

City of York

Summary

- From 2010 to 2015, population increased by 1.3 percent, or by 98 persons.
- In 2015, 12 new housing units were issued construction permits.
- In 2015, the average value of new single-family construction was \$295,943.
- The vacancy rate in the Fall 2016 Rental Survey was 6.6 percent, which compared to a vacancy rate of 2.9 percent one year ago.

DEMOGRAPHICS

Population Characteristics

According to Census Bureau data, York’s population decreased by 2.69 percent between 2000 and 2015, from 8,081 to 7,864 persons. This growth rate was lower than the 10.8 percent estimated increase statewide. Census estimates indicated a decrease of 88 persons in York between 2014 and 2015, as shown below in Table III.31.1.

Subject	Nebraska	% Growth Since 2000	York	% Growth Since 2000
2000 Census	1,711,263		8,081	.
July 2001 Estimate	1,719,836	0.5%	8,060	-.3
July 2002 Estimate	1,728,292	1.0%	7,961	-1.5
July 2003 Estimate	1,738,643	1.6%	7,945	-1.7
July 2004 Estimate	1,749,370	2.2%	7,834	-3.1
July 2005 Estimate	1,761,497	2.9%	7,889	-2.4
July 2006 Estimate	1,772,693	3.6%	7,968	-1.4
July 2007 Estimate	1,783,440	4.2%	7,956	-1.5
July 2008 Estimate	1,796,378	5.0%	7,860	-2.7
July 2009 Estimate	1,812,683	5.9%	7,767	-3.9
2010 Census	1,826,341	6.7%	7,766	-3.9
July 2011 Estimate	1,842,383	7.7%	7,857	-2.8
July 2012 Estimate	1,855,973	8.5%	7,910	-2.1
July 2013 Estimate	1,869,300	9.2%	7,927	-1.9
July 2014 Estimate	1,882,980	10.0%	7,952	-1.6
July 2015 Estimate	1,896,190	10.8%	7,864	-2.7

Table III.31.2, on the following page, shows the population of York by race and ethnicity, as reported in the 2010 Census and 2015 five-year American Community Survey (ACS) data. The white population accounted for 95.8 percent of the population, with a total of 7,577 persons. There were also 17 black and 1 Native American persons residing in the City of York. In 2010 the Hispanic population accounted for 4.4 percent of the population, with 340 persons, which compared to a population share of 5.0 percent in 2015 and a Hispanic population of 395.

Table III.31.2				
Population by Race and Ethnicity				
City of York				
2010 Census and 2015 5-year ACS Data				
Race	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	7,367	94.9%	7,577	95.8%
Black	77	1.0%	17	.2%
American Indian	27	.3%	1	.0%
Asian	52	.7%	4	.1%
Native Hawaiian/ Pacific Islander	4	.1%	25	.3%
Other	143	1.8%	67	.8%
Two or More Races	96	1.2%	217	2.7%
Total	7,766	100.0%	7,908¹¹²	100.0%
Hispanic	340	4.4%	395	5.0%

Table III.31.3, below, shows the population of York 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 15.2 percent of the total population in 2010 to 14.9 percent in 2015. The number of people from 25 to 34 years of age accounted for 13.9 percent of the population in 2015, or 1,096 persons. The percentage of people aged 65 or Older changed from 18.2 percent of the total population in 2010 to 17.3 percent in 2015. Additional age details are shown below.

Table III.31.3				
Population by Age				
City of York				
2010 Census and 2015 5-year ACS Data				
Age	2010 Census		2015 Five-Year ACS	
	Population	% of Total	Population	% of Total
Under 14	1,478	19.0%	1,509	19.1%
15 - 24	1,182	15.2%	1,176	14.9%
25 - 34	869	11.2%	1,096	13.9%
35 - 44	831	10.7%	765	9.7%
45 - 54	1,019	13.1%	935	11.8%
55 - 64	975	12.6%	1,056	13.4%
65 or Older	1,412	18.2%	1,371	17.3%
Total	7,766	100.0%	7,908	100.0%

¹¹² 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 York increased by 13.7 percent. Over the same period the school enrollment for those aged 15 to 18 fell by .2 percent to 440 persons, while the enrollment for those aged 5 to 10 increased by 27.0 percent, to 761 persons. Between 2015 and 2016, school enrollment fell by 1.7 percent or from 1,683 to 1,655 persons. These results can be seen in Table III.31.4, at right.

HOUSING

Housing Development

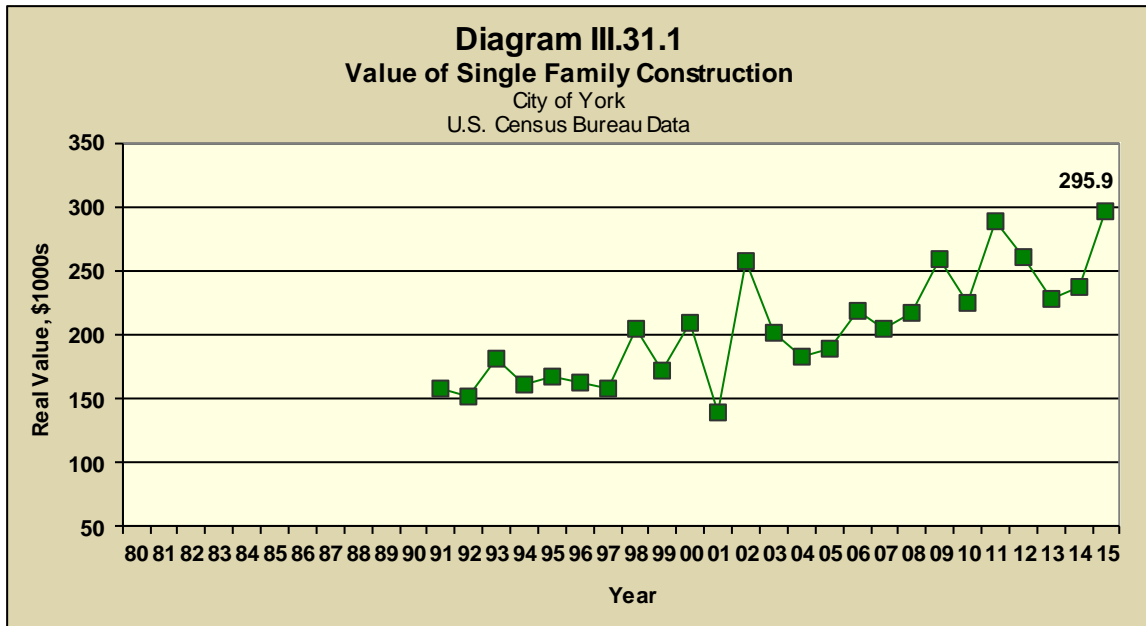
Annually, the Census Bureau reports for each city the number and valuation of building permits issued by permit-issuing agencies.¹¹³ In most years for which data are presented, single-family unit construction represented the majority of residential development in the city, with single-family building permit authorizations in York numbering 0 in 1980, 0 in 1990, 6 in 2000, and 7 in 2008. Between 2014 and 2015, single-family permits increased to 12 units. Additional details of permit activity and per-unit valuations are shown below in Table III.31.5.

Age	5 to 10	11 to 14	15 to 18	Total
2000	663	549	541	1,753
2001	648	524	547	1,719
2002	666	518	535	1,719
2003	627	498	532	1,657
2004	570	445	534	1,549
2005	581	441	519	1,541
2006	569	442	503	1,514
2007	660	446	478	1,584
2008	640	431	430	1,501
2009	639	399	443	1,481
2010	599	415	441	1,455
2011	623	424	429	1,476
2012	688	407	460	1,555
2013	758	454	426	1,638
2014	797	451	428	1,676
2015	794	455	434	1,683
2016	761	454	440	1,655

¹¹³ 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	0	0	0	0	0	0	0	0	0
1981	0	0	0	0	0	0	0	0	0
1982	0	0	0	0	0	0	0	0	0
1983	0	0	0	0	0	0	0	0	0
1984	0	0	0	0	0	0	0	0	0
1985	0	0	0	0	0	0	0	0	0
1986	0	0	0	0	0	0	0	0	0
1987	0	0	0	0	0	0	0	0	0
1988	0	0	0	0	0	0	0	0	0
1989	0	0	0	0	0	0	0	0	0
1990	0	0	0	0	0	0	0	0	0
1991	12	4	0	0	16	159	56	0	0
1992	13	0	0	20	33	152	0	0	56
1993	11	2	0	0	13	181	87	0	0
1994	12	2	8	64	86	161	96	127	85
1995	7	0	8	0	15	167	0	124	0
1996	21	0	0	0	21	163	0	0	0
1997	8	4	0	0	12	158	204	0	0
1998	9	2	0	6	17	204	108	0	100
1999	7	0	0	0	7	172	0	0	0
2000	6	0	0	0	6	210	0	0	0
2001	17	0	0	0	17	140	0	0	0
2002	3	0	0	0	3	258	0	0	0
2003	9	0	0	5	14	202	0	0	98
2004	21	0	0	0	21	182	0	0	0
2005	13	8	3	0	24	189	212	110	0
2006	12	0	0	0	12	218	0	0	0
2007	11	18	0	0	29	205	95	0	0
2008	7	0	0	0	7	216	0	0	0
2009	11	20	0	0	31	260	110	0	0
2010	10	0	0	0	10	224	0	0	0
2011	16	0	0	0	16	288	0	0	0
2012	27	0	0	0	27	261	0	0	0
2013	22	0	0	0	22	228	0	0	0
2014	6	2	0	0	8	237	90	0	0
2015	12	0	0	0	12	296	0	0	.0

As shown in Diagram III.31.1, on the following page, the average value of newly constructed single-family units in 2000 was \$209,587, \$189,039 in 2005, and \$224,184 in 2010. In 2015, the value of single family units rose to \$295,943 from \$237,056 in 2014.



The 2015 five-year ACS released data on the vacancy and tenure of housing units in York. As shown in Table III.31.6, below, 10.3 percent, or 380 housing units were vacant in 2015. Of the 3,314 housing units that were occupied in 2015, 58.1 percent, or 1,927 units, were owner-occupied, and the remaining 41.9 percent were renter-occupied. This compares to 3,253 housing units that were occupied in 2010 with 2,090 units, or 64.2 percent, being owner-occupied, and the remaining 35.8 percent being renter-occupied.

Table III.31.6
Housing Units by Tenure
 City of York
 2010 Census and 2015 Five-Year ACS Data

Tenure	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,253	89.5%	3,314	89.7%
Owner-Occupied	2,090	64.2%	1,927	58.1%
Renter-Occupied	1,163	35.8%	1,387	41.9%
Vacant Housing Units	380	10.5%	380	10.3%
Total Housing Units	3,633	100.0%	3,694	100.0%

As shown in Table III.31.7, on the following page, there were 2,643 single family dwellings in 2015, which accounted for 71.5 percent of all housing units. Apartment units accounted for 18.7 percent of housing units, with 692 units. Mobile homes also accounted for an additional 0.3 percent of housing with 11 units.

Table III.31.7				
Housing Units by Type				
City of York				
2010 and 2015 Five-Year ACS Data				
Tenure	2010 Five-Year ACS		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	2,748	76%	2,643	71.5%
Duplex	57	2%	223	6.0%
Tri- or Four-Plex	128	4%	125	3.4%
Apartment	582	16%	692	18.7%
Mobile Home	78	2%	11	.3%
Boat, RV, Van, Etc.	0	0%	0	.0%
Total	3,593	100.0%	3,694	100.0%

Table III.31.8, below, shows the disposition of vacant housing units in York. At the time of the 2015 five-year ACS, 31.3 percent of vacant units were for rent, 8.7 percent were for sale, and 26.6 percent were rented or sold but not yet occupied. At the time of the 2010 Census, there were 65 “other vacant” units, representing 17.1 percent of vacant units, which compared to 30.0 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.31.8				
Disposition of Vacant Housing Units				
City of York				
2000 Census and 2015 Five-Year ACS Data				
Disposition	2010 Census		2015 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	227	59.7%	119	31.3%
For Sale	53	13.9%	33	8.7%
Rented or Sold, Not Occupied	20	5.3%	101	26.6%
For Seasonal, Recreational, or Occasional Use	15	3.9%	13	3.4%
For Migrant Workers	0	0.0%	0	.0%
Other Vacant	65	17.1%	114	30.0%
Total	380	100.0%	380	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.31.9 presents basic statistics about the completed surveys from this and other surveys conducted from 2012 through 2016 in the City of York. The number of completed surveys increased from 16 in 2015 to 18 in 2016. Between 2015 and 2016 the vacancy rate for all units increased by 3.7 percentage points and was at 6.6 percent in 2016.

Table III.31.9				
Survey of Rental Properties				
City of York				
2012–2016 Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Absorption Rate
2012	21	452	4.0	18.3
2013	33	519	6.0	43.2
2014	24	457	6.6	97.5
2015	16	457	2.9	24.1
2016	18	484	6.6	27.4

Table III.31.10 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 13 single family units in City of York, with 0 of them available. This translates into a vacancy rate of 0.0 percent in City of York, which compares to a single family vacancy rate of 3.6 percent for the State of

Nebraska. There were 453 apartment units reported in the survey, with 32 of them available, which resulted in a vacancy rate of 7.1 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 5.2 percent.

Table III.31.10 Rental Vacancy Survey by Type City of York 2016 Survey of Rental Properties				
Place	Total Units	Vacant Units	Vacancy Rate	5-Year Vacancy Rate Average
Single Family	13	0	.0%	.4%
Apartments	453	32	7.1%	5.7%
Mobile Homes	0	0	0	.0%
“Other” Units		0	.0%	.
Don't Know	18	0	.0%	2.9%
Total	484	32	6.6%	5.2%

Table III.31.11, below reports units by Number of Bedrooms. Two bedroom units were the most common type of reported single family unit, with 1 unit. The most common apartment units were one bedroom units, with 205 units. Details for additional unit types are reported below.

Table III.31.11 Rental Units by Number of Bedrooms City of York 2016 Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	13	0	0	.	13
One	0	205	0	0	.	205
Two	1	96	0	0	.	97
Three	0	27	0	0	.	27
Four	0	3	0	0	.	3
Don't Know	12	109	0		18	139
Total	13	453	0		18	484

Table III.31.12, 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.31.12			
Single Family Units by Number of Bedrooms			
City of York			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0
One	0	0	0
Two	1	0	.0%
Three	0	0	0
Four	0	0	0
Don't know	12	0	.0%
Total	13	0	.0%

Table III.31.13, 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.31.13			
Apartment Units by Number of Bedrooms			
City of York			
2016 Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	13	6	46.2%
One	205	13	6.3%
Two	96	10	10.4%
Three	27	0	.0%
Four	3	0	.0%
Don't know	109	3	2.8%
Total	453	32	7.1%

Average market-rate rents by unit type are shown in Table III.31.14, 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.31.14					
Average Market Rate Rents by Number of Bedrooms					
City of York					
2016 Survey of Rental Properties					
Number of Bedrooms	Single Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$506	\$	\$	\$506
One	\$650	\$494	\$	\$	\$506
Two	\$687	\$578	\$	\$	\$591
Three	\$900	\$706	\$	\$	\$755
Four	\$	\$1,100	\$	\$	\$1,100
Average	\$695	\$565	\$	\$	\$570

Table III.31.15, below, shows vacancy rates for single family units by average rental rates for the City of York. The most common rent for single family units was \$750 to \$1,000 dollars and units in this price range had a vacancy rate of 0.0 percent.

Table III.31.15 Single Family Market Rate Rents by Vacancy Status City of York 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	1	0	.0%
\$750 to \$1,000	6	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	6	0	.0%
Total	13	0	.0%

The average rent and availability of apartment units is displayed in Table III.31.16, below. The most common rent for apartments was less than \$500 dollars and the units in this price range had a vacancy rate of 7.6 percent.

Table III.31.16 Apartment Market Rate Rents by Vacancy Status City of York 2016 Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	250	19	7.6%
\$500 to \$750	197	13	6.6%
\$750 to \$1,000	3	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	3	0	.0%
Total	453	32	7.1%

Respondents were asked if utilities are included in the rent and as shown in Table III.31.17, on the following page, 14 respondents, or 87.5 percent, included some sort of utility in the rent.

Table III.31.17 Are there any utilities included with the rent? City of York 2016 Survey of Rental Properties	
Period	Respondent
Yes	14
No	2
% Offering Utilities	87.5%

The type of utility included in the rent is shown in Table III.31.18, below. There were 6 respondents who included electricity, 5 respondents who included natural gas, 13 respondents who included water and sewer and 13 respondents included trash collection in the rent.

Table III.31.18 Which utilities are included with the rent? City of York 2016 Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	6
Natural Gas	5
Water/Sewer	13
Trash Collection	13

Table III.31.19, at right, shows the number of survey respondents who keep a waiting list. As can be seen 12 respondents said they keep a waiting list, with an estimated 83 number of persons on the waiting list.

Table III.31.19 Do you keep a waiting list? City of York 2016 Survey of Rental Properties	
Period	Respondent
Yes	12
No	4
Waiting list Size	83

Respondents were also asked how they would rate the need for renovating existing units. As shown in Table III.31.20, below, 0 respondents said there was no need for renovating single family units, with 2 respondents 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.31.20 How would you rate the need for renovation of existing units in the city? City of York 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need			1	1
Low Need	1	2	1	1
Moderate Need	5	6	6	
High Need	3	2	2	1
Extreme Need	2	1	1	

Respondents were also asked how they would rate the need for the constructing new units. As shown in Table III.31.21, below, 0 respondents said there was no need for new single family units, with 3 respondents saying there was extreme need for constructing new single family units. Likewise, 0 respondents indicated no need for constructing new apartment units, with 3 respondents saying there was extreme need for constructing new apartment units.

Table II.31.21 How would you rate the need for construction of new units in the city? City of York 2016 Survey of Rental Properties				
Need	Single Family	Apartments	Mobile Homes	Other Units
No Need			1	1
Low Need	3	2	2	2
Moderate Need	3	4	3	
High Need	2	2	2	
Extreme Need	3	3	3	

Local Commentary

