

City of Grand Island

Summary

- From 2010 to 2015, population increased by 6.0 percent, or by 2,920 persons.
- Between 2014 and 2015, the unemployment rate remained at 3.8 percent.
- In 2015, 211 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$181,728.
- The vacancy rate in the Fall 2016 Rental Survey was 5.1 percent, which compared to a vacancy rate of 2.1 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Grand Island's population increased by 19.80 percent between 2000 and 2015, from 42,940 to 51,440 persons. This growth rate was greater than the 10.8 percent estimated increase statewide. Census estimates indicated an increase of 188 persons in Grand Island between 2014 and 2015, as shown below in Table III.10.1.

Subject	Nebraska	% Growth Since 2000	Grand Island	% Growth Since 2000
2000 Census	1,711,263		42,940	.
July 2001 Estimate	1,719,836	0.5%	43,660	1.7
July 2002 Estimate	1,728,292	1.0%	43,913	2.3
July 2003 Estimate	1,738,643	1.6%	44,260	3.1
July 2004 Estimate	1,749,370	2.2%	44,634	3.9
July 2005 Estimate	1,761,497	2.9%	44,810	4.4
July 2006 Estimate	1,772,693	3.6%	45,423	5.8
July 2007 Estimate	1,783,440	4.2%	45,953	7.0
July 2008 Estimate	1,796,378	5.0%	46,894	9.2
July 2009 Estimate	1,812,683	5.9%	47,925	11.6
2010 Census	1,826,341	6.7%	48,520	13.0
July 2011 Estimate	1,842,383	7.7%	49,479	15.2
July 2012 Estimate	1,855,973	8.5%	50,112	16.7
July 2013 Estimate	1,869,300	9.2%	50,648	18.0
July 2014 Estimate	1,882,980	10.0%	51,252	19.4
July 2015 Estimate	1,896,190	10.8%	51,440	19.8

Table III.10.2, on the following page, shows the population of Grand Island by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 91.9 percent of the population, with a total of 46,484 persons. There were also 1,274 black and 330 or Native American persons residing in the City of Grand Island. In 2010 the Hispanic population accounted for 26.7 percent of the population, with 12,933 persons, which compared to a population share of 29.0 percent in 2015 and a Hispanic population of 14,671.

Table III.10.2				
Population by Race and Ethnicity				
City of Grand Island				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	38,839	80.0%	46,484	91.9%
Black	1,002	2.1%	1,274	2.5%
American Indian	503	1.0%	330	.7%
Asian	584	1.2%	649	1.3%
Native Hawaiian/ Pacific Islander	110	.2%	18	.0%
Other	6,338	13.1%	1,203	2.4%
Two or More Races	1,144	2.4%	624	1.2%
Total	48,520	100.0%	50,582³⁶	100.0%
Hispanic	12,933	26.7%	14,671	29.0%

Table III.10.3, below, shows the population of Grand Island by age, as reported in the 2010 Census and 2015 five-year ACS data. The percentage of persons from 15 to 24 years of age changed from 12.9 percent of the total population in 2010 to 13.2 percent in 2015. The number of people from 25 to 34 years of age accounted for 13.6 percent of the population in 2015, or 6,891 persons. The percentage of people aged 65 or Older changed from 13.0 percent of the total population in 2010 to 13.4 percent in 2015. Additional age details are shown in table III.10.3.

Table III.10.3				
Population by Age				
City of Grand Island				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	11,344	23.4%	11,691	23.1%
15 - 24	6,279	12.9%	6,667	13.2%
25 - 34	6,852	14.1%	6,891	13.6%
35 - 44	6,105	12.6%	6,500	12.9%
45 - 54	6,444	13.3%	6,233	12.3%
55 - 64	5,210	10.7%	5,808	11.5%
65 or Older	6,286	13.0%	6,792	13.4%
Total	48,520	100.0%	50,582	100.0%

³⁶ The 2015 five year ACS population figure is a five year average and will not match the one year 2015 population estimate shown in the previous table.

School Enrollment

Between 2010 and 2016, the number of children enrolled in schools in the City of Grand Island increased by 8.5 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 12.3 percent to 3,429 persons, while the enrollment for those aged 5 to 10 increased by 5.7 percent, to 5,048 persons. Between 2015 and 2016, school enrollment rose by 1.9 percent or from 11,681 to 11,901 persons. These results can be seen in Table III.10.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	3,816	2,726	2,672	9,214
2001	3,852	2,822	2,658	9,332
2002	3,953	2,869	2,731	9,553
2003	4,077	2,913	2,786	9,776
2004	4,208	2,888	2,804	9,900
2005	4,325	2,923	2,861	10,109
2006	4,576	2,996	2,856	10,428
2007	4,459	2,945	2,944	10,348
2008	4,524	3,028	3,001	10,553
2009	4,721	3,132	3,059	10,912
2010	4,778	3,133	3,053	10,964
2011	4,839	3,203	3,047	11,089
2012	4,723	3,238	3,207	11,168
2013	4,790	3,311	3,288	11,389
2014	4,909	3,340	3,323	11,572
2015	4,974	3,373	3,334	11,681
2016	5,048	3,424	3,429	11,901

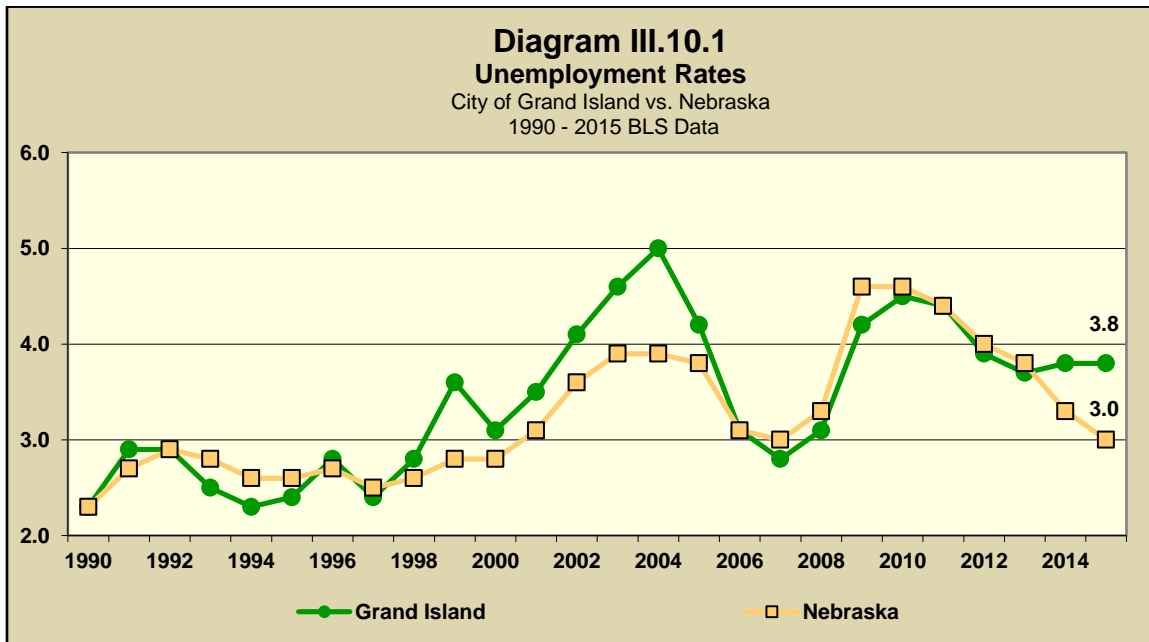
ECONOMICS

Labor Force

Every year, the Bureau of Labor Statistics (BLS) collects data on the size and employment status of the labor force in Grand Island. As shown in Table III.10.5, on the following page, the labor force, defined as people working or seeking work, increased by 4,478 persons between 1990 and 2015, to 26,317 persons. Between 2014 and 2015, the total labor force decreased by 516 individuals. Between 2014 and 2015 the number of people working decreased by 503 persons. This translated to no change in the unemployment rate from 3.8 percent in 2014 to 3.8 percent in 2015.

Table III.10.5 Labor Force Statistics City of Grand Island Bureau of Labor Statistics				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
1990	21,839	21,338	501	2.3
1991	22,479	21,837	642	2.9
1992	23,087	22,406	681	2.9
1993	23,796	23,197	599	2.5
1994	24,363	23,791	572	2.3
1995	24,648	24,067	581	2.4
1996	24,912	24,220	692	2.8
1997	25,045	24,440	605	2.4
1998	25,418	24,708	710	2.8
1999	25,396	24,487	909	3.6
2000	22,831	22,122	709	3.1
2001	22,761	21,974	787	3.5
2002	22,861	21,924	937	4.1
2003	23,274	22,203	1,071	4.6
2004	23,717	22,521	1,196	5.0
2005	24,076	23,071	1,005	4.2
2006	24,033	23,293	740	3.1
2007	24,559	23,864	695	2.8
2008	25,385	24,602	783	3.1
2009	25,829	24,751	1,078	4.2
2010	25,957	24,795	1,162	4.5
2011	26,393	25,240	1,153	4.4
2012	26,967	25,905	1,062	3.9
2013	26,973	25,983	990	3.7
2014	26,833	25,826	1,007	3.8
2015	26,317	25,323	994	3.8

Diagram III.10.1, below, shows the unemployment rates for Nebraska and the City of Grand Island.



HOUSING

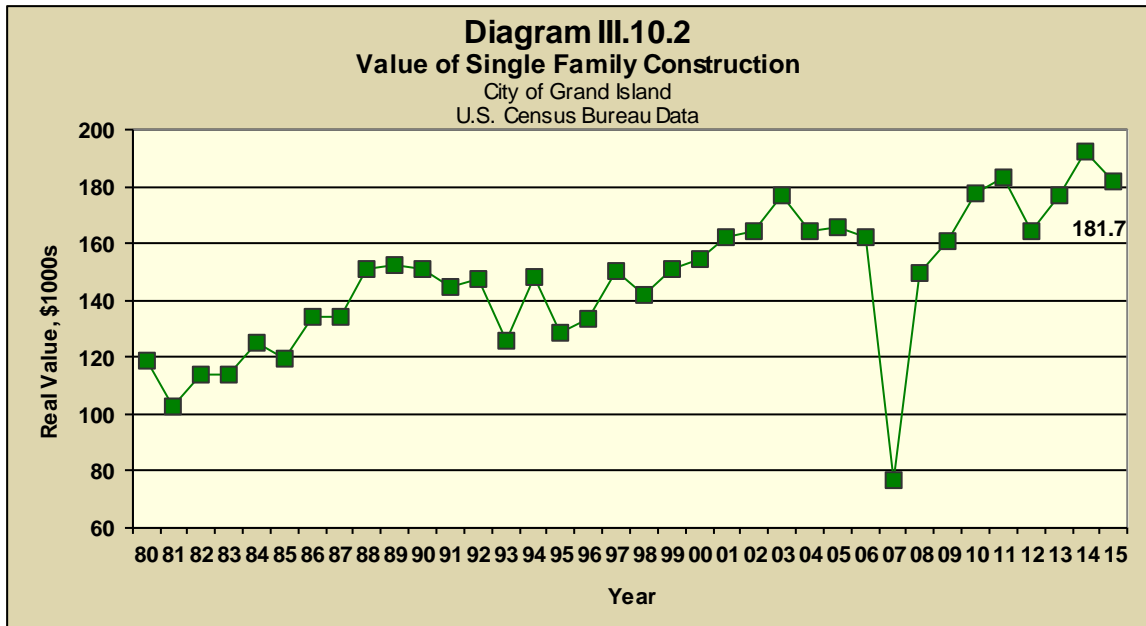
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.³⁷ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in Grand Island numbering 141 in 1980, 67 in 1990, 88 in 2000, and 81 in 2008. Between 2014 and 2015, single-family permits decreased to 133 units. Additional details of permit activity and per-unit valuations are shown in Table III.10.6.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	141	12	63	56	272	119	83	46	65
1981	97	10	69	100	276	102	67	51	33
1982	44	6	4	98	152	114	118	46	40
1983	76	6	4	5	91	114	150	41	107
1984	61	0	0	0	61	125	0	0	0
1985	34	0	3	6	43	120	0	64	38
1986	24	4	3	0	31	135	46	63	0
1987	36	4	0	6	46	134	63	0	12
1988	32	0	0	8	40	151	0	0	43
1989	43	2	0	0	45	152	88	0	0
1990	67	10	0	0	77	151	117	0	0
1991	89	14	7	16	126	145	111	103	66
1992	135	14	11	6	166	147	109	89	80
1993	174	8	16	0	198	126	92	61	0
1994	126	18	18	53	215	148	103	70	67
1995	142	16	26	56	240	128	101	69	53
1996	124	16	12	250	402	134	132	72	46
1997	102	4	12	0	118	150	142	105	0
1998	98	20	44	80	242	142	109	62	68
1999	95	6	4	24	129	151	135	102	51
2000	88	0	0	36	124	154	0	0	52
2001	88	12	4	0	104	163	138	53	0
2002	81	4	4	160	249	165	135	43	54
2003	101	26	7	26	160	177	145	94	88
2004	122	14	0	75	211	164	140	0	78
2005	111	10	4	45	170	166	172	75	93
2006	98	34	0	96	228	162	101	0	65
2007	221	82	20	0	323	77	89	68	48
2008	81	18	8	8	115	150	111	88	48
2009	92	36	0	0	128	161	128	0	0
2010	85	6	12	0	103	178	111	71	0
2011	70	34	3	8	115	183	103	70	32
2012	85	40	0	210	335	164	103	0	58
2013	113	10	3	82	208	177	144	114	59
2014	142	20	6	30	198	193	163	95	54
2015	133	22	0	56	211	182	138	0	86.9

³⁷ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

As shown in Diagram III.10.2, below, the average value of newly constructed single-family units in 2000 was \$154,356, \$165,586 in 2005, and \$177,611 in 2010. In 2015, the value of single family units fell to \$181,728 from \$192,673 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Grand Island. As shown in Table III.10.7, below, 6.0 percent, or 1,195 housing units were vacant in 2015. Of the 18,721 housing units that were occupied in 2015, 59.0 percent, or 11,050 units, were owner-occupied, and the remaining 41.0 percent were renter-occupied. This compares to 18,326 housing units that were occupied in 2010 with 11,186 units, or 61.0 percent, being owner-occupied, and the remaining 39.0 percent being renter-occupied.

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	18,326	94.3%	18,721	94.0%
Owner-Occupied	11,186	61.0%	11,050	59.0%
Renter-Occupied	7,140	39.0%	7,671	41.0%
Vacant Housing Units	1,100	5.7%	1,195	6.0%
Total Housing Units	19,426	100.0%	19,916	100.0%

As shown in Table III.10.8, on the following page, there were 14,567 single family dwellings in 2015, which accounted for 73.1 percent of all housing units. Apartment units accounted for 14.9 percent of housing units, with 2,972 units. Mobile homes also accounted for an additional 3.1 percent of housing with 625 units.

Table III.10.8				
Housing Units by Type				
City of Grand Island				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	13,721	72%	14,567	73.1%
Duplex	886	5%	646	3.2%
Tri- or Four-Plex	941	5%	1,096	5.5%
Apartment	2,631	14%	2,972	14.9%
Mobile Home	913	5%	625	3.1%
Boat, RV, Van, Etc.	16	0%	10	.1%
Total	19,108	100.0%	19,916	100.0%

Table III.10.9, below, shows the disposition of vacant housing units in Grand Island. At the time of the 2015 five-year ACS, 18.2 percent of vacant units were for rent, 26.3 percent were for sale, and 9.0 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 364 “other vacant” units, representing 33.1 percent of vacant units, which compared to 43.3 percent in 2015. “Other vacant” units are those not available to the market and may fall into disrepair and contribute to neighborhood blight.

Table III.10.9				
Disposition of Vacant Housing Units				
City of Grand Island				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	397	36.1%	217	18.2%
For Sale	202	18.4%	314	26.3%
Rented or Sold, Not Occupied	73	6.6%	107	9.0%
For Seasonal, Recreational, or Occasional Use	64	5.8%	39	3.3%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	364	33.1%	518	43.3%
Total	1,100	100.0%	1,195	100.0%

Rental Property Survey

From September through November of 2016, a telephone survey was conducted with landlords and rental property managers throughout Nebraska. Table III.10.10 presents basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2016 in the City of Grand Island. The number of completed surveys decreased from 61 in 2015 to 52 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 3.0 percentage points and was at 5.1 percent in 2016.

Table III.10.11 on the following page, shows the amount of total and vacant units with

Table III.10.10				
Survey of Rental Properties				
City of Grand Island				
2002–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2002	11	1,072	3.5	13.6
2003	13	2,148	2.9	27.1
2004	13	3,747	5.5	36.6
2005	13	1,394	5.5	48.6
2006	14	920	4.1	19.5
2007	27	2,811	3.1	19.5
2008	25	3,012	3.6	19.8
2009	33	3,398	2.2	21.0
2010	33	2,703	3.1	18.0
2011	49	3,448	3.2	21.6
2012	58	3,586	3.0	14.6
2013	70	4,200	3.6	33.8
2014	80	5,499	4.1	28.0
2015	61	5,499	2.1	20.6
2016	52	4,121	5.1	16.2

their associated vacancy rates. At the time of the survey, there were an estimated 164 single family units in City of Grand Island, with 9 of them available. This translates into a vacancy rate of 5.5 percent in City of Grand Island, which compares to a single family vacancy rate of 3.6 percent for the State of Nebraska. There were 2,224 apartment units reported in the survey, with 114 of them available, which resulted in a vacancy rate of 5.1 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 3.6 percent.

Table III.10.11 Rental Vacancy Survey by Type City of Grand Island 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	164	9	5.5%	3.3%
Apartments	2,224	114	5.1%	3.2%
Mobile Homes	118	16	13.6%	6.3%
“Other” Units		0	.0%	.
Don't Know	1,615	72	4.5%	3.2%
Total	4,121	211	5.1%	3.6%

Table III.10.12, below reports units by Number of Bedrooms. Three bedroom units were the most common type of reported single family unit, with 70 units. The most common apartment units were one bedroom units, with 490 units. Details for additional unit types are reported below.

Table III.10.12 Rental Units by Number of Bedrooms City of Grand Island 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	150	0	0	.	150
One	7	490	0	0	.	497
Two	55	455	5	0	.	515
Three	70	106	113	0	.	289
Four	9	20	0	0	.	29
Don't Know	23	1,003	0		1,615	2,641
Total	164	2,224	118		1,615	4,121

Table III.10.13, at right, displays the vacancy rate of single family units by the number of bedrooms. Three bedroom units were the most common type of reported single family unit, which had a vacancy rate of 5.7 percent.

Table III.10.13 Single Family Units by Number of Bedrooms City of Grand Island 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	7	2	28.6%
Two	55	1	1.8%
Three	70	4	5.7%
Four	9	1	11.1%
Don't know	23	1	4.3%
Total	164	9	5.5%

Table III.10.14, below 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 1.2 percent.

Table III.10.14 Apartment Units by Number of Bedrooms City of Grand Island 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	150	0	.0%
One	490	6	1.2%
Two	455	9	2.0%
Three	106	2	1.9%
Four	20	0	.0%
Don't know	1,003	97	9.7%
Total	2,224	114	5.1%

Average market-rate rents by unit type are shown in Table III.10.15, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.10.15 Average Market Rate Rents by Number of Bedrooms City of Grand Island 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$395	\$	\$	\$395
One	\$537	\$541	\$	\$	\$540
Two	\$650	\$659	\$587	\$	\$650
Three	\$731	\$744	\$850	\$	\$744
Four	\$	\$655	\$	\$	\$655
Average	\$815	\$607	\$633	\$675	\$699

Table III.10.16, below, shows vacancy rates for single family units by average rental rates for the City of Grand Island. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 2.7 percent.

Table III.10.16 Single Family Market Rate Rents by Vacancy Status City of Grand Island 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	74	2	2.7%
\$750 to \$1,000	66	3	4.5%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	1	0	.0%
Missing	23	4	17.4%
Total	164	9	5.5%

The average rent and availability of apartment units is displayed in Table III.10.17, below. The most common rent for apartments was \$750 to \$1,000 dollars and the units in this price range had a vacancy rate of 3.6 percent.

Table III.10.17 Apartment Market Rate Rents by Vacancy Status City of Grand Island 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	569	62	10.9%
\$500 to \$750	646	8	1.2%
\$750 to \$1,000	787	28	3.6%
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	222	16	7.2%
Total	2,224	114	5.1%

Respondents were asked if utilities are included in the rent and as shown in Table III.10.18, on the following page, 31 respondents, or 75.6 percent, included some sort of utility in the rent.

Table III.10.18 Are there any utilities included with the rent? City of Grand Island 2016 Survey of Rental Properties	
Period	Respondent
Yes	31
No	10
% Offering Utilities	75.6%

The type of utility included in the rent is shown in Table III.10.19, below. There were 9 respondents who included electricity, 6 respondents who included natural gas, 29 respondents who included water and sewer and 30 respondents included trash collection in the rent.

Table III.10.19 Which utilities are included with the rent? City of Grand Island 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	9
Natural Gas	6
Water/Sewer	29
Trash Collection	30

Table III.10.20, at right, shows the number of survey respondents who keep a waiting list. As can be seen 21 respondents said they keep a waiting list, with an estimated 1,602 number of persons on the waiting list.

Table III.10.20 Do you keep a waiting list? City of Grand Island 2016 Survey of Rental Properties	
Period	Respondent
Yes	21
No	21
Waiting list Size	1,602

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.10.21, below, 6 respondents said there was no need for renovating single family units, with 8 respondents saying there was extreme need for renovating single family units. Likewise, 6 respondents indicated no need for renovating existing apartment units, with 8 respondents saying there was extreme need for renovating existing apartment units.

Table III.10.21 How would you rate the need for renovation of existing units in the city? City of Grand Island 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	6	6	6	1
Low Need	7	7	7	
Moderate Need	6	6	6	1
High Need	7	7	7	
Extreme Need	8	8	8	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.10.22, below, 14 respondents said there was no need for new single family units, with 8 respondents saying there was extreme need for constructing new single family units. Likewise, 16 respondents indicated no need for constructing new apartment units, with 7 respondents saying there was extreme need for constructing new apartment units.

Table II.10.22				
How would you rate the need for construction of new units in the city?				
City of Grand Island				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	14	16	15	1
Low Need	1	1	1	
Moderate Need	5	5	5	
High Need	7	6	7	
Extreme Need	8	7	7	1

Local Commentary

Grand Island is the county seat of Hall County and is the primary city of the Grand Island Micropolitan Statistical Area. Manufacturing is the largest sector in Grand Island's economy, though the education and other service providers such as the Nebraska Law Enforcement Training Center and a regional power district are also prominent. Manufacturing companies are attracted to the area because of high-quality agricultural land and the city's central location facilitates product distribution. Grand Island is also home to the Nebraska State Fair.

There have been a many new retail and restaurant establishments in Grand Island that opened this past year. Employment has been steady even with the decline in Ag, but there are new types of businesses that are opening in the area. Hendrix ISA who announced plans to build a hatchery in Grand Junction has begun construction. They also have plans to open several smaller projects in the region and other companies are looking at expanding. Additionally, retail sales should be over \$1 billion which will be the fourth year in a row to hit this goal.

Housing has been good and in the past year Victory Village opened which is housing slated towards veterans. There are plans for more housing including single family and multi-family to be constructed in 2017. Additionally, there are new businesses moving into the industrial park and a \$700 million school bond that has been passed.³⁸

³⁸ Telephone interview with City of Grand, 2/2017