

**VOLUME III:
GRAND ISLAND**

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Grand Island

DEMOGRAPHICS

Population Estimates

Table III.13.1, at right shows the population for the City of Grand Island. As can be seen, the population in Grand Island increased from 48,520 persons in 2010 to 51,517 person in 2016, or by 6.2 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 Grand Island. Although a city may span several counties, for the county level data pieces, Hall County was selected. For a more in-depth county level view, please refer to Hall County in Volume II of this profile.

Hall 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 Hall County increased from 94 persons in 2015 to 222 persons in 2016, with an additional net movement of 151 in the first six months of 2017. The driver's license total exchanges for the last 16 years are presented in Table III.13.2.

Table III.13.1 Population Estimates Grand Island Census Population Estimates		
Year	Population	Percent Yearly Change
2000	42,940	.
2001	43,660	1.7%
2002	43,913	0.6%
2003	44,260	0.8%
2004	44,634	0.8%
2005	44,810	0.4%
2006	45,423	1.4%
2007	45,953	1.2%
2008	46,894	2%
2009	47,925	2.2%
2010	48,520	1.2%
2011	49,482	2%
2012	50,088	1.2%
2013	50,566	1%
2014	51,118	1.1%
2015	51,229	0.2%
2016	51,517	0.6%



Table III.13.2			
Driver's Licenses Exchanged and Surrendered			
Hall County			
2001–First half of 2017 DOT Data			
Year	In-Migrants	Out-Migrants	Net Change
Calendar 2001	745	791	-46
Calendar 2002	716	679	37
Calendar 2003	719	556	163
Calendar 2004	697	681	16
Calendar 2005	646	577	69
Calendar 2006	738	606	132
Calendar 2007	813	634	179
Calendar 2008	930	583	347
Calendar 2009	1,004	512	492
Calendar 2010	1,310	737	573
Calendar 2011	1,046	473	573
Calendar 2012	1,000	616	384
Calendar 2013	956	620	336
Calendar 2014	934	720	214
Calendar 2015	884	790	94
Calendar 2016	1,014	792	222
First Half of 2017	549	398	151

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.13.3, shows population by age for the 2000 and 2010 Census. The population changed by 13 percent overall between 2000 and 2010. Various age cohorts changed at different rates. The elderly population, or persons aged 65 or older, changed by 3.5 percent to a total of 6,286 persons in 2010. Those aged 25 to 34 changed by 16 percent, and those aged under 5 changed by 20.5 percent.

Table III.13.3
Population by Age
Grand Island

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Under 5	3,369	7.8%	4,060	8.4%	20.5%
5 to 19	9,385	21.9%	10,548	21.7%	12.4%
20 to 24	2,900	6.8%	3,015	6.2%	4%
25 to 34	5,907	13.8%	6,852	14.1%	16%
35 to 54	11,942	27.8%	12,549	25.9%	5.1%
55 to 64	3,364	7.8%	5,210	10.7%	54.9%
65 or Older	6,073	14.1%	6,286	13%	3.5%
Total	42,940	100.0%	48,520	100.0%	13%

The elderly population is further explored in Table III.13.4. Those aged 65 to 66 changed by 36.6 percent between 2000 and 2010, resulting in a population of 742 persons. Those aged 85 or older changed by 29.7 percent during the same time period, and resulted in 1,095 persons over age 85 in 2010.

Table III.13.4
Elderly Population by Age
Grand Island

2000 & 2010 Census SF1 Data

Age	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
65 to 66	543	8.9%	742	11.8%	36.6%
67 to 69	940	15.5%	918	14.6%	-2.3%
70 to 74	1,463	24.1%	1,272	20.2%	-13.1%
75 to 79	1,328	21.9%	1,211	19.3%	-8.8%
80 to 84	955	15.7%	1,048	16.7%	9.7%
85 or Older	844	13.9%	1,095	17.4%	29.7%
Total	6,073	100.0%	6,286	100.0%	3.5%

Population by race and ethnicity is shown in Table III.13.5 representing 80 percent of the white population in 2010. The black population changed by 456.7 percent, representing 2.1 percent of the population in 2010. The American Indian and Asian populations represented 1 and 1.2 percent, respectively, in 2010. As for ethnicity, the Hispanic population changed by 88.9 percent between 2000 and 2010, compared to the -1.4 percent growth rate for non-Hispanics.

Table III.13.5					
Population by Race and Ethnicity					
Grand Island					
2000 & 2010 Census SF1 Data					
Race	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
White	37,237	86.7%	38,839	80%	4.3%
Black	180	0.4%	1,002	2.1%	456.7%
American Indian	143	0.3%	503	1%	251.7%
Asian	562	1.3%	584	1.2%	3.9%
Native Hawaiian/ Pacific Islander	71	0.2%	110	0.2%	54.9%
Other	4,139	9.6%	6,338	13.1%	53.1%
Two or More Races	608	1.4%	1,144	2.4%	88.2%
Total	42,940	100.0%	48,520	100.0%	13%
Hispanic	6,845	15.9%	12,933	26.7%	88.9%
Non-Hispanic	36,095	84.1%	35,587	73.3%	-1.4%

Population by race and ethnicity through 2016 is shown in Table III.13.6. The white population represented 89.7 percent of the population in 2016, compared with black households accounting for 2.6 percent of the population. Hispanic households represented 29.6 percent of the population in 2016.

Table III.13.6				
Population by Race and Ethnicity				
Grand Island				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	38,839	80%	45,635	89.7%
Black	1,002	2.1%	1,298	2.6%
American Indian	503	1%	213	0.4%
Asian	584	1.2%	678	1.3%
Native Hawaiian/ Pacific Islander	110	0.2%	94	0.2%
Other	6,338	13.1%	2,292	4.5%
Two or More Races	1,144	2.4%	685	1.3%
Total	48,520	100.0%	50,895	100.0%
Non-Hispanic	35,587	73.3%	35,818	70.4%
Hispanic	12,933	26.7%	15,077	29.6%

The population by race is broken down further by ethnicity in Table III.13.7. While the white non-Hispanic population changed by -4.8 percent between 2000 and 2010, the white Hispanic population changed by 144.1 percent. The black non-Hispanic population changed by 510.3 percent, while the black Hispanic population changed by 234.3 percent.

Table III.13.7					
Population by Race and Ethnicity					
Grand Island					
2000 & 2010 Census Data					
Race	2000		2010 Census		% Change 00 - 10
	Population	% of Total	Population	% of Total	
Non-Hispanic					
White	34,960	96.9%	33,280	93.5%	-4.8%
Black	145	0.4%	885	2.5%	510.3%
American Indian	115	0.3%	213	0.6%	85.2%
Asian	551	1.5%	556	1.6%	0.9%
Native Hawaiian/ Pacific Islander	16	0%	32	0.1%	100%
Other	25	0.1%	95	0.3%	280%
Two or More Races	283	0.8%	526	1.5%	85.9%
Total Non-Hispanic	36,095	100.0%	35,587	100.0%	-1.4%
Hispanic					
White	2,277	33.3%	5,559	43%	144.1%
Black	35	0.5%	117	0.9%	234.3%
American Indian	28	0.4%	290	2.2%	935.7%
Asian	11	0.2%	28	0.2%	154.5%
Native Hawaiian/ Pacific Islander	55	0.8%	78	0.6%	41.8%
Other	4,114	60.1%	6,243	48.3%	51.8%
Two or More Races	325	4.7%	618	4.8%	90.2%
Total Hispanic	6,845	100.0%	12,933	100.0%	-1.4%
Total Population	42,940	100.0%	48,520	100.0%	13%

The change in race and ethnicity between 2010 and 2016 is shown in Table III.13.8. During this time, the total non-Hispanic population was 35,818 persons in 2016. The Hispanic population was 15,077.

Table III.13.8				
Population by Race and Ethnicity				
Grand Island				
2010 Census & 2016 Five-Year ACS				
Race	2010 Census		2016 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	33,280	93.5%	32,971	92.1%
Black	885	2.5%	1,251	3.5%
American Indian	213	0.6%	161	0.4%
Asian	556	1.6%	610	1.7%
Native Hawaiian/ Pacific Islander	32	0.1%	81	0.2%
Other	95	0.3%	159	0.4%
Two or More Races	526	1.5%	585	1.6%
Total Non-Hispanic	35,587	100.0%	35,818	100.0%
Hispanic				
White	5,559	43%	12,664	84%
Black	117	0.9%	47	0.3%
American Indian	290	2.2%	52	0.3%
Asian	28	0.2%	68	0.5%
Native Hawaiian/ Pacific Islander	78	0.6%	13	0.1%
Other	6,243	48.3%	2,133	14.1%
Two or More Races	618	4.8%	100	0.7%
Total Hispanic	12,933	100.0	15,077	100.0%
Total Population	48,520	100.0%	50,895	100.0%

Households by type and tenure are shown in Table III.13.9. Family households represented 65.2 percent of households, while non-family households accounted for 34.8 percent. These changed from 64.6 and 35.4 percent, respectively.

Table III.13.9				
Household Type by Tenure				
Grand Island				
2010 Census SF1 & 2016 Five-Year ACS Data				
Household Type	2010 Census		2016 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	11,846	64.6%	12,296	65.2%
Married-Couple Family	8,699	73.4%	8,484	69%
Owner-Occupied	7,087	81.5%	6,497	76.6%
Renter-Occupied	1,612	18.5%	1,987	23.4%
Other Family	3,147	26.6%	3,812	25.6%
Male Householder, No Spouse Present	945	30%	1,025	24.8%
Owner-Occupied	420	44.4%	648	63.2%
Renter-Occupied	525	55.6%	377	36.8%
Female Householder, No Spouse Present	2,202	70%	2,787	57.8%
Owner-Occupied	916	41.6%	974	34.9%
Renter-Occupied	1,286	58.4%	1,813	65.1%
Non-Family Households	6,480	35.4%	6,563	34.8%
Owner-Occupied	2,763	42.6%	2,812	42.8%
Renter-Occupied	3,717	57.4%	3,751	57.2%
Total	18,326	100.0%	18,859	100.0%

The group quarters population was 1,058 in 2010, compared to 1,091 in 2000. Institutionalized populations experienced a 1.4 percent change between 2000 and 2010. Non-Institutionalized populations experienced a -13.7 percent change during this same time period.

Table III.13.10					
Group Quarters Population					
Grand Island					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	112	14.5%	225	28.8%	100.9%
Juvenile Facilities	.	.	10	1.3%	.
Nursing Homes	631	81.9%	546	69.9%	-13.5%
Other Institutions	27	3.5%	0	0%	-100%
Total	770	100.0%	781	100.0%	1.4%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Non-Institutionalized	321	100%	277	100%	-13.7%
Total	321	100.0%	277	100.0%	-13.7%
Group Quarters Population	1,091	100.0%	1,058	100.0%	-3%

The number of foreign-born persons is shown in Table III.13.11. An estimated 6.4 percent of the population was born in Mexico, with 3.1 percent born in Guatemala, and another 2.3 percent were born in Cuba.

Table III.13.11 Place of Birth for the Foreign-Born Population Grand Island 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	3,262	6.4%
#2 country of origin	Guatemala	1,564	3.1%
#3 country of origin	Cuba	1,167	2.3%
#4 country of origin	Honduras	488	1%
#5 country of origin	El Salvador	377	0.7%
#6 country of origin	Somalia	297	0.6%
#7 country of origin	Sudan	255	0.5%
#8 country of origin	Laos	136	0.3%
#9 country of origin	Kenya	96	0.2%
#10 country of origin	China excluding Hong Kong and Taiwan	78	0.2%

Limited English Proficiency and the language spoken at home are shown in Table III.13.12. An estimated 10.4 percent of the population speaks Spanish at home, followed by 0.9 percent speaking Other and unspecified languages.

Table III.13.12 Limited English Proficiency and Language Spoken at Home Grand Island 2016 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	4,891	10.4%
#2 LEP Language	Other and unspecified languages	441	0.9%
#3 LEP Language	Other Asian and Pacific Island languages	180	0.4%
#4 LEP Language	Arabic	145	0.3%
#5 LEP Language	Chinese	78	0.2%
#6 LEP Language	Vietnamese	41	0.1%
#7 LEP Language	French, Haitian, or Cajun	35	0.1%
#8 LEP Language	German or other West Germanic languages	27	0.1%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

The disability rate from the 2000 Census is shown in Table III.13.13. Some 19.5 percent of the population was disabled in 2000, or a total of 7,551 persons. The disability rate was highest for those over 65, with 36.3 percent disabled.

Table III.13.13 Disability by Age Grand Island 2000 Census SF3 Data		
Age	Total	
	Disabled Population	Disability Rate
5 to 15	469	6.8%
16 to 64	5,093	19.3%
65 and older	1,989	36.3%
Total	7,551	19.5%

Table III.13.14 shows disability by type in 2000. There were 3,002 physical disabilities in 2000, some 3,343 employment disabilities, and 2,453 go-outside-home disabilities reported.

Table III.13.14 Total Disabilities Tallied: Aged 5 and Older Grand Island 2000 Census SF3 Data	
Disability Type	Population
Sensory disability	1,410
Physical disability	3,002
Mental disability	1,836
Self-care disability	1,000
Employment disability	3,343
Go-outside-home disability	2,453
Total	13,044

Disability by age, as estimated by the 2016 ACS, is shown in Table III.13.15. The disability rate for females was 11.6 percent, compared to 11.7 percent for males. The disability rate changed precipitously higher with age, with 46.2 percent of those over 75 experiencing a disability.

Table III.13.15 Disability by Age Grand Island 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%	10	0.5%	10	0.2%
5 to 17	370	7.3%	242	5%	612	6.2%
18 to 34	423	7.1%	235	4.2%	658	5.7%
35 to 64	1,000	11.1%	1,251	13.5%	2,251	12.3%
65 to 74	526	31.4%	387	22.7%	913	27%
75 or Older	610	49.5%	812	44.1%	1,422	46.2%
Total	2,929	11.7%	2,937	11.6%	5,866	11.7%

The number of disabilities by type, as estimated by the 2016 ACS, is shown in Table III.13.16. Some 6 percent have an ambulatory disability, 3.8 have an independent living disability, and 1.7 percent have a self-care disability.

Table III.13.16 Total Disabilities Tallied: Aged 5 and Older Grand Island 2016 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	1,842	3.7%
Vision disability	916	1.8%
Cognitive disability	2,049	4.4%
Ambulatory disability	2,758	6%
Self-Care disability	790	1.7%
Independent living disability	1,374	3.8%

Education

Education and employment data, as estimated by the 2016 ACS, is presented in Table III.13.17 and Table III.13.18. In 2016, some 25,985 persons were employed and 1,576 were unemployed. This totaled a labor force of 27,561 persons. The unemployment rate for Grand Island was estimated to be 5.7 percent in 2016.

Table III.13.17 Employment, Labor Force and Unemployment Grand Island 2016 Five-Year ACS Data	
Employment Status	2016 Five-Year ACS
Employed	25,985
Unemployed	1,576
Labor Force	27,561
Unemployment Rate	5.7%

In 2016, 84.1 percent of households in Grand Island had a high school education or greater.

Table III.13.18 High School or Greater Education Grand Island 2016 Five-Year ACS Data	
Education Level	Households
High School or Greater	15,859
Total Households	18,859
Percent High School or Above	84.1%

As seen in Table III.13.19, 32 percent of the population had a high school diploma or equivalent, another 33.1 percent have some college, 11.7 percent have a Bachelor’s Degree, and 4.8 percent of the population had a graduate or professional degree.

Table III.13.19 Educational Attainment Grand Island 2016 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	6,810	18.4%
High School or Equivalent	11,842	32%
Some College or Associates Degree	12,224	33.1%
Bachelor’s Degree	4,317	11.7%
Graduate or Professional Degree	1,774	4.8%
Total Population Above 18 years	36,967	100.0%



ECONOMICS

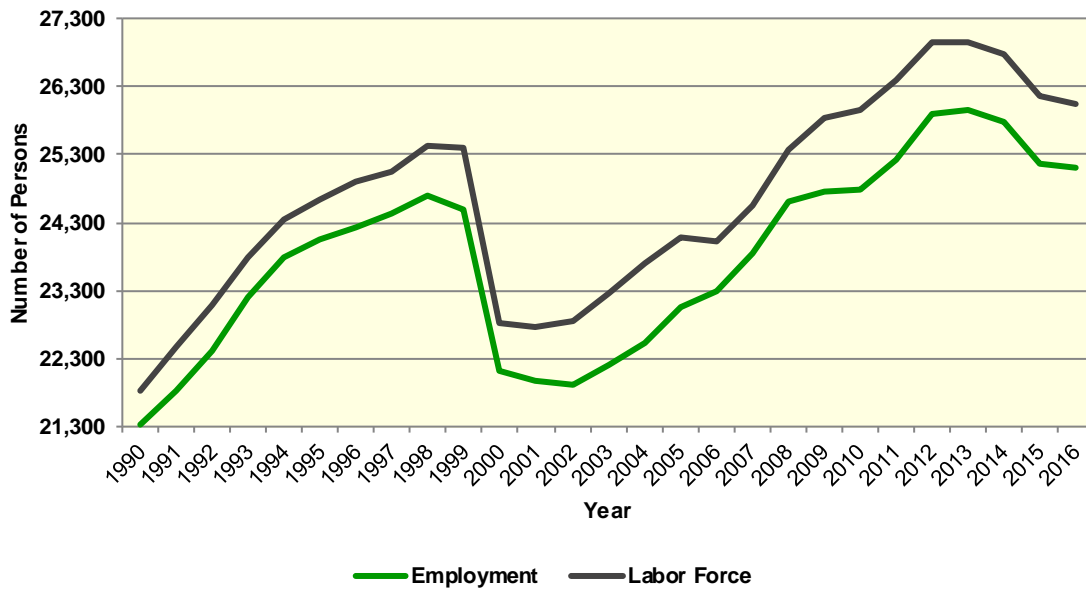
Labor Force

Table III.13.20, shows the labor force statistics for Grand Island from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 2.3. The highest level of unemployment occurred during 2004 rising to a rate of 5. This compared to a statewide low of 2.3 in 1990 and statewide high of 4.6 in 2009. Over the last year the unemployment rate in Grand Island decreased from 3.8 percent in 2015 to 3.6 percent in 2016, which compared to a statewide increase to 3.2 percent.

Table III.13.20 Labor Force Statistics Grand Island 1990 - 2016 BLS Data					
Year	Grand Island				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	501	21,338	21,839	2.3%	2.3%
1991	642	21,837	22,479	2.9%	2.7%
1992	681	22,406	23,087	2.9%	2.9%
1993	599	23,197	23,796	2.5%	2.8%
1994	572	23,791	24,363	2.3%	2.6%
1995	581	24,067	24,648	2.4%	2.6%
1996	692	24,220	24,912	2.8%	2.7%
1997	605	24,440	25,045	2.4%	2.5%
1998	710	24,708	25,418	2.8%	2.6%
1999	909	24,487	25,396	3.6%	2.8%
2000	709	22,122	22,831	3.1%	2.8%
2001	787	21,974	22,761	3.5%	3.1%
2002	937	21,924	22,861	4.1%	3.6%
2003	1,071	22,203	23,274	4.6%	3.9%
2004	1,196	22,521	23,717	5%	3.9%
2005	1,005	23,071	24,076	4.2%	3.8%
2006	740	23,293	24,033	3.1%	3.1%
2007	695	23,864	24,559	2.8%	3%
2008	783	24,602	25,385	3.1%	3.3%
2009	1,078	24,751	25,829	4.2%	4.6%
2010	1,162	24,795	25,957	4.5%	4.6%
2011	1,153	25,240	26,393	4.4%	4.4%
2012	1,063	25,889	26,952	3.9%	4%
2013	992	25,952	26,944	3.7%	3.8%
2014	1,016	25,770	26,786	3.8%	3.3%
2015	1,007	25,162	26,169	3.8%	3%
2016	948	25,107	26,055	3.6%	3.2%

Diagram III.13.1, shows the employment and labor force for Grand Island. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 25,107 persons, with the labor force reaching 26,055, indicating there were a total of 948 unemployed persons.

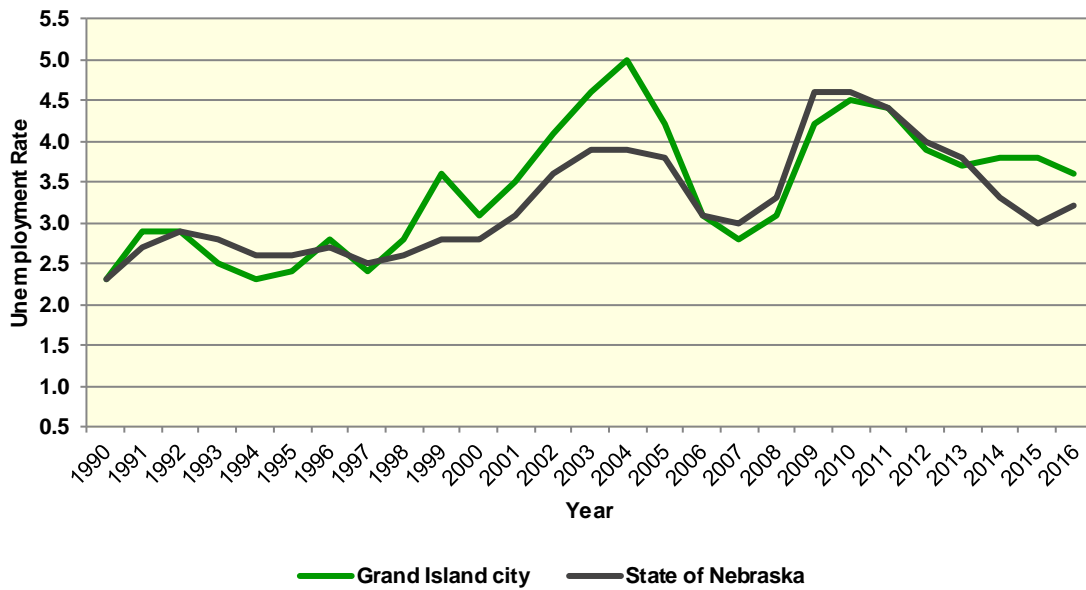
Diagram III.13.1
Employment and Labor Force
 Grand Island
 1990 – 2016 BLS Data



Unemployment

Diagram III.13.2, shows the unemployment rate for both the State and Grand Island. During the 1990’s the average rate for Grand Island was 2.7, which compared to 2.6 statewide. Between 2000 and 2010 the unemployment rate had an average of 3.8, which compared to 3.5 statewide. Since 2010 the average unemployment rate was 4. Over the course of the entire period Grand Island had an average unemployment rate higher than the state, 3.4 percent for Grand Island, versus 3.3 percent statewide.

Diagram III.13.2
Annual Unemployment Rate
 Grand Island
 1990 – 2016 BLS Data



Hall 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.13.3, shows real average earnings per job for Hall County from 1990 to 2016. Over this period the average earnings per job for Grand Island was 40,511 dollars, which was lower than the statewide average of 46,130 dollars over the same period.

Diagram III.13.3
Real Average Earnings Per Job
 Hall County
 BEA Data 1990 - 2016

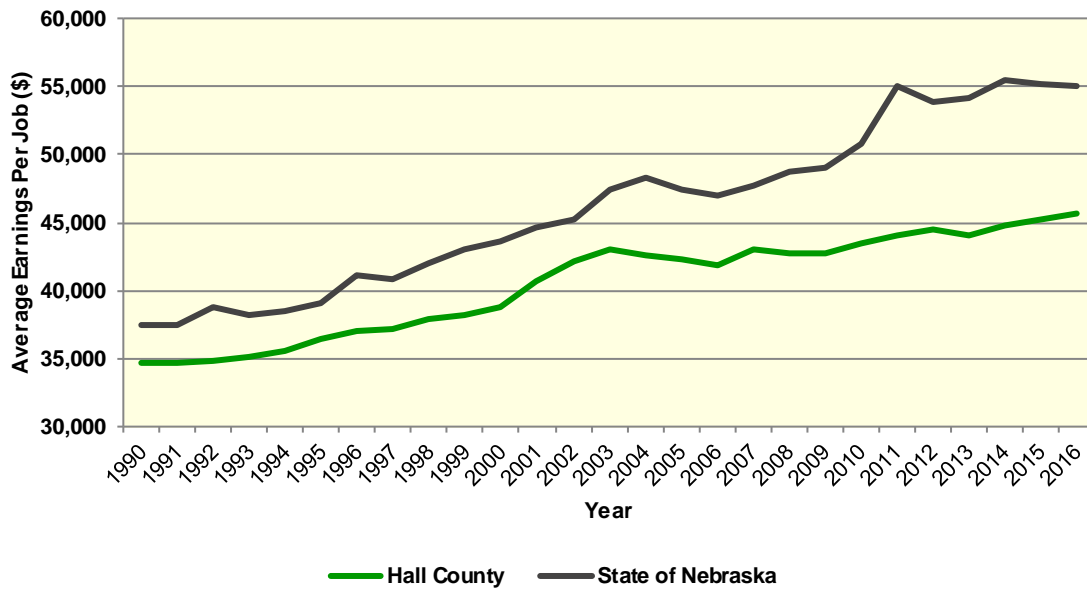
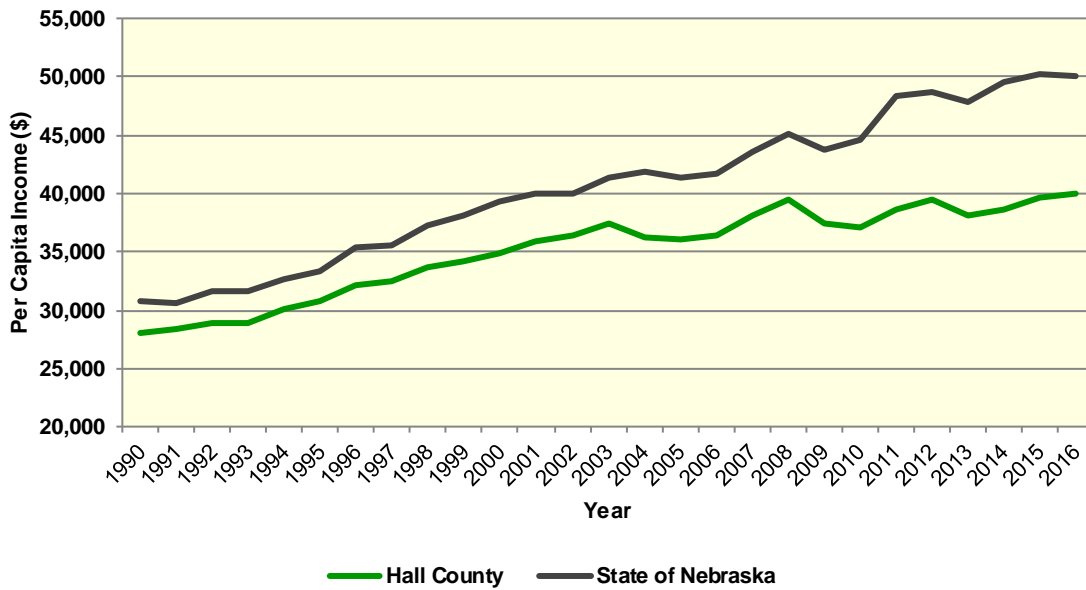


Diagram III.13.4, shows real per capita income Grand Island from 1990 to 2016, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period the real per capita income for Grand Island was 35,121 dollars, which was lower than the statewide average of 40,548 dollars over the same period.

Diagram III.13.4
Real Per Capita Income
 Grand Island
 BEA Data 1990 - 2016



Nebraska Department of Revenue: Hall County

According to the Nebraska Department of Revenue (DOR), returns from taxpayers with adjusted gross incomes (AGIs) of less than \$10,000 decreased by 4.3 percent between 2010 and 2016. Returns from taxpayers with AGIs of \$35,001 to \$50,000 increased by 35.3 percent over the period. In 2016 there were 3,139 returns for AGIs of \$100,000 or more. Table III.13.21 presents AGI distribution for the years 2000 through 2016.

Table III.13.21 Income Tax Returns by Adjusted Gross Income Hall 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 ³¹
2000	5,895	1,748	4,443	2,972	3,328	3,392	1,141	850	204	23,973
2001	6,032	1,683	4,356	2,866	3,367	3,345	1,181	842	172	23,844
2002	5,764	1,855	4,244	3,038	3,214	3,415	1,263	816	185	23,794
2003	5,363	1,883	4,358	3,075	3,150	3,308	1,396	904	189	23,626
2004	5,324	1,926	4,329	2,855	3,181	3,354	1,524	1,039	213	23,745
2005	4,702	1,686	3,507	2,944	2,911	3,329	1,565	1,115	245	22,004
2006	4,656	2,072	3,988	3,392	3,242	3,609	1,780	1,364	275	24,378
2007	4,777	2,025	3,878	3,458	3,280	3,782	2,032	1,580	328	25,140
2008	4,851	2,184	4,097	3,640	3,363	3,864	2,151	1,668	286	26,104
2009	4,724	2,183	4,436	3,636	3,379	3,635	2,071	1,640	281	25,985
2010	4,495	2,339	4,212	3,991	3,458	3,705	2,128	1,797	307	26,432
2011	4,665	2,291	4,217	4,095	3,563	3,708	2,204	1,987	352	27,082
2012	4,501	2,304	4,355	4,079	3,667	3,692	2,271	2,215	438	27,522
2013	4,484	2,407	4,524	4,153	3,759	3,719	2,404	2,276	419	28,145
2014	4,591	2,282	4,309	4,343	3,959	3,805	2,436	2,536	442	28,703
2015	4,427	2,356	4,307	4,452	3,937	3,925	2,482	2,637	450	28,973
2016	4,299	2,297	4,184	4,209	4,681	3,963	2,513	2,706	433	29,285

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 increase from 7,562 in 2010 to 7,652 in 2016, with the poverty rate reaching 12.7 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.13.22 presents poverty data for Hall County.

The rate of poverty for Grand Island is shown in Table III.13.23. In 2016, there were an estimated 8,200 persons living in poverty. This represented a 16.4 percent poverty rate, compared to 12.8 percent poverty in 2000. In 2016, some 19.5 percent of those in poverty were under age 6, and 9 percent were 65 or older.

Table III.13.22 Persons in Poverty Hall County 2000–2016 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	5,441	10.3%
2001	5,724	10.8%
2002	6,273	11.7%
2003	6,523	12%
2004	6,670	12.2%
2005	6,604	12.3%
2006	6,486	11.9%
2007	6,274	11.5%
2008	6,889	12.5%
2009	6,739	12%
2010	7,562	13.1%
2011	8,410	14.4%
2012	9,413	15.9%
2013	8,887	14.9%
2014	8,834	14.7%
2015	8,182	13.5%
2016	7,652	12.7%

³¹ 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.13.23				
Poverty by Age				
Grand Island				
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	808	15%	1,598	19.5%
6 to 17	1,141	21.2%	1,709	20.8%
18 to 64	2,978	55.4%	4,156	50.7%
65 or Older	446	8.3%	737	9%
Total	5,373	100.0%	8,200	100.0%
Poverty Rate	12.8%	.	16.4%	.

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 Grand Island decreased from 133 authorizations in 2015 to 102 in 2016.

The real value of single-family building permits decreased from \$184,121 in 2015 to \$183,229 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.13.24.

Table III.13.24
Building Permits and Valuation
 Grand Island
 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	141	12	63	56	272	120,595	66,437
1981	97	10	69	100	276	103,913	33,572
1982	44	6	4	98	152	115,420	41,036
1983	76	6	4	5	91	115,566	108,198
1984	61	0	0	0	61	126,780	0
1985	34	0	3	6	43	121,438	38,941
1986	24	4	3	0	31	136,570	0
1987	36	4	0	6	46	136,211	12,408
1988	32	0	0	8	40	153,137	43,714
1989	43	2	0	0	45	154,621	0
1990	67	10	0	0	77	153,716	0
1991	89	14	7	16	126	146,931	67,282
1992	135	14	11	6	166	149,662	81,448
1993	174	8	16	0	198	127,477	0
1994	126	18	18	53	215	150,225	68,270
1995	142	16	26	56	240	130,250	54,102
1996	124	16	12	250	402	135,660	47,129
1997	102	4	12	0	118	152,694	0
1998	98	20	44	80	242	143,784	69,259
1999	95	6	4	24	129	153,255	52,063
2000	88	0	0	36	124	156,710	52,452
2001	88	12	4	0	104	165,072	0
2002	81	4	4	160	249	167,079	55,114
2003	101	26	7	26	160	179,964	89,086
2004	122	14	0	75	211	166,634	79,513
2005	111	10	4	45	170	168,120	94,280
2006	98	34	0	96	228	164,480	66,114
2007	221	82	20	0	323	77,889	0
2008	81	18	8	8	115	151,857	49,130
2009	92	36	0	0	128	163,504	0
2010	85	6	12	0	103	180,318	0
2011	70	34	3	8	115	186,061	32,362
2012	85	40	0	210	335	166,801	59,109
2013	113	10	3	82	208	180,088	60,010
2014	142	20	6	30	198	195,367	54,617
2015	133	22	0	56	211	184,121	88,051
2016	102	10	3	176	291	183,229	55,735

Diagram III.13.5 Single-Family Permits

Grand Island
Census Bureau Data, 1980–2016

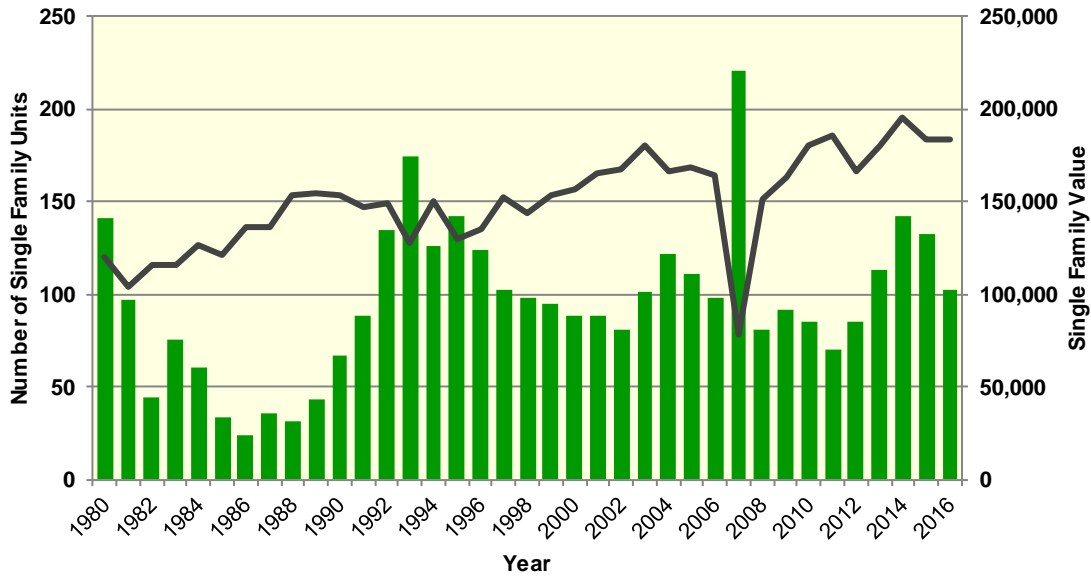
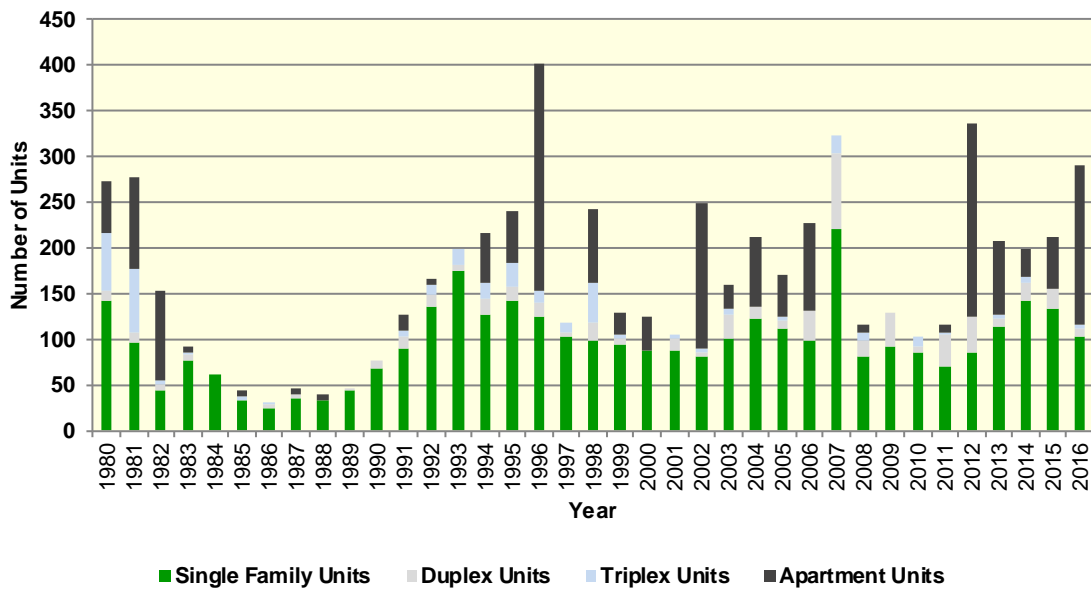


Diagram III.13.6 Total Permits by Unit Type

Grand Island
Census Bureau Data, 1980–2016



Housing Characteristics

Housing units by type are shown in Table III.13.25. In 2016, there were 20,055 housing units, up from 17,395 in 2000. Single-family units accounted for 73.2 percent of units in 2016, compared to 71 in 2000. Apartment units accounted for 14.5 percent in 2016, compared to 14.1 percent in 2000.

Table III.13.25				
Housing Units by Type				
Grand Island				
2000 Census SF3 & 2016 Five-Year ACS Data				
Unit Type	2000 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	12,347	71%	14,689	73.2%
Duplex	764	4.4%	739	3.7%
Tri- or Four-Plex	1,051	6%	983	4.9%
Apartment	2,451	14.1%	2,913	14.5%
Mobile Home	777	4.5%	717	3.6%
Boat, RV, Van, Etc.	5	0%	14	0.1%
Total	17,395	100.0%	20,055	100.0%

Some 94.3 percent of housing was occupied in 2010, compared to 94.3 percent in 2000. Owner-occupied housing changed 8.5 percent between 2000 and 2010, ending with owner-occupied units representing 61 percent of units. Vacant units changed by 10.6 percent, resulting in 1,100 vacant units in 2010.

Table III.13.26					
Housing Units by Tenure					
Grand Island					
2000 & 2010 Census SF1 Data					
Tenure	2000 Census		2010 Census		% Change 00-10
	Units	% of Total	Units	% of Total	
Occupied Housing Units	16,426	94.3%	18,326	94.3%	11.6%
Owner-Occupied	10,307	62.7%	11,186	61%	8.5%
Renter-Occupied	6,119	37.3%	7,140	39%	16.7%
Vacant Housing Units	995	5.7%	1,100	5.7%	10.6%
Total Housing Units	17,421	100.0%	19,426	100.0%	11.5%

Table III.13.27 shows housing units by tenure from 2010 to 2016. By 2016, there were 20,055 housing units. An estimated 58 percent were owner-occupied, and 6 percent were vacant.

Table III.13.27				
Housing Units by Tenure				
Grand Island				
2010 Census & 2016 Five-Year ACS Data				
Tenure	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	18,326	94.3%	18,859	94%
Owner-Occupied	11,186	61%	10,931	58%
Renter-Occupied	7,140	39%	7,928	42%
Vacant Housing Units	1,100	5.7%	1,196	6%
Total Housing Units	19,426	100.0%	20,055	100.0%

Households by household size are shown in Table III.13.28. There were a total of 18,326 households in 2010, up from 16,426 in 2000. One person households changed by 20 percent between 2000 and 2010, while two person households changed by 5.5 percent. Three and four person households changed by 1.9 and 1.5 respectively, representing 14 percent and 12.3 percent of the population in 2010.

Table III.13.28					
Households by Household Size					
Grand Island					
2000 & 2010 Census SF1 Data					
Size	2000 Census		2010 Census		% Change 00–10
	Households	% of Total	Households	% of Total	
One Person	4,452	27.1%	5,342	29.1%	20%
Two Persons	5,482	33.4%	5,782	31.6%	5.5%
Three Persons	2,520	15.3%	2,567	14%	1.9%
Four Persons	2,226	13.6%	2,260	12.3%	1.5%
Five Persons	1,080	6.6%	1,336	7.3%	23.7%
Six Persons	367	2.2%	598	3.3%	62.9%
Seven Persons or More	299	1.8%	441	2.4%	47.5%
Total	16,426	100.0%	18,326	100.0%	11.6%

Households by income is shown in Table III.13.29. Households earning more than \$100,000 per year represented 14.3 percent of households in 2016, compared to 5.7 percent in 2000. Households earning between \$50,000 and \$74,999 represented 22.9 percent of households in 2010, compared to 19.8 percent in 2000. Meanwhile, households earning less than \$15,000 accounted for 13.1 percent of households in 2016, compared to 17.9 percent in 2000.

Table III.13.29				
Households by Income				
Grand Island				
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	2,926	17.9%	2,478	13.1%
\$15,000 to \$19,999	1,299	7.9%	1,055	5.6%
\$20,000 to \$24,999	1,334	8.1%	1,155	6.1%
\$25,000 to \$34,999	2,376	14.5%	2,173	11.5%
\$35,000 to \$49,999	3,240	19.8%	2,751	14.6%
\$50,000 to \$74,999	3,245	19.8%	4,314	22.9%
\$75,000 to \$99,999	1,028	6.3%	2,239	11.9%
\$100,000 or More	934	5.7%	2,694	14.3%
Total	16,382	100.0%	18,859	100.0%

Table III.13.30 shows households by year home built. Housing units built between 2000 and 2009, account for 10.2 percent and those built in 2010 or later accounted for 2.4 percent of households. Households built in the 1970's, 1980's, and 1990's account for 17.4 percent, 10.4 percent, and 11, respectively. Housing units built prior to 1939 represented 17.2 percent of households in 2016.

Table III.13.30				
Households by Year Home Built				
Grand Island				
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	2,909	17.7%	3,238	17.2%
1940 to 1949	1,583	9.6%	1,130	6%
1950 to 1959	2,140	13%	2,569	13.6%
1960 to 1969	2,387	14.5%	2,226	11.8%
1970 to 1979	3,248	19.8%	3,283	17.4%
1980 to 1989	2,118	12.9%	1,966	10.4%
1990 to 1999	2,029	12.4%	2,069	11%
2000 to 2009	.	.	1,926	10.2%
2010 or Later	.	.	452	2.4%
Total	16,414	100.0%	18,859	100.0%

The distribution of unit types by race are shown in Table III.13.31. An estimated 75.2 percent of white households occupy single-family homes, while 33.7 percent of black households do. Some 14.2 percent of white households occupy apartments, while 40.5 percent of black households do. An estimated 70.5 percent of Asian, and 64.1 percent of American Indian households occupy single-family homes.

Table III.13.31							
Distribution of Units in Structure by Race							
Grand Island							
2016 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian Pacific Islanders	Other	Two or More Races
Single-Family	75.2%	33.7%	64.1%	70.5%	100%	65.7%	51.2%
Duplex	3%	0%	14.5%	0%	0%	2.6%	0%
Tri- or Four-Plex	4.3%	13.8%	21.4%	13%	0%	0%	37.3%
Apartment	14.2%	40.5%	0%	16.5%	0%	12.4%	11.4%
Mobile Home	3.2%	12%	0%	0%	0%	19.3%	0%
Boat, RV, Van, Etc.	0.1%	0%	0%	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.13.32. An estimated 36.1 percent of vacant units were for rent in 2010, a -18.8 percent change since 2000. In addition, some 18.4 percent of vacant units were for sale, a change of -4.3 percent between 2000 and 2010. "Other" vacant units represented 33.1 percent of vacant units in 2010. This is a change of 130.4 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.13.32					
Disposition of Vacant Housing Units					
Grand Island					
2000 & 2010 Census SF1 Data					
Disposition	2000 Census		2010 Census		% Change 00–10
	Units	% of Total	Units	% of Total	
For Rent	489	49.1%	397	36.1%	-18.8%
For Sale	211	21.2%	202	18.4%	-4.3%
Rented or Sold, Not Occupied	111	11.2%	73	6.6%	-34.2%
For Seasonal, Recreational, or Occasional Use	26	2.6%	64	5.8%	146.2%
For Migrant Workers	0	0%	0	0%	%
Other Vacant	158	15.9%	364	33.1%	130.4%
Total	995	100.0%	1,100	100.0%	10.6%

The disposition of vacant units between 2010 and 2016 are shown in Table III.13.33. By 2016, for rent units accounted for 15.4 percent of vacant units, while for sale units accounted for 18.7 percent. “Other” vacant units accounted for 47.3 percent of vacant units, representing a total of 566 “other” vacant units.

Table III.13.33				
Disposition of Vacant Housing Units				
Grand Island				
2010 Census & 2016 Five-Year ACS Data				
Disposition	2010 Census		2016 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	397	36.1%	184	15.4%
For Sale	202	18.4%	224	18.7%
Rented Not Occupied	29	2.6%	48	4%
Sold Not Occupied	44	4%	29	2.4%
For Seasonal, Recreational, or Occasional Use	64	5.8%	145	12.1%
For Migrant Workers	0	0%	0	0%
Other Vacant	364	33.1%	566	47.3%
Total	1,100	100.0%	1,196	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.13.34. In 2016, an estimated 2.5 percent of households were overcrowded, and an additional 2 percent were severely overcrowded.

Table III.13.34 Overcrowding and Severe Overcrowding Grand Island 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	10,027	97.5%	180	1.8%	72	0.7%	10,279
2016 Five-Year ACS	10,745	98.3%	170	1.6%	16	0.1%	10,931
Renter							
2000 Census	5,597	91.2%	269	4.4%	269	4.4%	6,135
2016 Five-Year ACS	7,272	91.7%	303	3.8%	353	4.5%	18,859
Total							
2000 Census	15,624	95.2%	449	2.7%	341	2.1%	16,414
2016 Five-Year ACS	18,017	95.5%	473	2.5%	369	2%	18,859

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 55 households with incomplete plumbing facilities in 2016, representing 0.3 percent of households in Grand Island. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2000.

Table III.13.35 Households with Incomplete Plumbing Facilities Grand Island 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Plumbing Facilities	16,348	18,804
Lacking Complete Plumbing Facilities	66	55
Total Households	16,414	18,859
Percent Lacking	0.4%	0.3%

There were 317 households lacking complete kitchen facilities in 2016, compared to 83 households in 2000. This was a change from 0.5 percent of households in 2000 to 1.7 percent in 2016.

Table III.13.36 Households with Incomplete Kitchen Facilities Grand Island 2000 Census SF3 & 2016 Five-Year ACS Data		
Households	2000 Census	2016 Five-Year ACS
With Complete Kitchen Facilities	16,331	18,542
Lacking Complete Kitchen Facilities	83	317
Total Households	16,414	18,859
Percent Lacking	0.5%	1.7%

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 Grand Island, 14.3 percent of households had a cost burden and 13.3 percent had a severe cost burden. Some 20.2 percent of renters were cost burdened, and 21.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 3.8 percent and a severe cost burden rate of 5.1 percent. Owner occupied households with a mortgage had a cost burden rate of 14.3 percent, and severe cost burden at 9 percent.

Table III.13.37
Cost Burden and Severe Cost Burden by Tenure

Grand Island
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	4,815	79.3%	944	15.6%	310	5.1%	0	0%	6,069
2016 Five-Year ACS	4,965	76.6%	926	14.3%	582	9%	9	0.1%	6,482
Owner Without a Mortgage									
2000 Census	2,947	89.1%	250	7.6%	79	2.4%	32	1%	3,308
2016 Five-Year ACS	4,037	90.7%	170	3.8%	225	5.1%	17	0.4%	4,449
Renter									
2000 Census	3,810	62.1%	1,111	18.1%	953	15.5%	261	4.3%	6,135
2016 Five-Year ACS	4,288	54.1%	1,599	20.2%	1,704	21.5%	337	4.3%	7,928
Total									
2000 Census	11,572	74.6%	2,305	14.9%	1,342	8.7%	293	1.9%	15,512
2016 Five-Year ACS	13,290	70.5%	2,695	14.3%	2,511	13.3%	363	1.9%	18,859

Housing Problems by Income

Table III.13.38, shows the HUD calculated Median Family Income (MFI) for a family of four for Hall County. As can be seen in 2017 the MFI was \$58,500, which compared to \$68,200 for the State of Nebraska.

Table III.13.38
Median Family Income

Hall County
2000-2017 HUD MFI

Year	MFI	State of Nebraska MFI
2000	48,400	50,400
2001	50,500	53,400
2002	50,500	55,100
2003	50,400	55,400
2004	52,300	56,300
2005	52,800	57,400
2006	54,500	59,400
2007	53,300	58,200
2008	54,700	59,800
2009	55,200	62,000
2010	55,300	62,600
2011	56,400	63,500
2012	57,100	64,400
2013	57,900	64,600
2014	59,500	66,000
2015	59,800	66,800
2016	58,400	66,500
2017	58,500	68,200



Table III.13.39 shows Comprehensive Housing Affordability Strategy (CHAS) data for housing problems by tenure and income. As can be seen there are a total of 1,300 owner-occupied and 1,295 renter-occupied households with a cost burden of greater than 30 percent and less than 50 percent. An additional 845 owner-occupied and 1,139 renter-occupied households had a cost burden greater than 50 percent of income. Overall there are 13,075 households without a housing problem.

Table III.13.39						
Housing Problems by Income and Tenure						
Grand Island						
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	15	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	15	0	20	0	39
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	25	60	0	55	140
Housing cost burden greater than 50% of income (and none of the above problems)	390	280	120	20	35	845
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	55	345	580	120	200	1,300
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	85	315	1,200	1,345	6,090	9,035
Total	544	980	1,960	1,505	6,395	11,384
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	90	20	75	20	85	290
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	70	60	25	65	0	220
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	70	50	10	50	260
Housing cost burden greater than 50% of income (and none of the above problems)	850	245	4	20	20	1,139
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	250	505	475	25	40	1,295
Zero/negative income (and none of the above problems)	80	0	0	0	0	80
Has none of the 4 housing problems	205	395	1,155	630	1,655	4,040
Total	1,625	1,295	1,784	770	1,850	7,324
Total						
Lacking complete plumbing or kitchen facilities	90	20	75	20	100	305
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	74	75	25	85	0	259
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	80	95	110	10	105	400
Housing cost burden greater than 50% of income (and none of the above problems)	1,240	525	124	40	55	1,984
Housing cost burden greater than 30% but less than 50% of income (and none of the above problems)	305	850	1,055	145	240	2,595
Zero/negative income (and none of the above problems)	90	0	0	0	0	90
Has none of the 4 housing problems	290	710	2,355	1,975	7,745	13,075
Total	2,169	2,275	3,744	2,275	8,245	18,708



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.13.40 presents some basic statistics about the completed surveys from this and other surveys conducted from 2002 through 2017 in Grand Island. The number of completed surveys increased from 52 in 2016 to 70 in 2017. Between 2016 and 2017 the vacancy rate for all units decreased by 2.9 percentage points and was at 2.2 percent in 2017.

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
2010	33	2,703	3.1	18
2011	49	3,448	3.2	21.6
2012	58	3,586	3	14.6
2013	70	4,200	3.6	33.8
2014	80	5,499	4.1	28
2015	61	4,644	2.1	20.6
2016	52	4,121	5.1	17.2
2017	70	4,086	2.2	16.9

Table III.13.41 shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 261 single-family units in Grand Island, with 11 of them available. This translates into a vacancy rate of 4.2 percent in Grand Island, which compares to a single-family vacancy rate of 3.9 percent for the State of Nebraska. There were 2,760 apartment units reported in the survey, with 71 of them available, which resulted in a vacancy rate of 2.6 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 3 percent.

Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single-Family	261	11	4.2%	2.4%
Apartments	2,760	71	2.6%	2.6%
Mobile Homes	138	2	1.4%	4.9%
"Other" Units	0	0	0%	.
Don't Know	927	6	0.6%	2.9%
Total	4,086	90	2.2%	3%

Table III.13.42, reports units by number of bedrooms. Two bedroom units were the most common type of reported single-family unit, with 42 units. The most common apartment units were two bedroom units, with 648 units.

Table III.13.42 Rental Units by Number of Bedrooms Grand Island 2017 Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	30	0	0	·	30
One	15	469	0	0	·	484
Two	42	648	4	0	·	694
Three	32	90	114	0	·	236
Four	16	20	0	0	·	36
Don’t Know	156	1,503	20	0	927	2,606
Total	261	2,760	138	0	927	4,086

Table III.13.43 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 4.8 percent.

Table III.13.43 Single-Family Units by Number of Bedrooms Grand Island 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	%
One	15	0	0%
Two	42	2	4.8%
Three	32	1	3.1%
Four	16	0	0%
Don't know	156	8	5.1%
Total	261	11	4.2%

Table III.13.44 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were two bedroom units, which had a vacancy rate of 1.9 percent.

Table III.13.44 Apartment Units by Number of Bedrooms Grand Island 2017 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	30	0	0%
One	469	5	1.1%
Two	648	12	1.9%
Three	90	2	2.2%
Four	20	0	0%
Don't know	1,503	52	3.5%
Total	2,760	71	2.6%

Average market-rate rents by unit type are shown in Table III.13.45. 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.13.45 Average Market Rate Rents by Number of Bedrooms Grand Island 2017 Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$552.5	\$	\$	\$552.5
One	\$550	\$553	\$	\$	\$552.6
Two	\$675	\$605.2	\$	\$	\$616.4
Three	\$827.5	\$794.1	\$	\$	\$807.5
Four	\$885	\$655	\$	\$	\$839
Don't know	\$845.8	\$662	\$750	\$	
Total	\$817.2	\$643.5	\$750	\$750	\$695.6

Table III.13.46 shows vacancy rates for single-family units by average rental rates for Grand Island. The most common rent for single-family units was \$750 to \$999 dollars and units in this price range had a vacancy rate of 2.3 percent.

Table III.13.46 Single-Family Market Rate Rents by Vacancy Status Grand Island 2017 Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	%
\$500 to \$749	52	0	0%
\$750 to \$999	132	3	2.3%
\$1,000 to \$1,249	23	7	30.4%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	54	1	1.9%
Total	261	11	4.2%

The average rent and availability of apartment units is displayed in Table III.13.47. The most common rent for apartments was \$500 to \$749 dollars and the units in this price range had a vacancy rate of 1.8 percent.

Table III.13.47 Apartment Market Rate Rents by Vacancy Status Grand Island 2017 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	365	6	1.6%
\$500 to \$749	1,054	19	1.8%
\$750 to \$999	412	12	2.9%
\$1,000 to \$1,249	6	7	116.7%
\$1,250 to \$1,499	0	0	%
Above \$1,500	0	0	%
Missing	923	27	2.9%
Total	2,760	71	2.6%

Respondents were asked if utilities are included in the rent and, as shown in Table III.13.48, 42 respondents, or 75 percent, included some sort of utility in the rent.

Table III.13.48 Are there any utilities included with the rent? Grand Island 2017 Survey of Rental Properties	
Period	Respondent
Yes	42
No	14
% Offering Utilities	75%

The type of utility included in the rent is shown in Table III.13.49. There were 7 respondents who included electricity, 6 respondents who included natural gas, 31 respondents who included water and sewer and 39 respondents included trash collection in the rent.

Table III.13.49 Which utilities are included with the rent? Grand Island 2017 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	7
Natural Gas	6
Water/Sewer	31
Trash Collection	39

Table III.13.50 shows the number of survey respondents who keep a waiting list. As can be seen, 23 respondents said they keep a waitlist, with an estimated 978 persons on the wait list.

Table III.13.50 Do you keep a waiting list? Grand Island 2017 Survey of Rental Properties	
Period	Respondent
Yes	23
No	30
Waitlist Size	978

Respondents were also asked how they would rate the need for renovation of existing units. As shown in Table III.13.51 most respondents indicated there was low need for the renovation of existing single-family units and low need for the renovation of existing apartment units.

Table III.13.51 How would you rate the need for renovation of existing units in the city? Grand Island 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	4	4	3	3
Low Need	8	9	6	6
Moderate Need	7	6	4	4
High Need	6	6	6	4
Extreme Need	8	8	8	7

Respondents were also asked how they would rate the need for the construction of new units. As shown in Table III.13.52 most respondents indicated there was no need for the construction of new single-family units and no need for the construction of new apartment units.

Table III.13.52 How would you rate the need for construction of new units in the city? Grand Island 2017 Survey of Rental Properties				
Need	Single-Family	Apartments	Mobile Homes	Other Units
No Need	16	18	13	13
Low Need	4	5	5	3
Moderate Need	7	8	6	5
High Need	2	0		
Extreme Need	7	7	4	3