

City of McCook

Summary

- From 2010 to 2015, population decreased by 1.5 percent, or by 118 persons.
- In 2015, 24 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$235,938.
- The vacancy rate in the Fall 2016 Rental Survey was 6.5 percent, which compared to a vacancy rate of 7.1 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, McCook’s population decreased by 5.18 percent between 2000 and 2015, from 7,994 to 7,580 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 24 persons in McCook between 2014 and 2015, as shown below in Table III.17.1.

Subject	Nebraska	% Growth Since 2000	McCook	% Growth Since 2000
2000 Census	1,711,263		7,994	
July 2001 Estimate	1,719,836	0.5%	8,034	.5
July 2002 Estimate	1,728,292	1.0%	7,996	.0
July 2003 Estimate	1,738,643	1.6%	7,917	-1.0
July 2004 Estimate	1,749,370	2.2%	7,928	-.8
July 2005 Estimate	1,761,497	2.9%	7,828	-2.1
July 2006 Estimate	1,772,693	3.6%	7,809	-2.3
July 2007 Estimate	1,783,440	4.2%	7,708	-3.6
July 2008 Estimate	1,796,378	5.0%	7,689	-3.8
July 2009 Estimate	1,812,683	5.9%	7,678	-4.0
2010 Census	1,826,341	6.7%	7,698	-3.7
July 2011 Estimate	1,842,383	7.7%	7,673	-4.0
July 2012 Estimate	1,855,973	8.5%	7,683	-3.9
July 2013 Estimate	1,869,300	9.2%	7,702	-3.7
July 2014 Estimate	1,882,980	10.0%	7,604	-4.9
July 2015 Estimate	1,896,190	10.8%	7,580	-5.2

Table III.17.2, on the following page, shows the population of McCook by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 97.9 percent of the population, with a total of 7,489 persons. There were also 44 black and 34 Native American persons residing in the City of McCook. In 2010 the Hispanic population accounted for 4.9 percent of the population, with 377 persons, which compared to a population share of 6.4 percent in 2015 and a Hispanic population of 487.

Table III.17.2				
Population by Race and Ethnicity				
City of McCook				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,372	95.8%	7,489	97.9%
Black	38	.5%	44	.6%
American Indian	39	.5%	34	.4%
Asian	29	.4%	43	.6%
Native Hawaiian/ Pacific Islander	1	.0%	0	.0%
Other	116	1.5%	0	.0%
Two or More Races	103	1.3%	39	.5%
Total	7,698	100.0%	7,649⁶³	100.0%
Hispanic	377	4.9%	487	6.4%

Table III.17.3, below, shows the population of McCook 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 12.8 percent of the total population in 2010 to 15.3 percent in 2015. The number of people from 25 to 34 years of age accounted for 11.0 percent of the population in 2015, or 842 persons. The percentage of people aged 65 or Older changed from 19.5 percent of the total population in 2010 to 19.7 percent in 2015. Additional age details are shown in table III.17.3.

Table III.17.3				
Population by Age				
City of McCook				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	1,503	19.5%	1,468	19.2%
15 - 24	988	12.8%	1,174	15.3%
25 - 34	931	12.1%	842	11.0%
35 - 44	759	9.9%	861	11.3%
45 - 54	1,105	14.4%	915	12.0%
55 - 64	908	11.8%	884	11.6%
65 or Older	1,504	19.5%	1,505	19.7%
Total	7,698	100.0%	7,649	100.0%

⁶³ 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 McCook decreased by 1.6 percent. Over the same period the school enrollment for those aged 15 to 18 fell by .2 percent to 472 persons, while the enrollment for those aged 5 to 10 decreased by 4.0 percent, to 632 persons. Between 2015 and 2016, school enrollment fell by 1.6 percent or from 1,602 to 1,577 persons. These results can be seen in Table III.17.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	640	515	515	1,670
2001	617	487	508	1,612
2002	610	524	494	1,628
2003	623	517	494	1,634
2004	645	492	532	1,669
2005	627	480	503	1,610
2006	649	477	543	1,669
2007	669	482	533	1,684
2008	692	472	494	1,658
2009	673	460	483	1,616
2010	658	472	473	1,603
2011	681	486	481	1,648
2012	642	467	476	1,585
2013	651	474	488	1,613
2014	655	480	484	1,619
2015	655	470	477	1,602
2016	632	473	472	1,577

HOUSING

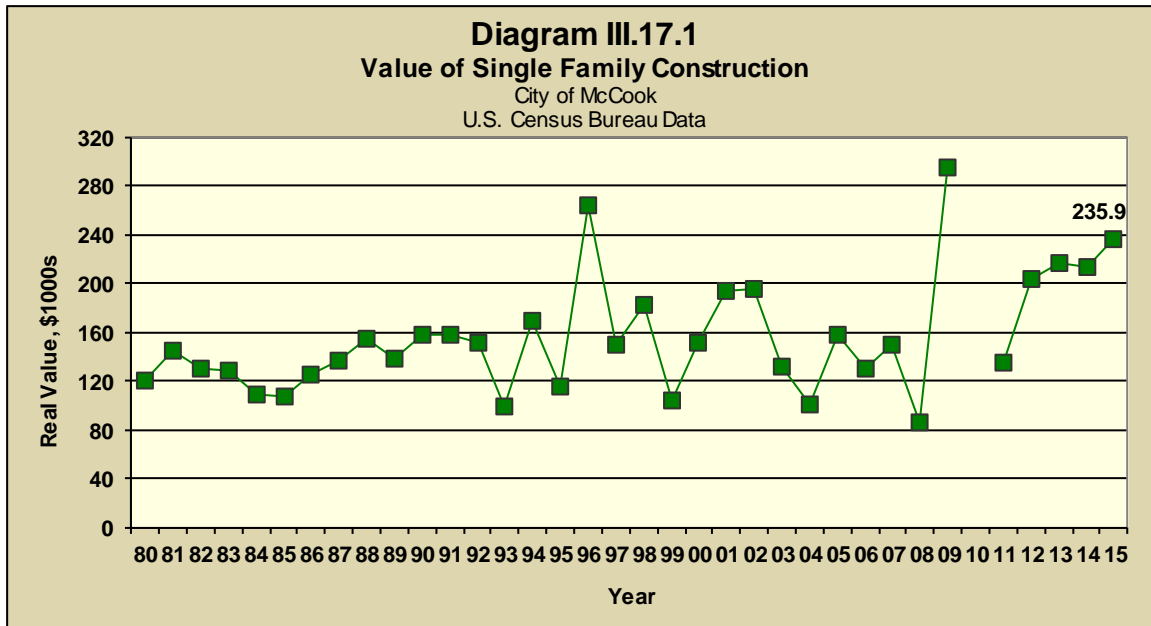
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁶⁴ 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 McCook numbering 17 in 1980, 8 in 1990, 7 in 2000, and 2 in 2008. Between 2014 and 2015, single-family permits increased to 8 units. Additional details of permit activity and per-unit valuations are shown in Table III.17.5.

⁶⁴ Permits do not necessarily translate into a precise and full count of housing production. Some dwellings permitted are never constructed. As well, some dwellings may be built in areas that lack a building permitting process, have a lax permitting process, or have insufficient oversight of construction activity.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1000s of Real 2015 Dollars			
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Single-Family Units(\$)	Duplex Units (\$)	Tri- and Four-Plex Units (\$)	Multi-Family Units (\$)
1980	17	6	4	0	27	121	93	62	0
1981	28	0	0	0	28	144	0	0	0
1982	18	4	0	30	52	130	67	0	54
1983	29	8	8	30	75	128	112	51	47
1984	32	6	0	0	38	110	91	0	0
1985	24	0	0	0	24	108	0	0	0
1986	3	0	0	0	3	125	0	0	0
1987	6	0	0	0	6	137	0	0	0
1988	4	2	0	0	6	155	125	0	0
1989	5	0	0	0	5	138	0	0	0
1990	8	2	0	0	10	159	62	0	0
1991	10	2	0	0	12	158	139	0	0
1992	7	0	0	0	7	152	0	0	0
1993	3	0	0	16	19	99	0	0	66
1994	8	2	0	54	64	170	149	0	58
1995	13	0	0	26	39	116	0	0	61
1996	9	8	0	16	33	264	9	0	9
1997	12	0	0	0	12	150	0	0	0
1998	18	0	0	0	18	182	0	0	0
1999	12	0	0	0	12	105	0	0	0
2000	7	0	0	24	31	152	0	0	66
2001	9	0	0	0	9	194	0	0	0
2002	17	0	0	0	17	195	0	0	0
2003	5	6	0	0	11	131	193	0	0
2004	3	8	0	0	11	101	136	0	0
2005	5	0	0	0	5	157	0	0	0
2006	6	0	0	0	6	130	0	0	0
2007	3	0	0	0	3	150	0	0	0
2008	2	0	0	0	2	86	0	0	0
2009	3	0	0	0	3	295	0	0	0
2010	0	0	0	0	0	0	0	0	0
2011	3	12	0	15	30	135	136	0	82
2012	5	12	0	15	32	204	130	0	174
2013	5	0	0	0	5	217	0	0	0
2014	5	0	0	0	5	213	0	0	0
2015	8	16	0	0	24	236	122	0	.0

As shown in Diagram III.17.1, on the following page, the average value of newly constructed single-family units in 2000 was \$151,760, \$157,274 in 2005, and \$0 in 2010. In 2015, the value of single family units rose to \$235,938 from \$213,099 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in McCook. As shown in Table III.17.6, below, 9.0 percent, or 332 housing units were vacant in 2015. Of the 3,347 housing units that were occupied in 2015, 68.7 percent, or 2,301 units, were owner-occupied, and the remaining 31.3 percent were renter-occupied. This compares to 3,324 housing units that were occupied in 2010 with 2,176 units, or 65.5 percent, being owner-occupied, and the remaining 34.5 percent being renter-occupied.

Table III.17.6
Housing Units by Tenure
 City of McCook
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,324	89.4%	3,347	91.0%
Owner-Occupied	2,176	65.5%	2,301	68.7%
Renter-Occupied	1,148	34.5%	1,046	31.3%
Vacant Housing Units	393	10.6%	332	9.0%
Total Housing Units	3,717	100.0%	3,679	100.0%

As shown in Table III.17.7, on the following page, there were 2,771 single family dwellings in 2015, which accounted for 75.3 percent of all housing units. Apartment units accounted for 12.8 percent of housing units, with 470 units. Mobile homes also accounted for an additional 4.6 percent of housing with 171 units.

Table III.17.7				
Housing Units by Type				
City of McCook				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,867	75%	2,771	75.3%
Duplex	82	2%	110	3.0%
Tri- or Four-Plex	161	4%	157	4.3%
Apartment	392	10%	470	12.8%
Mobile Home	332	9%	171	4.6%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	3,834	100.0%	3,679	100.0%

Table III.17.8, below, shows the disposition of vacant housing units in McCook. At the time of the 2015 five-year ACS, 15.4 percent of vacant units were for rent, 0.0 percent were for sale, and 10.5 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 128 “other vacant” units, representing 32.6 percent of vacant units, which compared to 54.5 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.17.8				
Disposition of Vacant Housing Units				
City of McCook				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	151	38.4%	51	15.4%
For Sale	54	13.7%	0	.0%
Rented or Sold, Not Occupied	17	4.3%	35	10.5%
For Seasonal, Recreational, or Occasional Use	43	10.9%	36	10.8%
For Migrant Workers	0	0.0%	29	8.7%
Other Vacant	128	32.6%	181	54.5%
Total	393	100.0%	332	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.17.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of McCook. The number of completed surveys decreased from 10 in 2015 to 7 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 0.6 percentage points and was at 6.5 percent in 2016.

Table III.17.9				
Survey of Rental Properties				
City of McCook				
2012–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2012	15	266	3.0	16.2
2013	13	253	5.1	33.8
2014	12	320	1.9	44.7
2015	10	320	7.1	16.7
2016	7	246	6.5	22.3

Table III.17.10 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 8 single family units in City of McCook, with 0 of them available. This translates into a vacancy rate of 0.0 percent in City of McCook, which compares to a single family vacancy rate of 3.6 percent for

the State of Nebraska. There were 238 apartment units reported in the survey, with 16 of them available, which resulted in a vacancy rate of 6.7 percent. This compares to a statewide vacancy rate of 4.1 percent for apartment units across the state. The average vacancy rate for all unit types over the last five years was 4.7 percent.

Table III.17.10 Rental Vacancy Survey by Type City of McCook 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	8	0	.0%	2.5%
Apartments	238	16	6.7%	4.6%
Mobile Homes	0	0	0	.0%
“Other” Units		0	.0%	0.
Don't Know	0	0	0	.0%
Total	246	16	6.5%	4.7%

Table III.17.11, below reports units by Number of Bedrooms. Two bedroom units were the most common type of reported single family unit, with 4 units. The most common apartment units were one bedroom units, with 160 units. Details for additional unit types are reported below.

Table III.17.11 Rental Units by Number of Bedrooms City of McCook 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	1	0	0	.	1
One	2	160	0	0	.	162
Two	4	70	0	0	.	74
Three	2	7	0	0	.	9
Four	0	0	0	0	.	0
Don't Know	0	0	0		0	0
Total	8	238	0		0	246

Table III.17.12, at right, displays the vacancy rate of single family units by the number of bedrooms. Two bedroom units were the most common type of reported single family unit, which had a vacancy rate of 0.0 percent.

Table III.17.12 Single Family Units by Number of Bedrooms City of McCook 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	2	0	.0%
Two	4	0	.0%
Three	2	0	.0%
Four	0	0	0
Don't know	0	0	0
Total	8	0	.0%

Table III.17.13, 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 6.3 percent.

Table III.17.13 Apartment Units by Number of Bedrooms City of McCook 2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	1	0	.0%
One	160	10	6.3%
Two	70	6	8.6%
Three	7	0	.0%
Four	0	0	0
Don't know	0	0	0
Total	238	16	6.7%

Average market-rate rents by unit type are shown in Table III.17.14, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.17.14 Average Market Rate Rents by Number of Bedrooms City of McCook 2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$	\$300	\$	\$	\$300
One	\$350	\$440	\$	\$	\$422
Two	\$400	\$494	\$	\$	\$475
Three	\$450	\$653	\$	\$	\$585
Four	\$	\$	\$	\$	\$
Average	\$400	\$448	\$	\$	\$441

Table III.17.15, below, shows vacancy rates for single family units by average rental rates for the City of McCook. The most common rent for single family units was less than \$500 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table III.17.15 Single Family Market Rate Rents by Vacancy Status City of McCook 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	8	0	.0%
\$500 to \$750	0	0	0
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	8	0	.0%

The average rent and availability of apartment units is displayed in Table III.17.16, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 5.4 percent.

Table III.17.16 Apartment Market Rate Rents by Vacancy Status City of McCook 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	89	8	9.0%
\$500 to \$750	149	8	5.4%
\$750 to \$1,000	0	0	0
\$1,000 to \$1,250	0	0	0
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	0	0	0
Total	238	16	6.7%

Respondents were asked if utilities are included in the rent and as shown in Table III.17.17, on the following page, 6 respondents, or 85.7 percent, included some sort of utility in the rent.

Table III.17.17 Are there any utilities included with the rent? City of McCook 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	1
% Offering Utilities	85.7%

The type of utility included in the rent is shown in Table III.17.18, below. There were 2 respondents who included electricity, 3 respondents who included natural gas, 6 respondents who included water and sewer and 6 respondents included trash collection in the rent.

Table III.17.18 Which utilities are included with the rent? City of McCook 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	2
Natural Gas	3
Water/Sewer	6
Trash Collection	6

Table III.17.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waiting list, with an estimated 26 number of persons on the waiting list.

Table III.17.19 Do you keep a waiting list? City of McCook 2016 Survey of Rental Properties	
Period	Respondent
Yes	6
No	1
Waiting list Size	26

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.17.20, below, 2 respondents said there was no need for renovating single family units, with 0 respondents saying there was extreme need for renovating single family units. Likewise, 2 respondents indicated no need for renovating existing apartment units, with 0 respondents saying there was extreme need for renovating existing apartment units.

Table III.17.20 How would you rate the need for renovation of existing units in the city? City of McCook 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	1	1	1	
Moderate Need	1	1	1	
High Need	1	1	1	
Extreme Need				

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.17.21, below, 2 respondents said there was no need for new single family units, with 1 respondent saying there was extreme need for constructing new single family units. Likewise, 2 respondents indicated no need for constructing new apartment units, with 1 respondent saying there was extreme need for constructing new apartment units.

Table II.17.21				
How would you rate the need for construction of new units in the city?				
City of McCook				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	2	2	2	
Low Need	2	2	2	
Moderate Need	1	1	1	
High Need				
Extreme Need	1	1	1	

Local Commentary

McCook is the county seat of Red Willow County. It has a history rooted in agriculture and the railroad. McCook is home to many manufacturing facilities including Valmont Distribution Center, a leading producer of mechanized irrigation systems, Parker Hannifin Industrial Hose Division, and Golight design engineers.⁶⁵

⁶⁵ City of McCook <http://www.cityofmccook.com/>

