

City of Schuyler

Summary

- From 2010 to 2015, population decreased by 0.6 percent, or by 40 persons.
- In 2015, 4 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$157,500.
- The vacancy rate in the Fall 2016 Rental Survey was 1.3 percent, which compared to a vacancy rate of 17.6 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, Schuyler’s population increased by 14.89 percent between 2000 and 2015, from 5,371 to 6,171 persons. This growth rate was greater than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 23 persons in Schuyler between 2014 and 2015, as shown below in Table III.25.1.

Subject	Nebraska	% Growth Since 2000	Schuyler	% Growth Since 2000
2000 Census	1,711,263		5,371	.
July 2001 Estimate	1,719,836	0.5%	5,653	5.3
July 2002 Estimate	1,728,292	1.0%	5,732	6.7
July 2003 Estimate	1,738,643	1.6%	5,767	7.4
July 2004 Estimate	1,749,370	2.2%	5,839	8.7
July 2005 Estimate	1,761,497	2.9%	5,775	7.5
July 2006 Estimate	1,772,693	3.6%	5,693	6.0
July 2007 Estimate	1,783,440	4.2%	5,749	7.0
July 2008 Estimate	1,796,378	5.0%	5,857	9.0
July 2009 Estimate	1,812,683	5.9%	6,088	13.3
2010 Census	1,826,341	6.7%	6,211	15.6
July 2011 Estimate	1,842,383	7.7%	6,255	16.5
July 2012 Estimate	1,855,973	8.5%	6,225	15.9
July 2013 Estimate	1,869,300	9.2%	6,137	14.3
July 2014 Estimate	1,882,980	10.0%	6,194	15.3
July 2015 Estimate	1,896,190	10.8%	6,171	14.9

Table III.25.2, on the following page, shows the population of Schuyler by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 89.0 percent of the population, with a total of 5,516 persons. There were also 150 black and 50 Native American persons residing in the City of Schuyler. In 2010 the Hispanic population accounted for 65.4 percent of the population, with 4,060 persons, which compared to a population share of 70.9 percent in 2015 and a Hispanic population of 4,390.

Table III.25.2				
Population by Race and Ethnicity				
City of Schuyler				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	3,522	56.7%	5,516	89.0%
Black	83	1.3%	150	2.4%
American Indian	107	1.7%	50	.8%
Asian	14	.2%	0	.0%
Native Hawaiian/ Pacific Islander	2	.0%	0	.0%
Other	2,298	37.0%	287	4.6%
Two or More Races	185	3.0%	193	3.1%
Total	6,211	100.0%	6,196⁹⁰	100.0%
Hispanic	4,060	65.4%	4,390	70.9%

Table III.25.3, below, shows the population of Schuyler 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 15.1 percent of the total population in 2010 to 13.1 percent in 2015. The number of people from 25 to 34 years of age accounted for 15.8 percent of the population in 2015, or 977 persons. The percentage of people aged 65 or Older changed from 9.7 percent of the total population in 2010 to 9.7 percent in 2015. Additional age details are shown below.

Table III.25.3				
Population by Age				
City of Schuyler				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	1,814	29.2%	1,912	30.9%
15 - 24	935	15.1%	813	13.1%
25 - 34	942	15.2%	977	15.8%
35 - 44	777	12.5%	752	12.1%
45 - 54	632	10.2%	677	10.9%
55 - 64	507	8.2%	461	7.4%
65 or Older	604	9.7%	604	9.7%
Total	6,211	100.0%	6,196	100.0%

⁹⁰ 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 Schuyler increased by 14.4 percent. Over the same period the school enrollment for those aged 15 to 18 rose by 20.8 percent to 528 persons, while the enrollment for those aged 5 to 10 increased by 3.4 percent, to 950 persons. Between 2015 and 2016, school enrollment rose by .2 percent or from 2,040 to 2,044 persons. These results can be seen in Table III.25.4, at right.

Age	5 to 10	11 to 14	15 to 18	Total
2000	518	368	411	1,297
2001	517	401	392	1,310
2002	517	419	404	1,340
2003	528	428	414	1,370
2004	543	403	420	1,366
2005	545	379	445	1,369
2006	614	433	456	1,503
2007	761	436	468	1,665
2008	806	443	447	1,696
2009	901	447	435	1,783
2010	919	430	437	1,786
2011	911	435	433	1,779
2012	931	457	453	1,841
2013	984	498	466	1,948
2014	969	517	475	1,961
2015	980	559	501	2,040
2016	950	566	528	2,044

HOUSING

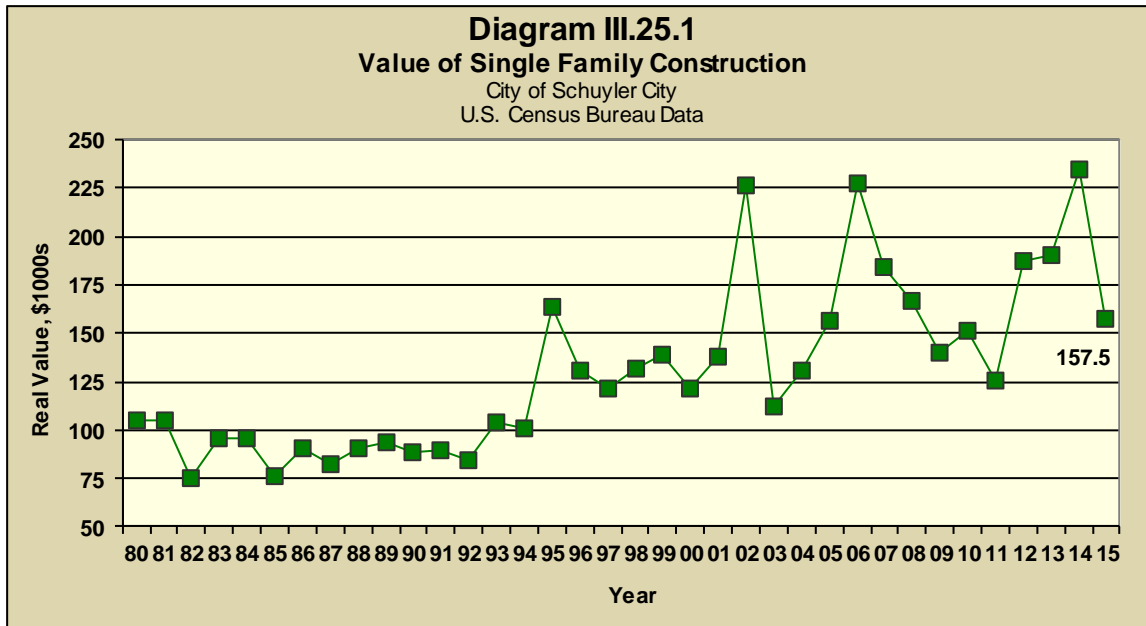
Housing Development

Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.⁹¹ 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 Schuyler numbering 15 in 1980, 5 in 1990, 4 in 2000, and 5 in 2008. Between 2014 and 2015, single-family permits decreased to 4 units. Additional details of permit activity and per-unit valuations are shown in Table III.25.5.

⁹¹ 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.

Table III.25.5									
Building Permits and Valuation									
City of Schuyler									
1980–2015 Census Bureau Data									
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	15	2	0	0	17	105	15	0	0
1981	11	0	0	16	27	105	0	0	25
1982	4	2	0	0	6	76	37	0	0
1983	6	0	0	0	6	96	0	0	0
1984	4	0	4	0	8	96	0	35	0
1985	1	0	0	0	1	77	0	0	0
1986	1	0	0	0	1	90	0	0	0
1987	5	0	0	0	5	82	0	0	0
1988	7	0	0	0	7	91	0	0	0
1989	7	0	0	0	7	94	0	0	0
1990	5	0	0	0	5	89	0	0	0
1991	7	0	0	0	7	90	0	0	0
1992	6	14	0	0	20	84	51	0	0
1993	8	0	0	24	32	104	0	0	39
1994	9	0	0	0	9	101	0	0	0
1995	9	0	0	0	9	164	0	0	0
1996	5	0	0	0	5	131	0	0	0
1997	5	6	0	24	35	121	54	0	31
1998	8	2	0	0	10	131	49	0	0
1999	6	0	0	0	6	139	0	0	0
2000	4	0	0	0	4	121	0	0	0
2001	5	0	0	0	5	138	0	0	0
2002	3	0	0	0	3	227	0	0	0
2003	7	0	0	0	7	112	0	0	0
2004	3	0	0	0	3	131	0	0	0
2005	8	0	0	0	8	157	0	0	0
2006	3	0	0	0	3	228	0	0	0
2007	10	0	0	0	10	184	0	0	0
2008	5	0	0	0	5	167	0	0	0
2009	7	0	0	0	7	140	0	0	0
2010	5	0	0	0	5	151	0	0	0
2011	3	2	0	0	5	125	53	0	0
2012	6	0	0	0	6	187	0	0	0
2013	9	0	0	0	9	191	0	0	0
2014	5	0	0	0	5	234	0	0	0
2015	4	0	0	0	4	158	0	0	.0

As shown in Diagram III.25.1, on the following, the average value of newly constructed single-family units in 2000 was \$121,312, \$156,916 in 2005, and \$150,911 in 2010. In 2015, the value of single family units fell to \$157,500 from \$234,307 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in Schuyler. As shown in Table III.25.6, below, 5.4 percent, or 106 housing units were vacant in 2015. Of the 1,844 housing units that were occupied in 2015, 67.8 percent, or 1,251 units, were owner-occupied, and the remaining 32.2 percent were renter-occupied. This compares to 1,828 housing units that were occupied in 2010 with 1,244 units, or 68.1 percent, being owner-occupied, and the remaining 31.9 percent being renter-occupied.

Table III.25.6
Housing Units by Tenure
 City of Schuyler
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	1,828	92.7%	1,844	94.6%
Owner-Occupied	1,244	68.1%	1,251	67.8%
Renter-Occupied	584	31.9%	593	32.2%
Vacant Housing Units	144	7.3%	106	5.4%
Total Housing Units	1,972	100.0%	1,950	100.0%

As shown in Table III.25.7, on the following page, there were 1,582 single family dwellings in 2015, which accounted for 81.1 percent of all housing units. Apartment units accounted for 6.9 percent of housing units, with 135 units. Mobile homes also accounted for an additional 7.0 percent of housing with 136 units.

Table III.25.7				
Housing Units by Type				
City of Schuyler				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,573	76%	1,582	81.1%
Duplex	54	3%	20	1.0%
Tri- or Four-Plex	89	4%	77	3.9%
Apartment	190	9%	135	6.9%
Mobile Home	155	8%	136	7.0%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	2,061	100.0%	1,950	100.0%

Table III.25.8, below, shows the disposition of vacant housing units in Schuyler. At the time of the 2015 five-year ACS, 0.0 percent of vacant units were for rent, 0.0 percent were for sale, and 21.7 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 57 “other vacant” units, representing 39.6 percent of vacant units, which compared to 78.3 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.25.8				
Disposition of Vacant Housing Units				
City of Schuyler				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	61	42.4%	0	.0%
For Sale	15	10.4%	0	.0%
Rented or Sold, Not Occupied	9	6.3%	23	21.7%
For Seasonal, Recreational, or Occasional Use	2	1.4%	0	.0%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	57	39.6%	83	78.3%
Total	144	100.0%	106	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.25.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of Schuyler. The number of completed surveys increased from 4 in 2015 to 11 in 2016. Between 2015 and 2016 the vacancy rate for all units decreased by 16.3 percentage points and was at 1.3 percent in 2016.

Table III.25.9				
Survey of Rental Properties				
City of Schuyler				
2012–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2012	8	169	7.1	
2013	5	168	7.7	18.5
2014	5	95	1.1	
2015	4	95	17.6	13.0
2016	11	228	1.3	13.6

Table III.25.10 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 23 single family units in City of Schuyler, with 0 of them available. This translates into a vacancy rate of 0.0 percent in City of Schuyler, which compares to a single family vacancy rate of 3.6 percent for

the State of Nebraska. There were 173 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 1.7 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 7.0 percent.

Table III.25.10 Rental Vacancy Survey by Type City of Schuyler 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	23	0	.0%	.0%
Apartments	173	3	1.7%	10.8%
Mobile Homes	32	0	.0%	.0%
“Other” Units		0	.0%	.
Don't Know	0	0	0	.0%
Total	228	3	1.3%	7.0%

Table III.25.11, below reports units by Number of Bedrooms. Two bedroom units were the most common type of reported single family unit, with 20 units. The most common apartment units were one bedroom units, with 88 units. Details for additional unit types are reported below.

Table III.25.11 Rental Units by Number of Bedrooms City of Schuyler 2016 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	1	88	0	0	.	89
Two	20	62	0	0	.	82
Three	2	11	0	0	.	13
Four	0	1	0	0	.	1
Don't Know	0	11	32		0	43
Total	23	173	32		0	228

Table III.25.12, 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.25.12			
Single Family Units by Number of Bedrooms			
City of Schuyler			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	1	0	.0%
Two	20	0	.0%
Three	2	0	.0%
Four	0	0	0
Don't know	0	0	0
Total	23	0	.0%

Table III.25.13, 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 2.3 percent.

Table III.25.13			
Apartment Units by Number of Bedrooms			
City of Schuyler			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	88	2	2.3%
Two	62	0	.0%
Three	11	0	.0%
Four	1	0	.0%
Don't know	11	1	9.1%
Total	173	3	1.7%

Average market-rate rents by unit type are shown in Table III.25.14, 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.25.14					
Average Market Rate Rents by Number of Bedrooms					
City of Schuyler					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$
One	\$400	\$438	\$	\$	\$428
Two	\$545	\$575	\$513	\$	\$555
Three	\$565	\$701	\$550	\$	\$653
Four	\$	\$900	\$575	\$	\$737
Average	\$529	\$666	\$553	\$	\$626

Table III.25.15, below, shows vacancy rates for single family units by average rental rates for the City of Schuyler. The most common rent for single family units was \$500 to \$750 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table III.25.15 Single Family Market Rate Rents by Vacancy Status City of Schuyler 2016 Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$750	22	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	23	0	.0%

The average rent and availability of apartment units is displayed in Table III.25.16, below. The most common rent for apartments was \$500 to \$750 dollars and the units in this price range had a vacancy rate of 1.2 percent.

Table III.25.16 Apartment Market Rate Rents by Vacancy Status City of Schuyler 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0
\$500 to \$750	162	2	1.2%
\$750 to \$1,000	1	1	100.0%
\$1,000 to \$1,250	2	0	.0%
\$1,250 to \$1,500	0	0	0
Above \$1,500	0	0	0
Missing	8	0	.0%
Total	173	3	1.7%

Respondents were asked if utilities are included in the rent and as shown in Table III.25.17, on the following page, 3 respondents, or 30.0 percent, included some sort of utility in the rent.

Table III.25.17 Are there any utilities included with the rent? City of Schuyler 2016 Survey of Rental Properties	
Period	Respondent
Yes	3
No	7
% Offering Utilities	30.0%

The type of utility included in the rent is shown in Table III.25.18, below. There were 1 respondent who included electricity, 1 respondent who included natural gas, 3 respondents who included water and sewer and 2 respondents included trash collection in the rent.

Table III.25.18 Which utilities are included with the rent? City of Schuyler 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	1
Natural Gas	1
Water/Sewer	3
Trash Collection	2

Table III.25.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waiting list, with an estimated 28 number of persons on the waiting list.

Table III.25.19 Do you keep a waiting list? City of Schuyler 2016 Survey of Rental Properties	
Period	Respondent
Yes	2
No	8
Waiting list Size	28

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.25.20, below, 0 respondents said there was no need for renovating single family units, with 1 respondent saying there was extreme need for renovating single family units. Likewise, 0 respondents indicated no need for renovating existing apartment units, with 1 respondent saying there was extreme need for renovating existing apartment units.

Table III.25.20 How would you rate the need for renovation of existing units in the city? City of Schuyler 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need				
Low Need	2	2	2	
Moderate Need	3	3	3	
High Need	1	1	1	
Extreme Need	1	1	1	1

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.25.21, below, 1 respondent said there was no need for new single family units, with 5 respondents saying there was extreme need for constructing new single family units. Likewise, 1 respondent indicated no need for constructing new apartment units, with 5 respondents saying there was extreme need for constructing new apartment units.

Table II.25.21				
How would you rate the need for construction of new units in the city?				
City of Schuyler				
2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need	1	1	1	
Low Need				
Moderate Need				
High Need	1	1	1	
Extreme Need	5	5	5	1

Local Commentary

Schuyler is the county seat of Colfax County. It is home to the first municipal light and water plant in Nebraska. Manufacturing, education, and health services are the largest industries. The community is very diverse and has created the opportunity for a lot of change. It is a very vibrant economy and this increase in diversity has helped with the job market. Schuyler's largest employer is Cargill Meats, but on average there are still about 300 unfilled jobs. There is also a large agricultural community even though Ag prices are down the city has yet to see an impact.

There have been several new businesses opened this past year including a Bar & Grill and Frontier Coop completed their plant which was a 4 million dollar project. Employment and population in Schuyler are very steady and growing. The economy is stable. There are more employment opportunities than there is a current workforce to fill the positions. The lack of housing is an impediment for Schuyler. There is a need for all types of units. The City is working on increasing housing in the area. The City has partnered with some developers and submitted application to NIFA for grants to construct a 14-unit senior duplex complex which should be completed in of July 2017. There are eight single family units also under construction.

The local high school has partnered with Schuyler Lumber and completed construction on one single-family home with plans to construct another in 2017. Additionally, there are 26 housing units either completed or currently under construction. There are a few new infrastructure projects slated for the coming year, such as improvements to the streets and water and sewer. The Shell Creek Levy Project is currently going through FEMA certification. Additionally, construction of a new library facility is slated for June of 2017 and set for completion in early 2017.⁹²

⁹² Telephone interview with City of Schuyler staff, 11/2017

