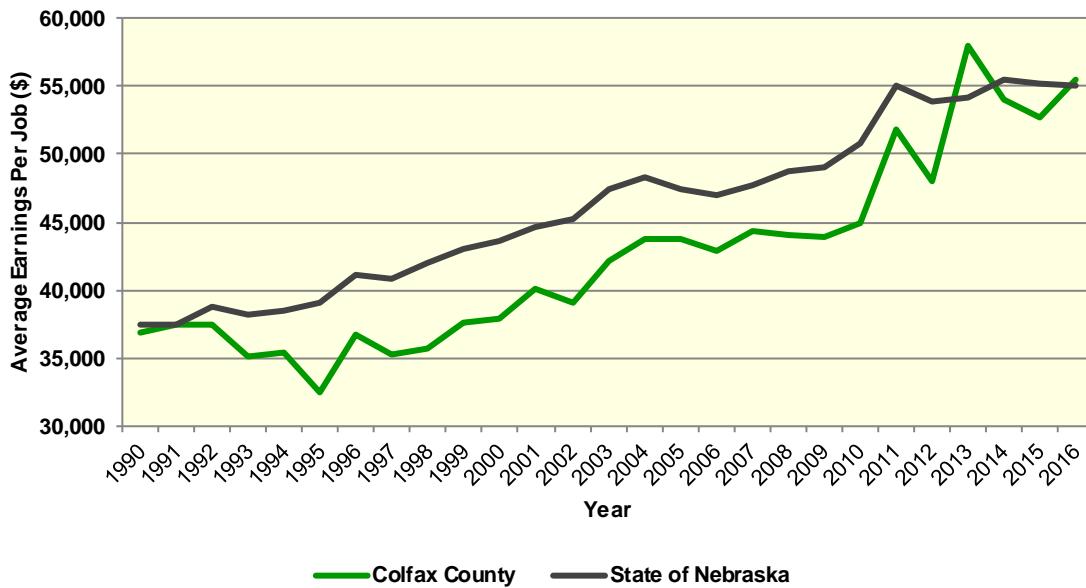
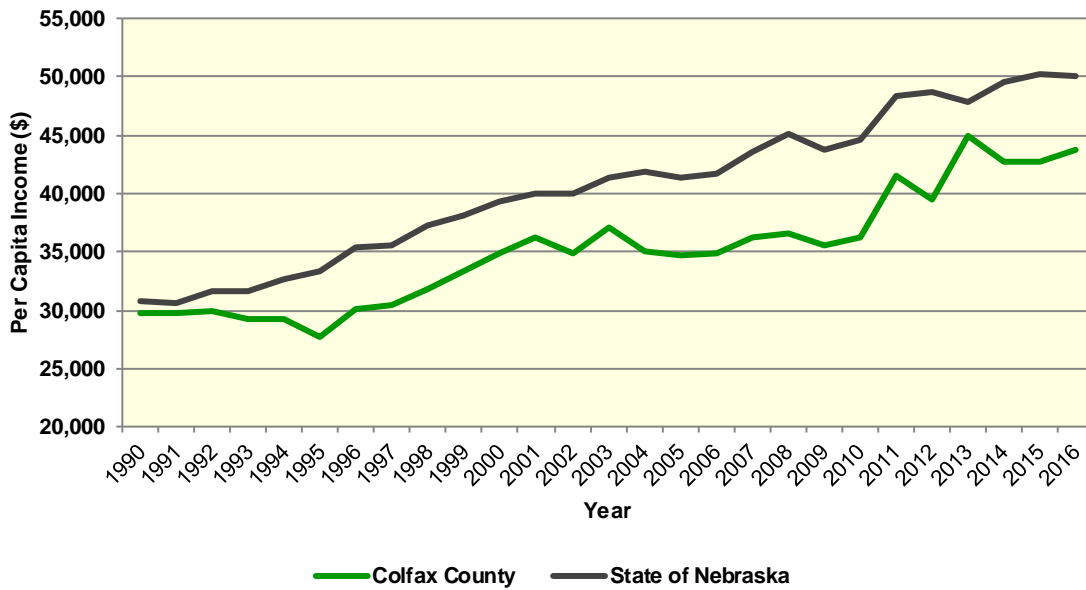


Diagram III.26.2, shows real per capita income Schuyler from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Schuyler was 35,149 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram III.26.2
Real Per Capita Income
 Schuyler
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Colfax County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 19.8 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 33 percent over the period. In 2016 there were 380 returns for AGIs of \$100,000 or more. Table III.26.20 presents AGI distribution for the years 2000 through 2016.

Table III.26.20
Income Tax Returns by Adjusted Gross Income
 Colfax County
 1991–2016 DOR Data

Year	Less than \$10,000	\$10,001– \$15,000	\$15,001– \$25,000	\$25,001– \$35,000	\$35,001– \$50,000	\$50,001– \$75,000	\$75,001– \$100,000	\$100,000– \$250,000	More than \$250,000	Total ⁵²
2000	1,253	303	871	687	666	568	124	79	13	4,564
2001	1,158	271	823	750	657	553	133	65	13	4,423
2002	1,245	262	786	710	615	535	119	63	11	4,346
2003	1,138	314	810	662	646	501	131	77	14	4,293
2004	1,048	273	713	715	637	540	173	75	18	4,192
2005	920	241	618	646	592	568	179	102	18	3,884
2006	846	338	624	745	594	654	239	130	18	4,188
2007	818	333	583	719	622	742	259	163	26	4,265
2008	803	318	636	775	662	759	294	203	26	4,476
2009	767	344	646	815	701	710	297	184	22	4,486
2010	749	318	683	812	735	767	309	211	32	4,616
2011	711	332	708	864	765	738	318	249	29	4,714
2012	659	303	632	819	757	747	342	278	45	4,582
2013	667	329	643	794	851	774	387	287	45	4,777
2014	627	325	649	849	826	755	403	342	47	4,823
2015	619	268	686	767	947	714	430	363	46	4,840
2016	600	258	597	651	978	786	476	344	36	4,726

Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,135 in 2010 to 1,005 in 2016, with the poverty rate reaching 9.8 percent in 2016. This compared to a state poverty rate of 11.3 percent and a national rate of 14 percent in 2016. Table III.26.21 presents poverty data for Colfax County.

The rate of poverty for Schuyler is shown in Table III.26.22. In 2016, there were an estimated 882 persons living in poverty. This represented a 14.7 percent poverty rate, compared to 11.2 percent poverty in 2000. In 2016, some 17.7 percent of those in poverty were under age 6, and 7.8 percent were 65 or older.

Table III.26.21
Persons in Poverty
 Colfax County
 2000–2016 SAIPE Estimates

Year	Persons in Poverty	Poverty Rate
2000	911	8.8%
2001	934	9%
2002	995	9.5%
2003	982	9.4%
2004	983	9.5%
2005	1,159	11.3%
2006	1,001	10.1%
2007	1,071	10.9%
2008	926	9.4%
2009	1,120	11.1%
2010	1,135	10.9%
2011	1,252	12%
2012	1,234	11.8%
2013	1,040	10.1%
2014	1,072	10.3%
2015	1,128	10.9%
2016	1,005	9.8%

⁵² Income levels with fewer than 10 returns were not disclosed, but are included in the totals. As a result, income levels may not sum to total.

Table III.26.22				
Poverty by Age				
Schuyler				
2000 Census SF3 & 2016 Five-Year ACS Data				
Age	2000 Census		2016 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	93	16%	156	17.7%
6 to 17	145	24.9%	216	24.5%
18 to 64	315	54.1%	441	50%
65 or Older	29	5%	69	7.8%
Total	582	100.0%	882	100.0%
Poverty Rate	11.2%	.	14.7%	.

HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Schuyler increased from 4 authorizations in 2015 to 11 in 2016.

The real value of single-family building permits decreased from \$159,574 in 2015 to \$159,273 in 2016. This compares to an increase in permit value statewide, with values rising from \$203,629 in 2015 to \$206,586 in 2016. Additional details are given in Table III.26.23.

Table III.26.23
Building Permits and Valuation
 Schuyler
 Census Bureau Data, 1980–2016

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	15	2	0	0	17	107,000	0
1981	11	0	0	16	27	106,485	25,838
1982	4	2	0	0	6	76,773	0
1983	6	0	0	0	6	97,725	0
1984	4	0	4	0	8	97,549	0
1985	1	0	0	0	1	77,882	0
1986	1	0	0	0	1	91,603	0
1987	5	0	0	0	5	83,648	0
1988	7	0	0	0	7	91,950	0
1989	7	0	0	0	7	95,189	0
1990	5	0	0	0	5	90,120	0
1991	7	0	0	0	7	91,146	0
1992	6	14	0	0	20	85,544	0
1993	8	0	0	24	32	105,468	39,519
1994	9	0	0	0	9	102,368	0
1995	9	0	0	0	9	166,198	0
1996	5	0	0	0	5	132,578	0
1997	5	6	0	24	35	122,857	31,672
1998	8	2	0	0	10	133,373	0
1999	6	0	0	0	6	141,054	0
2000	4	0	0	0	4	123,163	0
2001	5	0	0	0	5	140,519	0
2002	3	0	0	0	3	230,245	0
2003	7	0	0	0	7	114,168	0
2004	3	0	0	0	3	132,907	0
2005	8	0	0	0	8	159,317	0
2006	3	0	0	0	3	231,155	0
2007	10	0	0	0	10	186,908	0
2008	5	0	0	0	5	169,568	0
2009	7	0	0	0	7	141,695	0
2010	5	0	0	0	5	153,211	0
2011	3	2	0	0	5	127,292	0
2012	6	0	0	0	6	190,170	0
2013	9	0	0	0	9	193,584	0
2014	5	0	0	0	5	237,583	0
2015	4	0	0	0	4	159,574	0
2016	11	14	0	0	25	159,273	0

Diagram III.26.3 Single-Family Permits

Schuyler
Census Bureau Data, 1980–2016

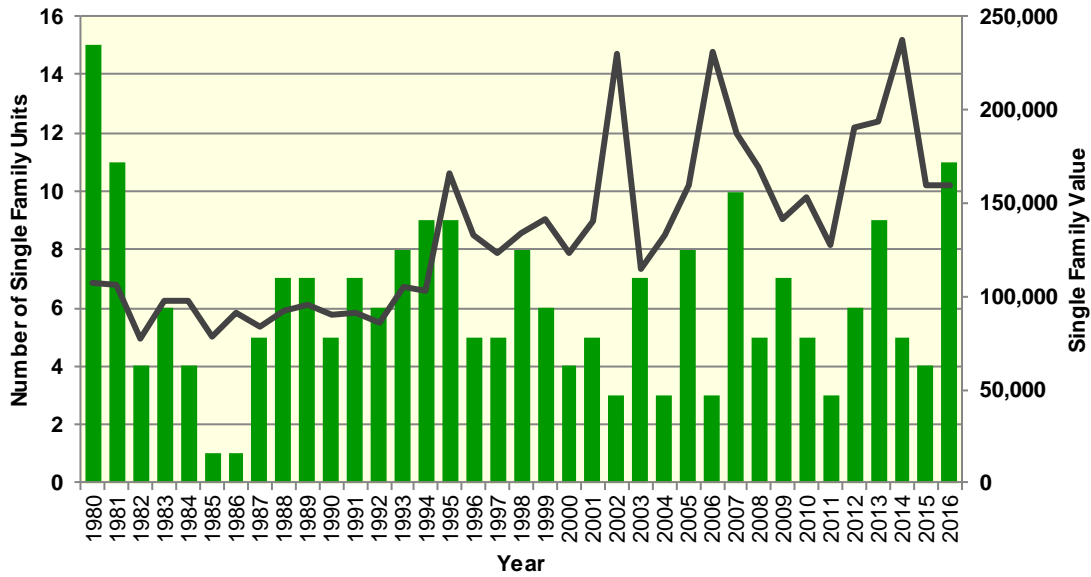
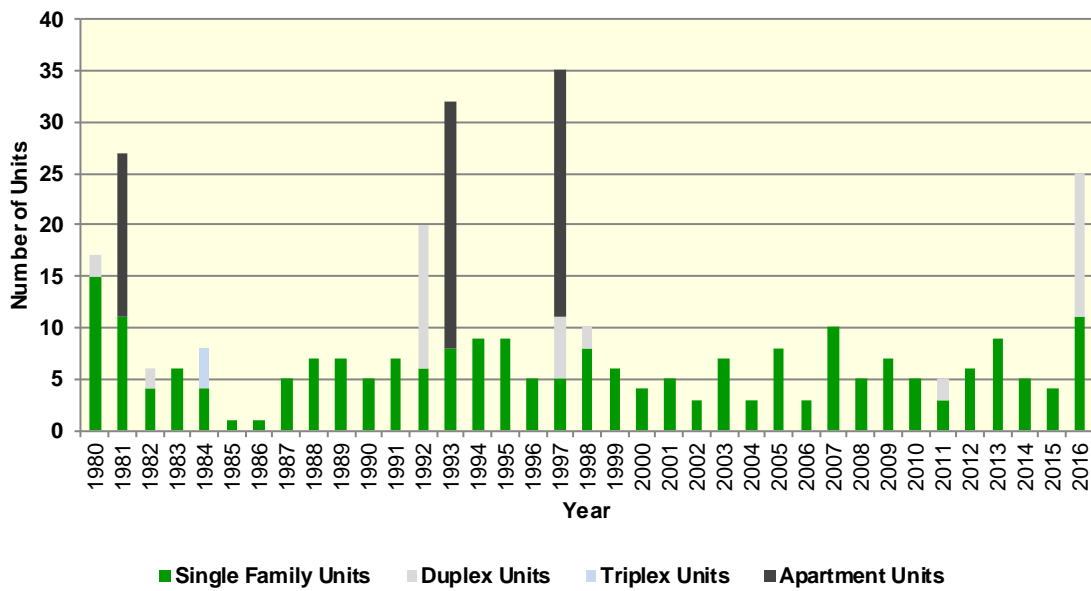


Diagram III.26.4 Total Permits by Unit Type

Schuyler
Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.26.24. In 2016, there were 1,944 housing units, up from 1,805 in 2000. Single-family units accounted for 77 percent of units in 2016, compared to 75.9 in 2000. Apartment units accounted for 9.8 percent in 2016, compared to 8.1 percent in 2000.

Table III.26.24				
Housing Units by Type				
Schuyler				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,370	75.9%	1,497	77%
Duplex	89	4.9%	33	1.7%
Tri- or Four-Plex	59	3.3%	58	3%
Apartment	146	8.1%	191	9.8%
Mobile Home	141	7.8%	165	8.5%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	1,805	100.0%	1,944	100.0%

Some 92.7 percent of housing was occupied in 2010, compared to 94.2 percent in 2000. Owner-occupied housing changed 0.4 percent between 2000 and 2010, ending with owner-occupied units representing 68.1 percent of units. Vacant units changed by 33.3 percent, resulting in 144 vacant units in 2010.

Table III.26.25					
Housing Units by Tenure					
Schuyler					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	1,748	94.2%	1,828	92.7%	4.6%
Owner-Occupied	1,239	70.9%	1,244	68.1%	0.4%
Renter-Occupied	509	29.1%	584	31.9%	14.7%
Vacant Housing Units	108	5.8%	144	7.3%	33.3%
Total Housing Units	1,856	100.0%	1,972	100.0%	6.2%

Table III.26.26 shows housing units by tenure from 2010 to 2016. By 2016, there were 1,944 housing units. An estimated 65.1 percent were owner-occupied, and 5.4 percent were vacant.

Table III.26.26				
Housing Units by Tenure				
Schuyler				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,828	92.7%	1,839	94.6%
Owner-Occupied	1,244	68.1%	1,197	65.1%
Renter-Occupied	584	31.9%	642	34.9%
Vacant Housing Units	144	7.3%	105	5.4%
Total Housing Units	1,972	100.0%	1,944	100.0%

Households by household size are shown in Table III.26.27. There were a total of 1,828 households in 2010, up from 1,748 in 2000. One person households changed by -13.4 percent between 2000 and 2010, while two person households changed by -9.6 percent. Three and four person households changed by 4.9 and 21.2 percent respectively, representing 13 percent and 14.7 percent of the population in 2010.

Table III.26.27					
Households by Household Size					
Schuyler					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	448	25.6%	388	21.2%	-13.4%
Two Persons	488	27.9%	441	24.1%	-9.6%
Three Persons	226	12.9%	237	13%	4.9%
Four Persons	222	12.7%	269	14.7%	21.2%
Five Persons	169	9.7%	201	11%	18.9%
Six Persons	88	5%	136	7.4%	54.5%
Seven Persons or More	107	6.1%	156	8.5%	45.8%
Total	1,748	100.0%	1,828	100.0%	4.6%

Households by income is shown in Table III.26.28. Households earning more than \$100,000 per year represented 9.6 percent of households in 2016, compared to 5.2 percent in 2000. Households earning between \$50,000 and \$74,999 represented 21.6 percent of households in 2010, compared to 17.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 10 percent of households in 2016, compared to 13.5 percent in 2000.

Table III.26.28				
Households by Income				
Schuyler				
2000 Census SF3 & 2016 Five-Year ACS Data				
Income	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	229	13.5%	184	10%
\$15,000 to \$19,999	103	6.1%	136	7.4%
\$20,000 to \$24,999	183	10.8%	66	3.6%
\$25,000 to \$34,999	271	16%	347	18.9%
\$35,000 to \$49,999	374	22%	229	12.5%
\$50,000 to \$74,999	302	17.8%	398	21.6%
\$75,000 to \$99,999	147	8.7%	302	16.4%
\$100,000 or More	88	5.2%	177	9.6%
Total	1,697	100.0%	1,839	100.0%

Table III.26.29 shows households by year home built. Housing units built between 2000 and 2009, account for 3.7 percent and those built in 2010 or later accounted for 0 percent of households. Households built in the 1970's, 1980's, and 1990's account for 23.6 percent, 6.7 percent, and 17, respectively. Housing units built prior to 1939 represented 21.3 percent of households in 2016.

Table III.26.29				
Households by Year Home Built				
Schuyler				
2000 Census SF3 & 2016 Five-Year ACS Data				
Year Built	2000 Census		2016 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	402	23.3%	392	21.3%
1940 to 1949	162	9.4%	118	6.4%
1950 to 1959	233	13.5%	211	11.5%
1960 to 1969	299	17.3%	180	9.8%
1970 to 1979	383	22.2%	434	23.6%
1980 to 1989	100	5.8%	123	6.7%
1990 to 1999	149	8.6%	313	17%
2000 to 2009	.	.	68	3.7%
2010 or Later	.	.	0	0%
Total	1,728	100.0%	1,839	100.0%

The distribution of unit types by race are shown in Table III.26.30. An estimated 79.2 percent of white households occupy single-family homes, while 18.5 percent of black households do. Some 7.5 percent of white households occupy apartments, while 81.5 percent of black households do.

Table III.26.30							
Distribution of Units in Structure by Race							
Schuyler							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	79.2%	18.5%	%	%	%	87%	0%
Duplex	2%	0%	%	%	%	0%	0%
Tri- or Four-Plex	2.9%	0%	%	%	%	0%	24.4%
Apartment	7.5%	81.5%	%	%	%	0%	36.6%
Mobile Home	8.3%	0%	%	%	%	13%	39%
Boat, RV, Van, Etc.	0%	0%	%	%	%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant housing units in 2000 and 2010 are shown in Table III.26.31. An estimated 42.4 percent of vacant units were for rent in 2010, a 48.8 percent change since 2000. In addition, some 10.4 percent of vacant units were for sale, a change of -25 percent between 2000 and 2010. "Other" vacant units represented 39.6 percent of vacant units in 2010. This is a change of 128 percent since 2000. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a "blighting" effect.

Table III.26.31					
Disposition of Vacant Housing Units					
Schuyler					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	41	38%	61	42.4%	48.8%
For Sale	20	18.5%	15	10.4%	-25%
Rented or Sold, Not Occupied	11	10.2%	9	6.2%	-18.2%
For Seasonal, Recreational, or Occasional Use	6	5.6%	2	1.4%	-66.7%
For Migrant Workers	5	4.6%	0	0%	-100%
Other Vacant	25	23.1%	57	39.6%	128%
Total	108	100.0%	144	100.0%	33.3%

The disposition of vacant units between 2010 and 2016 are shown in Table III.26.32. By 2016, for rent units accounted for 0 percent of vacant units, while for sale units accounted for 0 percent. “Other” vacant units accounted for 78.1 percent of vacant units, representing a total of 82 “other” vacant units.

Table III.26.32				
Disposition of Vacant Housing Units				
Schuyler				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	61	42.4%	0	0%
For Sale	15	10.4%	0	0%
Rented Not Occupied	3	2.1%	0	0%
Sold Not Occupied	6	4.2%	23	21.9%
For Seasonal, Recreational, or Occasional Use	2	1.4%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	57	39.6%	82	78.1%
Total	144	100.0%	105	100.0%

Housing Problems

Households are classified as having housing problems if they face overcrowding, incomplete plumbing or kitchen facilities, or cost burdens. Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.26.33. In 2016, an estimated 14.4 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.

Table III.26.33
Overcrowding and Severe Overcrowding

Schuyler

2000 Census SF3 & 2016 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2000 Census	1,137	92.6%	59	4.8%	32	2.6%	1,228
2016 Five-Year ACS	1,123	93.8%	74	6.2%	0	0%	1,197
Renter							
2000 Census	381	76.2%	60	12%	59	11.8%	500
2016 Five-Year ACS	442	68.8%	190	29.6%	10	1.6%	1,839
Total							
2000 Census	1,518	87.8%	119	6.9%	91	5.3%	1,728
2016 Five-Year ACS	1,565	85.1%	264	14.4%	10	0.5%	1,839

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 13 households with incomplete plumbing facilities in 2016, representing 0.7 percent of households in Schuyler. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table III.26.34
Households with Incomplete Plumbing Facilities

Schuyler

2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	1,721	1,826
Lacking Complete Plumbing Facilities	7	13
Total Households	1,728	1,839
Percent Lacking	0.4%	0.7%

There were 13 households lacking complete kitchen facilities in 2016, compared to 0 households in 2000. This was a change from 0 percent of households in 2000 to 0.7 percent in 2016.

Table III.26.35
Households with Incomplete Kitchen Facilities

Schuyler

2000 Census SF3 & 2016 Five-Year ACS Data

Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	1,728	1,826
Lacking Complete Kitchen Facilities	0	13
Total Households	1,728	1,839
Percent Lacking	0%	0.7%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan.



For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Schuyler, 18.4 percent of households had a cost burden and 6.6 percent had a severe cost burden. Some 18.1 percent of renters were cost burdened, and 12 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 13 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 23.4 percent, and severe cost burden at 6.9 percent.

Table III.26.36
Cost Burden and Severe Cost Burden by Tenure
 Schuyler
 2000 Census & 2016 Five-Year ACS Data

Data Source	Less Than 30%		30%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2000 Census	448	79.9%	91	16.2%	22	3.9%	0	0%	561
2016 Five-Year ACS	445	68.5%	152	23.4%	45	6.9%	8	1.2%	650
Owner Without a Mortgage									
2000 Census	467	94.5%	9	1.8%	18	3.6%	0	0%	494
2016 Five-Year ACS	476	87%	71	13%	0	0%	0	0%	547
Renter									
2000 Census	356	71.6%	43	8.7%	27	5.4%	71	14.3%	497
2016 Five-Year ACS	406	63.2%	116	18.1%	77	12%	43	6.7%	642
Total									
2000 Census	1,271	81.9%	143	9.2%	67	4.3%	71	4.6%	1,552
2016 Five-Year ACS	1,327	72.2%	339	18.4%	122	6.6%	51	2.8%	1,839

Housing Problems by Income

Table III.26.37, shows the HUD calculated Median Family Income (MFI) for a family of four for Colfax County. As can be seen in 2017 the MFI was \$65,100, which compared to \$68,200 for the State of Nebraska.

Table III.26.37
Median Family Income
 Colfax County
 2000–2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	42,200	50,400
2001	45,300	53,400
2002	47,200	55,100
2003	46,900	55,400
2004	48,300	56,300
2005	48,650	57,400
2006	50,000	59,400
2007	49,100	58,200
2008	50,900	59,800
2009	52,800	62,000
2010	53,300	62,600
2011	53,100	63,500
2012	53,800	64,400
2013	58,600	64,600
2014	58,800	66,000
2015	61,100	66,800
2016	63,500	66,500
2017	65,100	68,200



Table III.26.38 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 205 owner-occupied and 154 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 70 owner-occupied and 25 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 1,154 households without a housing problem.

Table III.26.38						
Housing Problems by Income and Tenure						
Schuyler						
2010–2014 HUD CHAS Data						
Housing Problem	Less Than 30% MFI	30% - 50% MFI	50% - 80% MFI	80% - 100% MFI	Greater than 100% MFI	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	15	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	50	0	30	80
Housing cost burden greater than 50% of income (and none of the above problems)	25	30	15	0	0	70
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	60	75	60	10	0	205
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	15	35	170	130	515	865
Total	110	140	295	140	560	1,245
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	10	15	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	0	35	0	60	110
Housing cost burden greater than 50% of income (and none of the above problems)	25	0	0	0	0	25
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	70	80	4	0	0	154
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	4	30	105	30	120	289
Total	114	110	154	40	195	613
Total						
Lacking complete plumbing or kitchen facilities	0	0	0	10	15	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	0	15	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	0	85	0	90	190
Housing cost burden greater than 50% of income (and none of the above problems)	50	30	15	0	0	95
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	130	155	64	10	0	359
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	19	65	275	160	635	1,154
Total	224	250	449	180	755	1,858

Survey of Rental Properties

From September through December of 2017, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.26.39 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Schuyler. The number of completed surveys decreased from 11 in 2016 to 7 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 0.2 percentage points and was at 1.1 percent in 2017.

Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002				
2003				
2004				
2005				
2006				
2007				
2008				
2009				
2010				
2011				
2012	8	169	7.1	
2013	5	168	7.7	18.5
2014	5	95	1.1	
2015	4	51	17.6	13
2016	11	228	1.3	18.5
2017	7	177	1.1	12.3

Table III.26.40 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 11 single-family units in Schuyler, with 1 of them available. This translates into a vacancy rate of 9.1 percent in Schuyler, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 134 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all units types over the last five years was 6.9 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	11	1	9.1%	2.3%
Apartments	134	0	0%	11.3%
Mobile Homes	31	1	3.2%	3.2%
"Other" Units	1	0	0%	.
Don't Know	0	0	%	0%
Total	177	2	1.1%	6.9%

Table III.26.41, reports units by number of bedrooms. Three bedroom units were the most common type of reported single-family unit, with 2 units. The most common apartment units were one bedroom units, with 48 units.

Table III.26.41 Rental Units by Number of Bedrooms Schuyler 2017 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	0	48	0	0	.	48
Two	0	22	0	0	.	22
Three	2	7	0	0	.	9
Four	0	0	0	0	.	0
Don’t Know	9	57	31	1	0	98
Total	11	134	31	1	0	177

Table III.26.42 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 50 percent.

Table III.26.42 Single-Family Units by Number of Bedrooms Schuyler 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	0	0	%
Two	0	0	%
Three	2	1	50%
Four	0	0	%
Don’t know	9	0	0%
Total	11	1	9.1%

Table III.26.43 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were one bedroom units, which had a vacancy rate of 0 percent.

Table III.26.43 Apartment Units by Number of Bedrooms Schuyler 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	48	0	0%
Two	22	0	0%
Three	7	0	0%
Four	0	0	%
Don’t know	57	0	0%
Total	134	0	0%

Average market-rate rents by unit type are shown in Table III.26.44. 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.26.44					
Average Market Rate Rents by Number of Bedrooms					
Schuyler					
2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$425	\$450	\$	\$	\$441.7
Two	\$575	\$567.5	\$	\$	\$569
Three	\$1,000.00	\$598.3	\$	\$	\$698.8
Four	\$	\$	\$	\$	\$
Don't know	\$	\$	\$	\$	\$
Total	\$750	\$562.7	\$	\$	\$646.4

Table III.26.45 shows vacancy rates for single-family units by average rental rates for Schuyler. The most common rent for single-family units was \$500 to \$749 dollars and units in this price range had a vacancy rate of 0 percent.

Table III.26.45			
Single-Family Market Rate Rents by Vacancy Status			
Schuyler			
2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	9	0	0%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	2	1	50%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	0	0	%
Total	11	1	9.1%

The average rent and availability of apartment units is displayed in Table III.26.46. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.26.46 Apartment Market Rate Rents by Vacancy Status Schuyler 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	119	0	0%
\$750 to \$999	0	0	%
\$1,000 to \$1,249	0	0	%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	15	0	0%
Total	134	0	0%

Respondents were asked if utilities are included in the rent and, as shown in Table III.26.47, 3 respondents, or 50 percent, included some sort of utility in the rent.

Table III.26.47 Are there any utilities included with the rent? Schuyler 2017 Survey of Rental Properties	
Period	Respondent
Yes	3
No	3
% Offering Utilities	50%

The type of utility included in the rent is shown in Table III.26.48. There were 1 respondents who included electricity, 1 respondents who included natural gas, 2 respondents who included water and sewer and 2 respondents included trash collection in the rent.

Table III.26.48 Which utilities are included with the rent? Schuyler 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	2
Trash Collection	2

Table III.26.49 shows the number of survey respondents who keep a waiting list. As can be seen, 2 respondents said they keep a waitlist, with an estimated 40 persons on the wait list.

Table III.26.49 Do you keep a waiting list? Schuyler 2017 Survey of Rental Properties	
Period	Respondent
Yes	2
No	4
Waitlist Size	40

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.26.50 most respondents indicated there was moderate need for the renovation of existing single-family units and moderate need for the renovation of existing apartment units.

Table III.26.50 How would you rate the need for renovation of existing units in the city? Schuyler 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	0	0		
Moderate Need	3	3	3	3
High Need	0	0		
Extreme Need	2	2	2	2

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.26.51 most respondents indicated there was extreme need for the construction of new single-family units and extreme need for the construction of new apartment units.

Table III.26.51 How would you rate the need for construction of new units in the city? Schuyler 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	0	0		
Low Need	1	1	1	1
Moderate Need	0	0		
High Need	1	1	1	1
Extreme Need	3	3	3	3

